



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

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FEE: \$36.00 6 PGS

INSTRUMENT NUMBER  
2024E0016566

### RECORDING COVER SHEET

Title of Document: **Easement Deed for Ingress and Egress**

Date of Document: March 18<sup>th</sup>, 2024

Grantors: **ENTRES CONSTRUCTION LLC**

Grantee: **ENTRES CONSTRUCTION LLC**  
Grantee's Mailing Address: 424 NE Brockton Dr  
Lees Summit, MO 64064

Legal Description: LOT 16, ORCHARD WOODS, LOTS 1-34 AND TRACT A,  
a platted subdivision of land in the City of Lee's Summit,  
Jackson County, Missouri, according to the recorded plat thereof.

Reference Book and Page(s) **N/A**

After recording return to: [lance@lancelawkc.com](mailto:lance@lancelawkc.com)

Prepared by:  
Lance Loewenstein  
P.O. Box 270163  
Kansas City, MO 64127

After recording return document to:  
Lance Loewenstein  
P.O. Box 270163  
Kansas City, MO 64127

### **EASEMENT DEED FOR INGRESS AND EGRESS**

KNOW ALL MEN BY THESE PRESENTS, this 18<sup>th</sup> day of March, 2024 that for the true and accurate consideration of \$10.00 the receipt of which is hereby acknowledged, the grantor, Entres Construction LLC, a Missouri Limited Liability Company hereby GRANTS to the grantee, Entres Construction LLC, a Missouri Limited Liability Company

A Monument Easement for ingress and egress and incidental purposes over the following described real property ("Servient Tenement") in the City of Lee's Summit County of Jackson, State of Missouri. As shown in "Exhibit A" attached hereto and incorporated herein.

Said Monument Easement is appurtenant to and for the benefit of the following described real property ("Dominant Tenement") in the City of Lee's Summit County of Jackson, State of Missouri. As shown in "Exhibit B" attached hereto and incorporated herein.


This appurtenant Monument Easement is described as a portion of the Servient Tenement and more specifically described in "Exhibit C" attached hereto and incorporated herein.

This appurtenant Monument easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the grantor and grantee.

Purpose of easement: Allow for ingress and egress to construct and maintain a neighborhood monument sign.

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the Grantor / Grantee index under the names of the respective parties.

In witness whereof, the grantor has signed and sealed these presents on the day first above written.

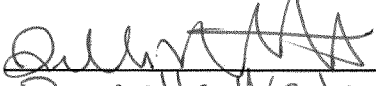
Signature: <u></u>	Signature: _____
Print Name: <u>Daniel Villanueva</u>	Print Name: _____
Capacity: <u>Member</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

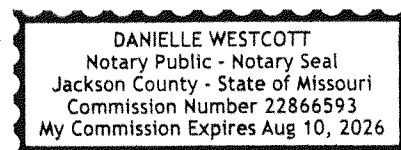
*Construe all terms with the appropriate gender and quantity required by the sense of this deed*

STATE OF MISSOURI

COUNTY OF JACKSON

On this 18<sup>th</sup> day of March, 2026 before me personally appeared \_\_\_\_\_  
Daniel Villanueva, to me  
known to be the person (or persons) described in and who executed the foregoing instrument,  
and acknowledged that he/she (or they) executed the same as his/her (or their) free act and deed.

Signature:   
Print Name: Danielle Westcott  
Title: Notary  
My Commission Expires: August 10, 2026



**EXHIBIT A**

**Servient Tenement Description**

Parcel ID Number: *N/A*

Commonly known as: *N/A*

Legal description:

LOT 16, ORCHARD WOODS, LOTS 1-34 AND TRACT A, a platted subdivision of land in the City of Lee's Summit, Jackson County Missouri.

## **EXHIBIT B**

### **Dominant Tenement Description**

Parcel ID Number: N/A

Commonly known as: N/A

Legal description:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N 88°16'06" W, ALONG THE SOUTH LOT LINE OF SAID LOT 16, A DISTANCE OF 9.04 FEET; THENCE N 2°21'19" E, A DISTANCE OF 19.06 FEET; THENCE S 87°38'41" E, A DISTANCE OF 9.04 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16; THENCE S 2°21'19" W, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 18.96 FEET TO THE POINT OF BEGINNING, CONTAINING 172 SQ. FT. MORE OR LESS.

**EXHIBIT C**  
Easement Description

Easement description:

Ingress and Egress for the purposes of constructing, maintaining, landscaping, lighting, and restoring a neighborhood monument sign.