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JACKSON COUNTY, MISSOURI

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INSTRUMENT NUMBER

2022E0003821

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**KANSAS CITY TITLE** *(Space above reserved for Recorder of Deeds certification)*

**Title of Document:** Special Warranty Deed

**Date of Document:** January 7, 2022

**Grantor(s):** JCM Development, LLC

**Grantor's Mailing Address:** 1314 SW Market Street  
Lee's Summit, Missouri 64081

**Grantee(s):** Clayton Properties Group, Inc.

**Grantee(s) Mailing Address(es):** 120 SE 30<sup>th</sup> Street  
Lee's Summit, Missouri 64082

**Legal Description:** See Exhibit A. *page 4*

**Reference Book and Page(s):** N/A

**After recording return to:**  
**Stanley N. Woodworth, Esq.**  
**Woodworth Law Firm, LLC**  
**7400 West 132<sup>nd</sup> Street, Suite 180**  
**Overland Park, KS 66213**

237024  
Kansas City Title  
6000 Hillview Way  
Lee's Summit, MO 64081

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*(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)*

**SPECIAL WARRANTY DEED**

THIS DEED is made this 7 day of January, 2022 between JCM DEVELOPMENT, LLC, a Missouri limited liability company ("Grantor"), and CLAYTON PROPERTIES GROUP, LLC, a Tennessee corporation ("Grantee"), whose mailing address is 120 SE 30<sup>th</sup> Street, Lee's Summit, Missouri 64082.

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration to it duly paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described real property situated in the County of Jackson and State of Missouri, to-wit:

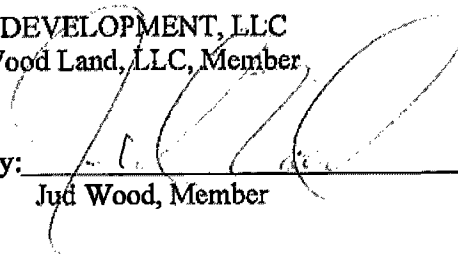
See Exhibit A attached hereto.

Subject to: (a) easements, restrictions, declarations, reservations and other matters of record (other than deeds of trust, mechanic's liens, judgment liens and similar monetary liens); (b) taxes and assessments, general and special, not now due and payable; and (c) rights of the public in and to parts thereof in streets, roads or alleys.

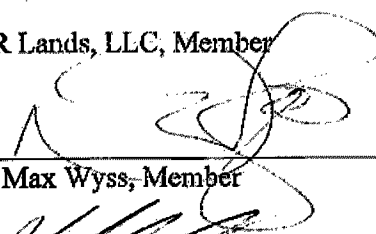
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And Grantor, for itself and its successors, does hereby covenant, promise and agree that at the delivery hereof said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature and kind soever, by, through, or under Grantor, except as provided above, and that Grantor will warrant and forever defend said interest unto Grantee, its successors and assigns, against Grantor, its successors, and all and every person or persons whomsoever lawfully claiming or to claim the same by, through or under Grantor, except as provided above.

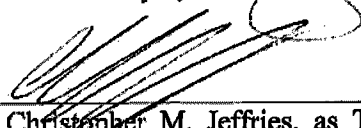
IN WITNESS WHEREOF, Grantor has caused this instrument to be signed the day and year first above written.

JCM DEVELOPMENT, LLC  
By Wood Land, LLC, Member

By:   
Jud Wood, Member

By MCR Lands, LLC, Member

By:   
Max Wyss, Member

By:   
Christopher M. Jeffries, as Trustee of  
Christopher M. Jeffries Trust  
Agreement dated April 3, 2020, as may  
be amended, Member

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

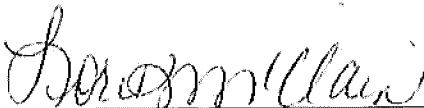
On this 7 day of January, 2022, before me, a Notary Public, appeared Jud Wood, as a Member of Wood Land, LLC, Max Wyss, as a Member of MCR Lands, LLC, and Christopher M. Jeffries, as Trustee of Christopher M. Jeffries Trust Agreement dated April 3, 2020 as may be amended, each to me personally known, who, being by me duly sworn did say that each is a Member of JCM DEVELOPMENT, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authorization of its members, and said individuals acknowledged said instrument to be the free act and deed of said limited liability company.

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

My Commission Expires: 12/09/2025

**LORI K. MCCLAIN**  
Notary Public - Notary Seal  
State of Missouri - Jackson County  
My Commission Expires: Dec. 9, 2025  
Commission # 13553042

[SEAL]

  
\_\_\_\_\_  
Signature of Notary Public in and for said  
County and State

Print Name: Lori K. McClain

## EXHIBIT A - LEGAL DESCRIPTION

### TRACT 1;

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 2,653.64 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,641.53 FEET; THENCE SOUTH 2,651.20 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, SAID POINT LYING 1,643.18 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 1,643.18 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 30 FEET TO THE ABOVE DESCRIBED TRACT, AND EXCEPT THAT PART DEEDED TO MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED FILED NOVEMBER 08, 2013 AS DOCUMENT NO. 2013E0116457 , AND EXCEPT THAT PART PLATTED AS COBEY CREEK - FIRST PLAT. A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### TRACT 2:

Tracts H, J AND D, COBEY CREEK - 1ST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri.

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