



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
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INSTRUMENT NUMBER:  
**2016E0064327**

## CORPORATION WARRANTY DEED

Kansas City Title, Inc. - File No. KCT-198922  
1257 South 7 Highway  
Blue Springs, MO 64014

THIS INDENTURE, made this 13 day of July, 2014, by and between **Brookside Investment, Inc., a Missouri Corporation**, a corporation duly organized under the laws of the State of Missouri as **GRANTOR**, and **Whispering Woods Land, LLC**, as **GRANTEE**, whose mailing address is **803 PCA Road, Warrensburg, MO 64093**

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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 whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

**KANSAS CITY TITLE**

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

Brookside Investment, Inc., a Missouri Corporation

BY: Richard E. Frye  
Richard E. Frye, President

State of Missouri

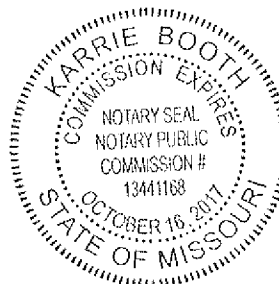
County of Jackson

On this 13 day of July, 2014, before me, the undersigned, appeared of **Richard E. Frye, President of Brookside Investment, Inc., a Missouri Corporation**, a corporation, duly organized under the laws of the State of **Missouri** and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said officer acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, 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:

[Signature]  
Notary Public



## EXHIBIT A - LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 24, Township 47 North of the Baseline, Range 32 West of the Fifth Principal Meridian, Lee's Summit, Jackson County, Missouri, described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter; thence North 02 degrees 45 minutes 31 seconds East on the West line of said Southwest Quarter, 949.28 feet to the Westerly Prolongation of the North Line of Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1", a subdivision recorded in Plat Book I-67, Page 68 at the Jackson County Recorder's Office; thence South 87 degrees 35 minutes 27 seconds East on said Westerly Prolongation, 50.00 feet to the East Right-of-Way line of Pryor Road, and the Point of Beginning; thence North 02 degrees 45 minutes 31 seconds East on said East Right-of-Way line, being 50.00 feet East from and parallel with the West line of said Southwest Quarter, 1686.19 feet to the North Line of said Southwest Quarter; thence South 87 degrees 40 minutes 43 seconds East on said North Line, 2257.77 feet to the Northwest Corner of Lot 1, "R-7 HIGH SCHOOL AT WARD ROAD, LOT 1", a subdivision recorded in Plat Book I-67, Page 67 at the Jackson County Recorder's Office; thence South 02 degrees 42 minutes 30 seconds West on the West Line of said Lot 1, 1319.46 feet to the South line of the North half of said Southwest Quarter; thence North 87 degrees 38 minutes 05 seconds West on said South line, 1319.41 feet to the Northwest corner of a tract described in the Warranty Deed recorded as Document No. 2016E0032376 in the Jackson County Recorder's Office; thence South 02 degrees 44 minutes 00 seconds West on the West line of said Tract, 369.17 feet to the Northeast corner of said Lot 1, "R-7 ELEMENTARY SCHOOL AT PRYOR ROAD, LOT 1"; thence North 87 degrees 35 minutes 27 seconds West on the North line of said Lot 1, 939.67 feet to the Point of Beginning.