

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

11/19/2019 8:50 AM

NON-STANDARD FEE: \$25.00

FEE: \$30.00

5 PGS



INSTRUMENT NUMBER / BOOK & PAGE

**2019E0094854**

Book:

Page:

Robert T. Kelly, Director, Recorder of Deeds

**Jackson County  
Recorder of Deeds  
Non-Standard Document**

This document has been recorded and you have been charged the  
non-standard fee pursuant to  
RSMo 59.310.3.

This certificate has been added to your document  
in compliance with the laws of the State of Missouri.



**Robert T. Kelly, Recorder of Deeds**

415 E. 12<sup>th</sup> Street, Room 104  
Kansas City, MO 64106

112 W. Lexington, Suite 30  
Independence, MO 64050

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## WATER LINE EASEMENT (INDIVIDUAL)

THIS AGREEMENT, made this 8th day of September, 2019, by and between HIBE Holding LLC, with the mailing address of 2601 W. 68th Street, Mission Hills, KS 66208, **Grantor**, and the Stanley Event Space, LLC, with a mailing address of 308 S.E. Douglas Street, Jackson County, 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 permanent and exclusive four (4) foot easement for the construction, operation, maintenance, repair, replacement and removal of water pipe lines, meters, vaults and all necessary appurtenances thereto, including the right and privilege at any time and from time to time to enter upon said easement, over, under, through, across, in and upon the following described lands in Jackson County, Missouri, to-wit: Legal Description - GANO ADDITION Lot 3. Parcel - 61-230-17-26-00-0-00-000, Parcel Address - 316 SE Douglas Street, Lee's Summit, MO 64063.

*See Attached Exhibit "A" for Legal*

**GRANTEE**, its successors and assigns, shall have the right of ownership, use and control of all water lines, meters, vaults, and other equipment for the circulation and distribution of water for public or private use through the above described property and for all proper purposes connected with the installation, use, maintenance, and replacement of the water lines (and other equipment) and with the attachment thereto of service lines of its consumers.

**GRANTOR** agrees not to obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance or access to such water pipe lines, meters, vaults and all necessary appurtenances thereto, by erecting, or causing or allowing to be erected, any building or structure on said easement.

**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 easements 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.

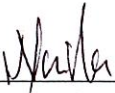
THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns of the **Grantor**.

Project:  
Project Activity No.:  
Tract:


TO HAVE AND TO HOLD THE SAME, together with all appurtenances and immunities thereunto belonging or in any way appertaining, unto the Stanley Event Space, LLC, and to its successors and assigns forever.

IN WITNESS WHEREOF, **Grantor** has hereunto set his hand this 8th day of November, 2019.

**Grantor-HIBE HOLDINGS, LLC**

  
Signature  
NAILA NAVEED  
Print Name

**Grantee-The Stanley Event Space, LLC**

  
Signature  
Bryan King  
Print Name

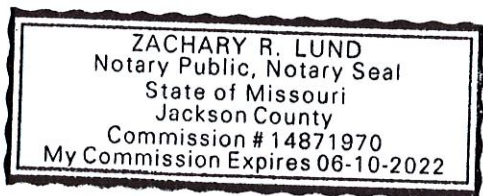
### ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF JACKSON

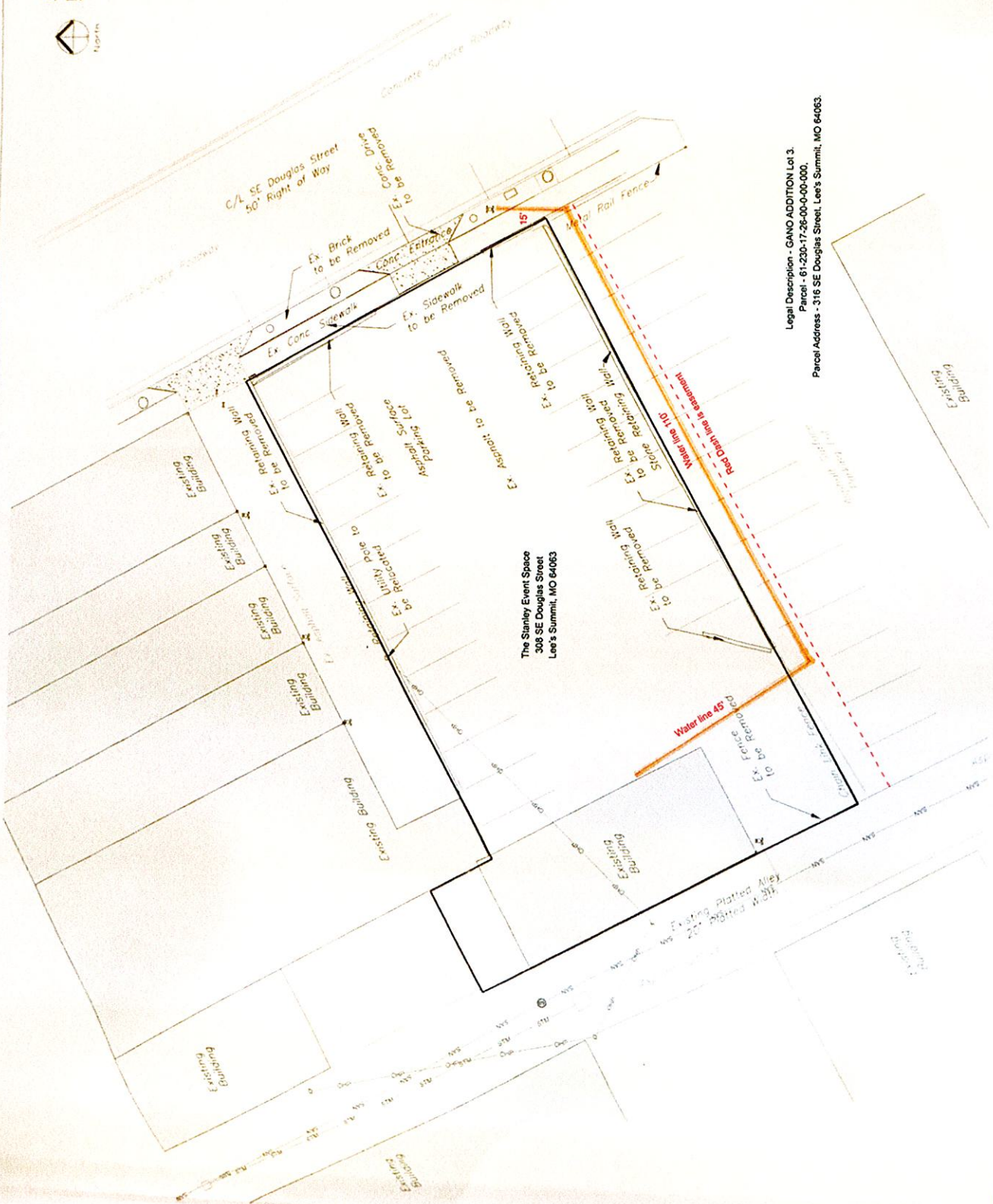
On this 8th day of November, 2019, before me personally appeared NAILA NAVEED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she (or they) executed the same as his/her (or their) free act and deed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year first above written.



  
Notary Public Signature  
ZACHARY R. LUND  
Print Name

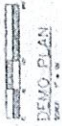




The Stanley King Event Space  
308 SE Douglas Street  
Lee's Summit, MO 64063

Legal Description - GANO ADDITION Lot 3.  
Parcel - 61-230-17-26-00-00-000.  
Parcel Address - 316 SE Douglas Street, Lee's Summit, MO 64063.





Concrete Surface Roadway

C/L CE Douglas Street  
50' Right of Way

Brick to be Removed

Concrete Estimate

Sidewalk

Ex. to be Removed

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