



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

03/18/2024 3:02 PM

FEE: \$36.00 6 PGS

INSTRUMENT NUMBER
2024E0016565

RECORDING COVER SHEET

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

Date of Document: March 18th, 2024

Grantors: **ENTRES CONSTRUCTION LLC**

Grantee: **ENTRES CONSTRUCTION LLC**

Grantee's Mailing Address: 424 NE Brockton Dr
Lees Summit, MO 64064

Legal Description: LOT 1, 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

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 18th 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: *Daniel Villanueva*

Print Name: Daniel Villanueva

Capacity: Member

Signature: _____

Print Name: _____

Capacity: _____

Signature: _____

Print Name: _____

Capacity: _____

Signature: _____

Print Name: _____

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 18th day of March, 2024 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: *Danielle Westcott*

Print Name: Danielle Westcott

Title: Notary

My Commission Expires: August 10, 2026

DANIELLE WESTCOTT
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 22866593
My Commission Expires Aug 10, 2026

EXHIBIT A

Servient Tenement Description

Parcel ID Number: *N/A*

Commonly known as: N/A

Legal description:

LOT 1, 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 1; THENCE N 2°22'48" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.55 FEET; THENCE S 51°41'06" E, A DISTANCE OF 44.25 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, AND ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 70°52'24" W, A DISTANCE OF 11.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 681 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.