



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER  
2021E0054087

### LIMITED LIABILITY COMPANY WARRANTY DEED

Kansas City Title, Inc. - File No. KCT-235324  
103 N Main, Suite 300  
Independence, MO 64050

THIS INDENTURE, made this 12th day of May, 2021, by and between **East West Properties, LLC**, a limited liability company duly organized under the laws of the State of Missouri whose mailing address is 215 NE Ponderosa, Lee's Summit, MO 64064 as **GRANTOR**, and **ReNourish LLC**, as **GRANTEE**, whose mailing address is **102 SW 2nd Street, Lee's Summit, MO 64063**.

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE, and unto Grantee's heirs and assigns forever, the following described real property situated in the County of Jackson, State of Missouri to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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Subject to all easements, restrictions and reservations, if any, now of record.

TO HAVE AND TO HOLD THE SAME, the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE and unto Grantee's heirs and assigns forever; the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of said premises unto said GRANTEE, and unto Grantee's heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

East West Properties, LLC

BY: Brian D. Franke  
Brian D. Franke  
Member

State of Missouri

County of Jackson

On this 12<sup>th</sup> day of May, 2021, before me, the undersigned, appeared **Brian D. Franke** to me personally known, who being by me duly sworn, did say that he/she is the **Member** of **East West Properties, LLC**, a Limited Liability Company, duly organized under the laws of the State of **Missouri** and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members, and said Member acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in said County and State, the day and year last above written.

My commission expires: 6/4/21

Melissa R. Lirley  
Notary Public

When recorded return to:  
ReNourish LLC  
102 SW 2nd Street  
Lee's Summit, MO 64063

MELISSA R. LIRLEY  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires June 4, 2021  
Commission # 13490190

## EXHIBIT A - LEGAL DESCRIPTION

Lot 5, of unrecorded plat of Lots 4 to 9, inclusive, PALMER ADDITION, Lee's Summit, Jackson County, Missouri, described as follows:

Beginning at the intersection of Market Street and Second Street, in Lee's Summit, Jackson County, Missouri, opposite the corner of Blocks 5, 6 and 11, City of Lee's Summit (formerly the Town of Strother), in Lee's Summit, Jackson County, Missouri, and running thence along the Northerly line of Second Street, Southwesterly 130 feet to the True Point of Beginning; thence Northwesterly, at right angles to the last described course, 121 feet to a point; thence Northeasterly, at right angles, 50 feet to a point; thence Southeasterly, at right angles, 121 feet to the Northerly line of Second Street; thence Southwesterly with the said Northerly line of Second Street, 50 feet to the True Point of Beginning, all in Lee's Summit, Jackson County, Missouri, and lying in the Southeast Quarter of Section 6, Township 47, Range 31

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