

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
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INSTRUMENT NUMBER / BOOK & PAGE
2018E0052818

Robert T. Kelly, Director, Recorder Of Deeds

DOCUMENT COVER SHEET

Title of document: Certified Irrevocable Letter of Credit/Certificate of Deposit Pursuant to
RMSO §429.016.17(2)

Date of Document: June 5, 2018

Grantor: GradeCo Construction Company, Inc.

Grantee: LandRock Development, LLC
4305 S. Shrank Court
Independence, MO 64055

Legal Description: See Exhibit A

Reference: N/A

BANK OF ODESSA

P.O. Box 200, ODESSA, MISSOURI 64076

Main Office: 301 W. Highway 40 - Facility: 201 South Second

K.C. Toll Free 816-230-4512 / 816-633-5331

Fax 816-633-4915

Reference Number: 20180605

Date of Issuance: June 5, 2018

Applicant: LandRock Development, LLC
4305 S. Shrank Court
Independence, MO 64055

Beneficiary: GradeCo Construction Co.
18204 E. 171st Street
Pleasant Hill, MO 64080

To Whom It May Concern:

Bank of Odessa hereby issues this irrevocable Letter of Credit in favor GradeCo Construction Co. ("Beneficiary"), at the request and for the account of LandRock Development, LLC ("Applicant"), in the maximum aggregate amount of \$174,540.95.

Bank of Odessa undertakes to Beneficiary to pay Beneficiary's demand for payment of an amount available under this Letter of Credit, upon presentation of a judgment for monetary damages issued by any District Court in the State of Missouri against Applicant and in favor of Beneficiary at the following place for presentation: 301 W. 40 Hwy, Odessa, MO 64076. Beneficiary shall have no rights hereunder, and Bank of Odessa shall have no obligations to Beneficiary, unless and until it receives a judgment for monetary damages issued by any District Court in the State of Missouri against Applicant and in favor of itself and presents the same in accordance with the terms hereof.

This Letter of Credit is being filed in lieu of and as a release for Beneficiary's Mechanic's Lien No. 18CA-ML00001 and Mechanic's Lien 1816-MC00297, which covers and encumbers real property owned by Applicant, which is specifically defined in **Exhibit A**.

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Mary A. Marquez
Court Administrator

Circuit Court of Jackson County, Missouri

13-Jun-2018 by

Deputy

Bank of Odessa undertakes to make payment to Beneficiary upon complying presentation within seven (7) business days after presentation of any judgment. Payment will be made in available funds at the place of presentation or by wire transfer to an account specified by the Beneficiary in the Demand for Payment.

The amount available at any time under this Letter of Credit shall be the maximum aggregate amount less the aggregate amount of all partial payment previously made at such time.

This Letter of Credit is governed by the laws of the State of Missouri.

Bank of Odessa

By:  6-5-18
Joseph Ballard, President June 5, 2018

CERTIFICATE OF DEPOSIT
Pursuant to RSMO § 429.016.17(2)

Amount of Letter of Credit Deposited: \$174,540.95

Name of Bank: Bank of Odessa

Address of Bank: 301 W. 40 Highway, Odessa, MO 64076

Service Address of Bank: 301 W. 40 Highway, Odessa, MO 64076

Name of Claimant: GradeCo Construction Co.

Mechanic's Lien Number: 1816-MC00297

Amount of the Mechanic's Lien Being Released: \$116,360.63

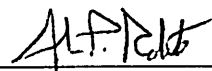
Legal Description of the Property Against Which the Mechanic's Lien was Filed: See **Exhibit A**

Name of Person Providing Letter of Credit: LandRock Development, LLC (by and through its President, John P. Roberts)

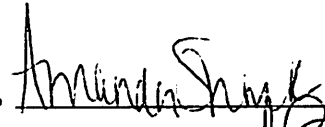
Address of Person Providing Letter of Credit: 4305 S. Shrank Court, Independence, Missouri 64055

Property Interest of Person Providing Letter of Credit: Fee Simple Owner

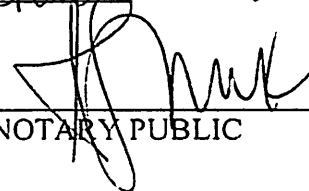
LandRock Development, LLC, by and through its President, John P. Roberts, hereby certifies that it has mailed a copy of the certificate of deposit to the claimant at the address listed on the mechanic's lien being released, along with a copy of the letter of credit deposited by LandRock Development, LLC



John P. Roberts, President of LandRock Development, LLC

Subscribed and sworn to before me, , a Notary Public on this
____ day of June, 2018.

My Commission Expires
AMANDA SHUNK
Notary Public, State of Missouri
Jackson County
Commission # 15635297
My Commission Expires May 06, 2019



NOTARY PUBLIC



13-Jun-2018
Jackson County, Missouri Circuit Clerk

EXHIBIT "A"

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 46 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, CASS COUNTY, ALL IN MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE S87°37'20"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 387.59 FEET TO THE POINT OF BEGINNING; THENCE N06°54'00"W, A DISTANCE OF 489.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAINTREE DRIVE AS PLATTED WITH THE FINAL PLAT OF RAINTREE LAKE LOTS 454 THRU 526, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 884.78 FEET, AN INITIAL TANGENT BEARING OF S59°42'33"W, AN ARC DISTANCE OF 411.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RAINTREE PARKWAY AS DESCRIBED IN DOCUMENT I-450994, IN BOOK I-1067 AT PAGE 368; THENCE S01°42'15"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.41 FEET TO A POINT OF CURVE; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, TO WHICH THE PRECEDING COURSE IS TANGENT, HAVING A RADIUS OF 2018.52 FEET, AN ARC DISTANCE OF 404.67 FEET TO A POINT OF TANGENCY; THENCE S09°46'57"W, ALONG A LINE TANGENT TO THE PRECEDING COURSE, A DISTANCE OF 145.86 FEET TO THE NORTHERNMOST CORNER OF TRACT 3, AS DESCRIBED IN SCHEDULE "A" OF THE WARRANTY DEED RECORDED IN BOOK 805 AT PAGE 257; THENCE S02°12'56"W, ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 531.17 FEET; THENCE CONTINUING ALONG SAID EAST LINE, S80°13'03"E, A DISTANCE OF 60.00 FEET; THENCE S89°01'15"E, A DISTANCE OF 534.26 FEET; THENCE N02°18'01"E, A DISTANCE OF 872.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE N87°37'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.70 ACRES, MORE OR LESS

Exhibit A