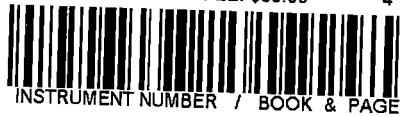


RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

06/23/2020 9:40 AM

FEE: \$30.00

4 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2020E0052430

Book:

Page:

Robert T. Kelly, Director, Recorder of Deeds

RIGHT OF WAY DEED

THIS AGREEMENT, made this 22 day of June, 2020, by and between Tustin LLC, Grantor, a Limited Liability Company organized and existing under the laws of the State of Missouri, and the City of Lee's Summit, Missouri, a Municipal Corporation of Jackson County, Missouri, with a mailing address of 220 S.E. Green Street, Lee's Summit, Missouri 64063, Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said Grantee, its successors and assigns, a Right of Way easement for the construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway or thoroughfare, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described lots, tracts, or parcels of land lying, being and situated in the County of Jackson, and the State of Missouri, to-wit:

See Attached Exhibit "A" for Legal

GRANTOR further states that it is lawfully seized of title to the land through which said easement is granted and that it has good and lawful right to convey said easement to the Grantee herein.

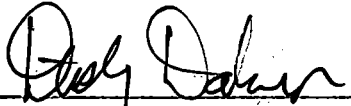
GRANTOR, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor.

TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the City of Lee's Summit, Missouri, a Municipal Corporation, and to its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, a Limited Liability Company with no seal, has caused these presents to be signed by its Executive Member, this 22-day of June, 2020:

Tustin LLC:

By: 
(Signature of Executive Member)

DUSTY DAHMER, EXECUTIVE MEMBER
{Printed name and title}

ATTEST:

~~Corporate Secretary~~

No Seal

~~Printed name~~

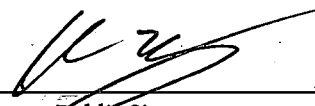
ACKNOWLEDGMENT

STATE OF MISSOURI }

}SS

COUNTY OF JACKSON }
Lafayette

On this 22 day of June, in the year 2020, before me, Adam Murry, a notary public in and for said state, personally appeared Dusty Dahmer of Tustin LLC, known to me to be the person who executed the within Right of Way Deed in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.


Notary Public Signature

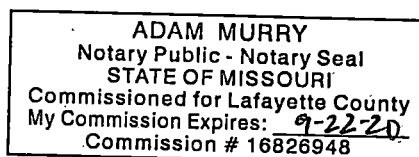


Exhibit "A"

DAHMER DEVELOPMENT LOTS 1A, 1B, & 2A

DATE: 05-29-20

OWNER: TUSTIN LLC

PERMANENT ROAD RIGHT-OF-WAY

PROJECT: DAHMER DEVELOPMENT LOTS 1A, 1B, & 2A • LEE'S SUMMIT, MISSOURI

PARCEL I.D. NO. 61-340-22-37-00-0-00-000

PERMANENT ROAD RIGHT-OF-WAY

A tract of land being located in the Southwest Quarter of Section 6, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Southwest corner of Dahmer Development Lots 1-3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence North 28 degrees 50 minutes 00 seconds West along the West line of said subdivision, a distance of 24.00 feet; thence North 61 degrees 07 minutes 45 seconds East, a distance of 140.00 feet; thence North 61 degrees 00 minutes 00 seconds East, a distance of 20.00 feet; thence South 28 degrees 50 minutes 00 seconds East, a distance of 24.00 feet; thence South 61 degrees 00 minutes 00 seconds West, a distance of 20.00 feet; thence South 61 degrees 07 minutes 45 seconds West, a distance of 140.00 feet to the Point of Beginning.

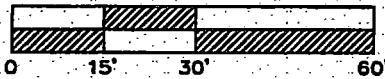
Containing 3842.14 square feet more or less.

(As depicted on Exhibit "B", attached and incorporated herein).

**Engineering Solutions
50 SE 30th Street
Lee's Summit, Mo 64082
816-623-9888**

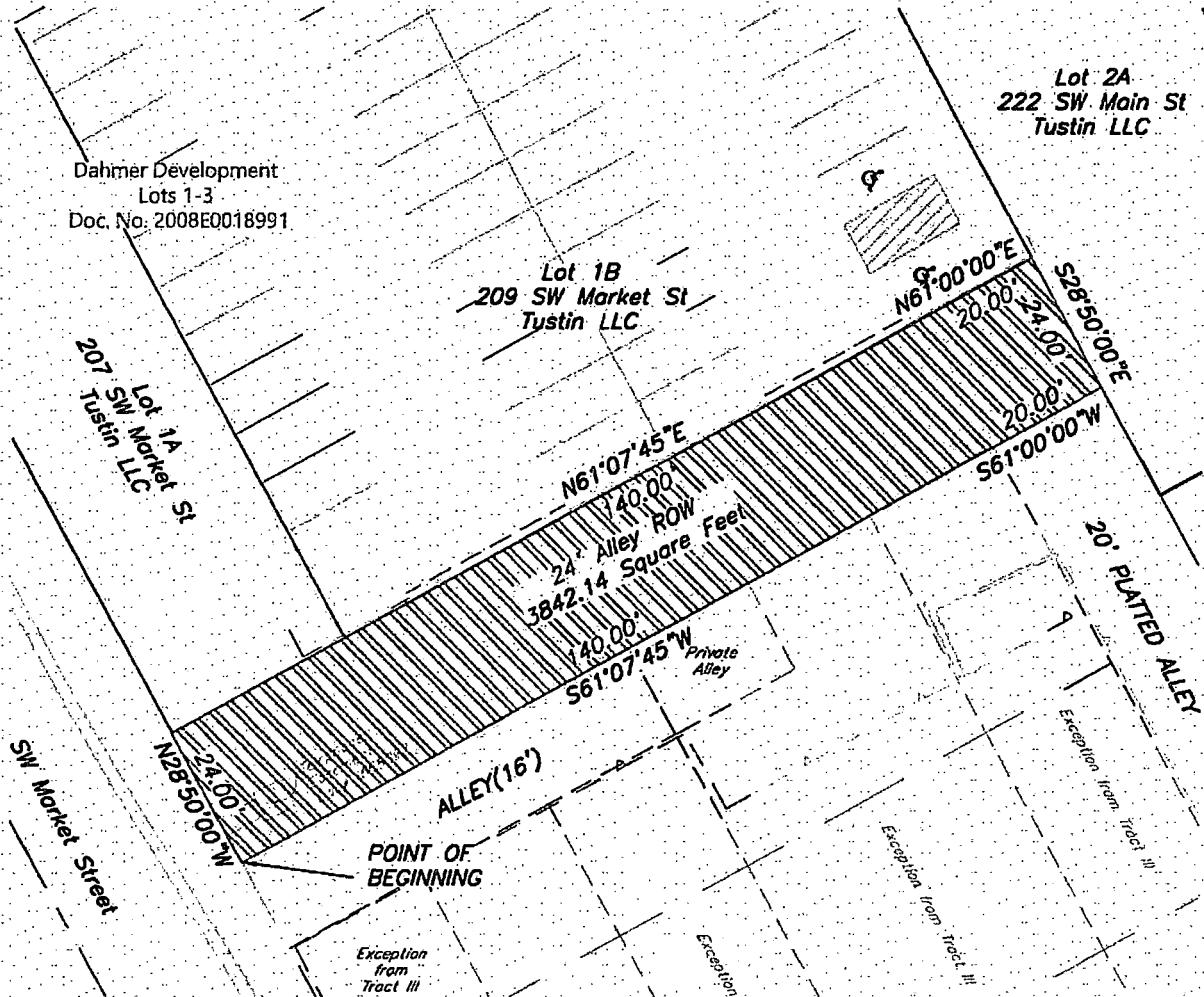


SCALE 1"=30' FEET



LEGEND:

Alley ROW
3842.14 Square Feet



Road Right-of-Way Description

A tract of land being located in the Southeast Quarter of Section 6, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southwest corner of Dahmer Development Lots 1-3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence North 28°50'00" West, along the West line of said subdivision, a distance of 24.00 feet; thence North 61°07'45" East, a distance of 140.00 feet; thence North 61°00'00" East, a distance of 20.00 feet; thence South 28°50'00" East, a distance of 24.00 feet; thence South 61°00'00" West, a distance of 20.00 feet; thence South 61°07'45" West, a distance of 140.00 feet to the Point of Beginning.

Containing 3842.14 square feet more or less.

ROW Dedication
Exhibit

**ROW
Dedication
Exhibit**

SHEET 1 OF 1

DATE:

4/24/2020

PROJECT ADDRESS:

207 SW Market St

OWNER:

Tustin LLC

FOR:

CITY OF LEE'S SUMMIT

ROW Dedication Exhibit

Dahmer Development

Alley Dedication

Lee's Summit, Jackson County, Missouri



20 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-5849