



Meridian Title Company

April 4, 2024

Dustin Webber and Allison Webber
1225 Northeast Goshen Drive
Lee's Summit, MO 64064

Dear Dustin Webber and Allison Webber,

Enclosed are your recorded Warranty Deed and/or Owner's Policy of Title Insurance issued in conjunction with the Purchase and Closing at Meridian Title. You should read the policy carefully and keep it in a safe place.

Our company prioritizes protecting and preserving your investment. If a claim of interest in the title to your real estate is made, please let us know immediately so that we can contact your underwriter.

Thank you for choosing Meridian Title. We look forward to working together in the future.

Sincerely,

Jamie Carey
Email: jcarey@mtc.llc
Phone: (913) 383-3913
Fax: (816) 380-4165



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

03/27/2024 3:15 PM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2024E0018892

(Space above reserved for Recorder of Deeds Certification)

Meridian Title Company
10720 Metcalf Ave
Overland Park, KS 66210

WARRANTY DEED
(Limited Liability Company)

OP-2024-1102063

THIS DEED, Made and entered into this 25th day of March, 2024, by and between:

KB Missouri Property LLC, (Grantor), a Missouri limited liability company, organized and existing under the law of the State of KS, party of the First Part, and

Dustin Webber and Allison Webber, husband and wife(Grantee), of the County of Jackson, State of Missouri, party of the Second Part:

Grantee's Mailing Address: 4420 Northeast Hideaway Drive, Lee's Summit, MO, 64064

WITNESSETH: That the said party of the First Part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part, the following described real estate situated in the County of Jackson and State of MO to wit:

Lot 73, MONTICELLO 3RD PLAT-LOTS 68-108 & TRACTS G-J, a subdivision in Lee's Summit, Jackson County, Missouri.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the same together with all the rights and appurtenances to the same belonging, unto said party of the Second Part, and to the successors and assigns of such party forever.

The said party of the First Part hereby covenanting that said party and their heirs, executors and administrators of such party, shall and will WARRANT AND DEFEND the title to the premises unto the said party of the Second Part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand the day and year first above written.

(Space above reserved for Recorder of Deeds Certification)

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10720 Metcalf Ave
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The said party of the First Part hereby covenanting that said party and their heirs, executors and administrators of such party, shall and will **WARRANT AND DEFEND** the title to the premises unto the said party of the Second Part, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand the day and year first above written.

KB Missouri Property LLC, a Missouri Limited Liability Company
By: Kendall Bank, a Kansas Chartered Bank, Sole Member

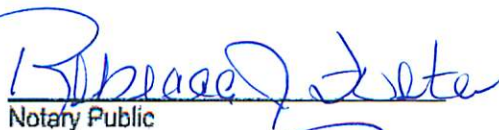
By: 
Tim Barron, President

STATE OF Kansas

COUNTY OF Johnson

IT REMEMBERED, that on this 25th day of March, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tim Barron President of Kendall Bank, Sole Member of KB Missouri Property LLC, known to me to be the person described in and who executed the within instrument of writing, and acknowledged to me that they executed the same as their free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.


Notary Public

Print Name: Jamie Carey
My Commission Expires: 3/14/27

