

CCO FORM: RW04A  
Approved: 03/10 (AR)  
Revised:  
Modified:

COUNTY: Jackson  
ROUTE: 291  
PROJECT: J4U0932  
PARCEL: 29 (E4-0241)

### SPECIAL WARRANTY DEED

(1) PARTIES: THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantor, with an address of \_\_\_\_\_, and \_\_\_\_\_, Grantee(s), with an address of \_\_\_\_\_.

(2) CONSIDERATION: The Grantor, in consideration of the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_), to it paid by the Grantee, the receipt of which is hereby acknowledged, *do/does* hereby bargain and sell, convey and confirm fee simple title in the real estate described in this deed.

(3) PROPERTY DESCRIPTION: Grantor conveys to the Grantee(s) the following described real estate and interests in real estate in the County of Jackson, State of Missouri:

#### Property Description:

That part of Section 29 in Township 47 North, Range 31 West in Jackson County, Missouri, described as follows: Commencing at a monument found at the southwest corner of said section; thence N 02° 24' 02" E along the West line of said section a distance of 123.99 feet; thence S 87° 35' 58" E a distance of 1,594.65 feet to a set monument which is 135.425 m (444.31feet) left of metric Station 5+675.013 MO Route 291 and is the Point of Beginning; thence N 02° 24' 47" E a distance of 70.35 feet along the existing right of way to a set monument; thence along the existing right of way N 02° 24' 45" E a distance of 40.99 feet to a set monument; thence along the existing right of way N 03° 52' 31" W a distance of 75.38 feet to a set monument; thence along the existing right of way N 10° 40' 24" W a distance of 74.17 feet to a set monument; thence along the existing right of way N 16° 32' 54" W a distance of 38.47 feet to a found monument; thence S 87° 39' 23" E to a found monument; thence S 02° 28' 43" W a distance of 337.87 feet to a found monument; thence N 85° 30' 35" W a distance of

89.73 feet to a set monument; thence N 52° 21' 53" W a distance of 68.49 feet to the Point of Beginning containing 1.16 acres, more or less, of land.

(4) ACCESS LIMITATIONS: This conveyance is made upon the express condition that Grantee, himself, his heirs, successors and assigns shall have no right of direct access from the land herein conveyed to the adjacent highways now known as Route 150 and Route 291 and its ramps, all such rights of direct access being reserved by Grantor.

(5) RIGHTS OF GRANTEE: Grantee(s) shall obtain all rights, privileges, appurtenances and immunities belonging to the Grantor, its successors and assigns forever.

(6) SPECIAL WARRANTY: Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises hereby conveyed and that since acquiring its interest it has placed no encumbrances on the property except as set out in this Deed. The Grantor covenants that it will warrant and defend the title to said premises unto the Grantee(s) and unto its/their successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but none other.

(7) DATE: IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_  
Secretary to the Commission

