

LIMITED LIABILITY COMPANY WARRANTY DEED

Tenants by the Entirety

Kansas City Title, Inc. - File No. KCT-244776
4721 S. Cliff Ave., Suite 150
Independence, MO 64055

THIS INDENTURE, made this 4 day of October, 2023, by and between **Walker Custom Homes, LLC**, a limited liability company duly organized under the laws of the State of Missouri whose mailing address is PO Box 247, Lee's Summit, MO 64063 as **GRANTOR**, and **Chad Allenbrand and Danielle Allenbrand, a married couple**, as **GRANTEE**, whose mailing address is **2506 SW Tracker Ln, Lee's Summit, MO 64082**.

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, as tenants by the entirety and not as tenants in common, the following described real property situated in the County of Jackson, State of Missouri to-wit:

Lot 127, HOOK FARMS SECOND PLAT (LOTS 100 THRU 178, INCLUSIVE AND TRACT I) a subdivision in Lee's Summit, Jackson County, Missouri.

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 as tenants by the entirety and to the survivor of them and not as tenants in common, and unto the heirs and assigns of such survivor 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, as tenants by the entirety and to the survivor of them and not as tenants in common, and unto the heirs and assigns of such survivor 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.

Walker Custom Homes, LLC

BY: 

Jason F. Walker
Member

State of

Missouri

County of

Jackson

On this 14 day of October, 2023, before me, the undersigned, appeared **Jason F. Walker** to me personally known, who being by me duly sworn, did say that he/she is the **Member of Walker Custom Homes, 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:


Notary Public

When recorded return to:

Danielle Allenbrand and Chad Allenbrand
2506 SW Tracker Ln
Lee's Summit, MO 64082

JENNIFER D. LONG
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires December 4, 2026
Commission # 14386231