

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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200210064195

MARY HELEN MURPHY, DIRECTOR OF RECORDS

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**Missouri Warranty Deed
(Tenants in Common)**

THIS INDENTURE, made this 29th day of **July, 2002**, by and between **LeMone-Smith Development Company, a Missouri General Partnership**, as GRANTOR, and **I-470 Frontage Investors, LLC, a Missouri Limited Liability Company** as GRANTEE, whose mailing address is: **2321 NE Independence Ave., Lee's Summit, Missouri 64064**.

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:

Lot 42A, LAKEWOOD BUSINESS CENTER ON I-470 PLAT J, a subdivision in Lee's Summit, Jackson County, Missouri.

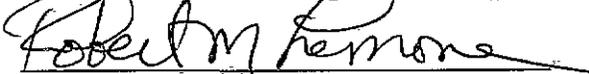
Subject to all easements, restrictions and reservations, if any, now of record.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the 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 the said premises unto the said GRANTEE, and unto GRANTEE'S heirs and assigns, forever, against the lawful claims and demands of all persons whomever.

If two or more persons constitute either GRANTOR or GRANTEE, the word 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.

LeMone-Smith Development Company, a Missouri General Partnership



By: Robert M. LeMone, Partner



By: Jeffrey E. Smith, Partner

State of Missouri

County of Boone

On this 22nd day of July, 2002, before me personally appeared Robert M. LeMone and Jeffrey E. Smith, partners of the LeMone-Smith Development Company, a Missouri General Partnership, to me know to be the person (s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHERE, 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:



MARY PATTON
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Dec. 13, 2002

Kansas City Title - IN-6528
609 N M-291 Highway
Lee's Summit, Mo..64086
Attn: Commercial Dept./Diane