



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
09/01/2017 08:49:27 AM
WD FEE: \$ 30.00 4 Pages

INSTRUMENT NUMBER:
2017E0081290

RECORDING COVER SHEET

DATE OF DOCUMENT: August 31, 2017

DOCUMENT: Special Warranty Deed

GRANTOR: Great American Development Corporation, a Missouri corporation

GRANTEE: Summit Point Phase II LLC, a Missouri limited liability company

GRANTEE'S ADDRESS: 331 Soquel Avenue, Suite 100,
Santa Cruz, California 95062

LEGAL DESCRIPTION: Exhibit A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 31st day of August, 2017, by and between GREAT AMERICAN DEVELOPMENT CORPORATION, a Missouri corporation, with an address of 1204 Romany Road, Kansas City, Missouri (“**Grantor**”), and SUMMIT POINT PHASE II LLC, a Missouri limited liability company with an address of 331 Soquel Avenue, Suite #100, Santa Cruz, California 95062 (“**Grantee**”).

WITNESSETH, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee that certain real estate situated in the County of Jackson, State of Missouri, to wit:

That certain real property which is legally described in Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings, improvements and fixtures thereon or therein and any and all rights, privileges, hereditaments and appurtenances in any way or manner incident, belonging and/or appertaining to said real estate and/or any part thereof, including, without limitation, any right, title and interest of Grantor in and to any and all rights-of-way within, across, adjoining, adjacent, abutting or contiguous to said real estate and/or any part thereof, any gaps, gores and the like (collectively, the “**Property**”).

TO HAVE AND TO HOLD the same, together with all rights, privileges, hereditaments and appurtenances to the same belonging, unto Grantee, and to the successors in interest and assigns of Grantee forever. Grantor hereby covenants that it and its successors in interest and assigns shall and will WARRANT AND DEFEND the title to said real estate unto Grantor, and to the successors in interest and assigns of Grantee forever, against all persons lawfully claiming, or to claim the same, by, through or under Grantor and none other; excepting, however, all applicable real estate taxes and assessments for the year 2017 and subsequent years, governmental regulations, covenants, restrictions, reservations, and easements of record as of the date hereof.

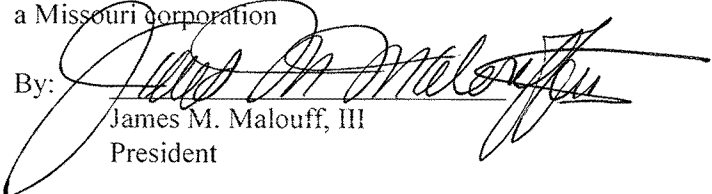
[Remainder of page intentionally blank; Signature pages follow]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed as of the day and year first written above.

GRANTOR:

GREAT AMERICAN DEVELOPMENT CORPORATION
a Missouri corporation

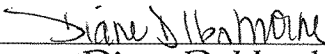
By:


James M. Malouff, III
President

STATE OF MISSOURI)
) SS:
COUNTY OF Jackson)

On this 31 day of August, 2017, before me, Diane D. Henthorne, a Notary Public in and for said state, personally James M. Malouff, III, the President of GREAT AMERICAN DEVELOPMENT CORPORATION, known to me to be the person who executed the within instrument in behalf of GREAT AMERICAN DEVELOPMENT CORPORATION and acknowledged to me that he executed the same for the purposes therein stated.

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


Name (print) Diane D. Henthorne
Notary Public in and for said State
Commission Expires: 9/28/2017

Please affix seal firmly and clearly in this box

DIANE D. HENTHORNE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, JACKSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 28, 2017
COMMISSION #13550634

EXHIBIT A

TRACT I:

All that part of the Southwest 1/4 of Section 32, Township 48, Range 31, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Southwest 1/4 of said Section 32; thence North 89 degrees 52 minutes 12 seconds West, along the South line of said Southwest 1/4, a distance of 835.50 feet; thence North 0 degrees 07 minutes 48 seconds East, a distance of 434 feet, to the Point of Beginning; thence North 89 degrees 52 minutes 12 seconds West, a distance of 218 feet; thence North 0 degrees 07 minutes 48 seconds East, a distance of 81.01 feet; thence North 89 degrees 52 minutes 12 seconds West, a distance of 470.58 feet; thence North 0 degrees 07 minutes 48 seconds East, a distance of 67.53 feet; thence South 89 degrees 52 minutes 12 seconds East, a distance of 688.58 feet; thence South 0 degrees 07 minutes 48 seconds West, a distance of 148.53 feet, to the Point of Beginning.

TRACT II:

All that part of the Southwest 1/4 of Section 32, Township 48, Range 31, in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Southwest 1/4 of said Section 32; thence North 89 degrees 52 minutes 12 seconds West, along the South line of said Southwest 1/4, a distance of 835.50 feet; thence North 0 degrees 07 minutes 48 seconds East, a distance of 582.53 feet, to the Point of Beginning; thence North 89 degrees 52 minutes 12 seconds West, a distance of 688.58 feet; thence North 0 degrees 07 minutes 48 seconds East, a distance of 65.32 feet; thence North 74 degrees 29 minutes 30 seconds West, a distance of 5.80 feet; thence North 20 degrees 30 minutes 32 seconds East, a distance of 250 feet; thence North 70 degrees 30 minutes 32 seconds East, a distance of 330 feet; thence South 89 degrees 29 minutes 28 seconds East, a distance of 296.29 feet; thence South 0 degrees 07 minutes 48 seconds West, a distance of 410.07 feet, to the Point of Beginning.