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Diana Smith, Recorder of Deeds

QUIT-CLAIM DEED

THIS INDENTURE, made effective the 8th day of February, 2022, by and between

Orr Street Lofts, L.L.C., a Missouri limited liability company, of Boone County, Missouri, Grantor(s), and

Discovery Park Lee's Summit, L.L.C., a Missouri limited liability company, of Boone County Missouri

(Grantee's mailing address is:) 4220 Philips Farm Road
Columbia, Missouri 65201

of Boone County, Missouri, Grantee(s),

WITNESSETH, That the Grantor(s) in consideration of the sum of ten dollars and other valuable considerations paid by the Grantee(s), the receipt of which is hereby acknowledged, does or do by these presents, Remise, Release and forever Quit Claim unto the Grantee(s) the following described real estate, lying, being and situated in the County of Jackson and State of Missouri, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same with all the rights and immunities,

My commission expires: 10/12/25.
Commissioned in Boone County, Missouri.

EXHIBIT "A"

TRACT I:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 30, and the Northeast Quarter of the Northwest Quarter of said Section 30, and the Southeast Quarter of the Southwest Quarter of Section 19, all in Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Commencing at the Northwest corner of the Northeast of said Section 30 (said point also being the Northeast corner of the Northwest Quarter of said Section 30 and the Southeast corner of the Southwest Quarter of said Section 19); thence South 01 degrees 37 minutes 50 seconds West on the West line of the Northeast Quarter of said Section 30, (also being the East line of the Northwest Quarter of said Section 30), 853.75 feet to a point on the Southeast line of "Lee's Summit Road Pump Station Lot 1", a subdivision of land in said Lee's Summit, recorded as Document 1992I116371, in Book 151 at Page 90, and the Point of Beginning of the tract of land to be herein described; thence continuing South 01 degrees 37 minutes 50 seconds West along said West and East section lines, 473.96 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence North 87 degrees 32 minutes 28 seconds West, along the South line of the Northeast Quarter of the Northwest Quarter of said Section 30, 1286.57 feet to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence North 02 degrees 00 minutes 34 seconds East, along the West line of the Northeast Quarter of the Northwest Quarter of said Section 30, 1330.41 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 30 (said point also being the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30); thence North 02 degrees 24 minutes 51 seconds East, along the West line of the Southeast Quarter of the Southwest Quarter of said Section 30, 1330.83 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30; thence South 87 degrees 20 minutes 12 seconds East, along the North line of the Southeast Quarter of the Southwest Quarter of said Section 30, 404.18 feet to a point on the Westerly right of way line of NE Douglas Street as established by Document No. 2015E0017982; thence South 16 degrees 57 minutes 32 seconds East, on said Westerly right of way line, 226.12 feet; thence Southeasterly on said Westerly right of way line, along a curve to the left being tangent to the last described course with a radius of 1258.00 feet, a central angle of 37 degrees 36 minutes 40 seconds and an arc distance of 825.80 feet; thence South 54 degrees 34 minutes 12 seconds East, on said Westerly right of way line, 845.39 feet to a point on the Northerly right of way line of a 40 feet wide tract of land for permanent street right of way for access road to sewage pump station facility and utility easement as established by Document No. 1992I1090043, in Book 12213, at Page 1848; said point also being on a line that is 20.00 feet Northerly of and parallel with the North line of the Northeast Quarter of said Section 30; thence North 87 degrees 46 minutes 38 seconds West, along said Northerly right of way line, and along said parallel line, 72.91 feet; thence South 47 degrees 22 minutes 56 seconds West, along said Northerly right of way line, 466.18 feet to an angle point in Right of Way that is on a line that is 5.00 feet Easterly of and parallel with the West line of the Northeast Quarter of said Section 30; thence South 01 degrees 37 minutes 50 seconds West, along the Westerly Right of Way Line of said Document, and along said parallel line, 281.97 feet to a point on the Northeasterly line of aforesaid "Lee's Summit Road Pump Station Lot 1"; thence North 39 degrees 18 minutes 45 seconds West, along said Northeasterly line, 427.63 feet to the most Northerly corner of said plat; thence South 50 degrees 41 minutes 15 seconds West, along the Northwesterly line of said plat, 280.00 feet to the most Westerly corner of said plat; thence South 39 degrees 18 minutes 45 seconds East, along the Southwesterly line of said plat, 623.00 feet to the most Southerly corner of said plat; thence North 50 degrees 41 minutes 15 seconds East, along the Southeasterly line of said plat, 103.89 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

TRACT II:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 30, in Township 48 North, Range 31 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roundbush, P.L.S. 2002014092 as follows: Commencing at the Northwest corner of the Northeast of said Section 30 (said point also being the Northeast corner of the Northwest Quarter of said Section 30 and the Southeast corner of the Southwest Quarter of said Section 19); thence South 01 degrees 37 minutes 50 seconds West on the West line of the Northeast Quarter of said Section 30, (also being the East line of the Northwest Quarter of said Section 30), 853.75 feet to a point on the Southeast line of "Lee's Summit Road Pump Station Lot 1", a subdivision of land in said Lee's Summit, recorded as Document 1992I116371, in Book I51 at Page 90, (plat mentioned for reference only); thence North 50 degrees 41 minutes 15 seconds East, 176.11 feet to the Point of Beginning of the tract of land to be herein described; thence North 39 degrees 18 minutes 45 seconds West, 134.33 feet to a point on the Easterly right of way line of a 40 feet wide tract of land for permanent street right of way for access road to sewage pump station facility and utility easement as established by Document No. 1992I1090043, in Book I2213, at Page 1848; said point also being on a line that is 45.00 feet Easterly of and parallel with the West line of the Northeast Quarter of said Section 30; thence North 01 degrees 37 minutes 50 seconds East, along said Easterly right of way line and along said parallel line, 311.20 feet; thence North 47 degrees 22 minutes 56 seconds East, along the Northerly Right of Way Line of said Document, 432.80 feet to an angle point in Right of Way that is on a line that is 20.00 feet Southerly of and parallel with the North line of the Northeast Quarter of said Section 30; thence South 87 degrees 46 minutes 38 seconds East, along said Southerly right of way line and said parallel line, 117.51 feet to a point on the Westerly right of way line of NE Douglas Street as established by Document No. 2015E0017982; thence South 54 degrees 34 minutes 12 seconds East, along said Westerly right of way line, 244.19 feet; thence South 44 degrees 49 minutes 51 seconds West, 792.38 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

TRACT III:

A tract of land in the Northeast Quarter of Section 30, Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roundbush, P.L.S. 2002014092, as follows: Commencing at the Northwest corner of said Northeast quarter Section; thence South 01 degrees 37 minutes 50 seconds West, on the West line of said Quarter Section, 853.75 feet to a point on the Southeast lot line of Lot 1, Lee's Summit Road Pump Station, a subdivision recorded in Book I51 at Page 90 in the Jackson County Recorder of Deeds Office, and the Point of Beginning of the tract of land to be herein described; thence North 50 degrees 41 minutes 15 seconds East, on said Southeast lot line, 59.22 feet; thence leaving said lot line, South 45 degrees 00 minutes 00 seconds East, 889.18 feet; thence North 90 degrees 00 minutes 00 seconds East, 195.68 feet; thence South 01 degrees 27 minutes 27 seconds West, 62.94 feet; thence South 88 degrees 32 minutes 29 seconds East, 375.74 feet to a point on the Westerly Right of Way line of NE Douglas Street as established by Document No. 2015E0017982 in the Jackson County Recorder of Deeds Office; thence on said Westerly Right of Way line, South 01 degrees 27 minutes 31 seconds West, 1,114.58 feet; thence South 46 degrees 40 minutes 17 seconds West, 35.22 feet to the intersection of the Northerly Right of way line of NE Colburn Road as established by a survey provided by Hamilton Sterrett and Dooley, Project Number 99021; thence on said Northerly Right of Way line North 88 degrees 06 minutes 56 seconds West, 730.85 feet; thence Westerly along a curve to the Left having an initial tangent bearing of North 87 degrees 33 minutes 04 seconds West with a radius of 2,904.93 feet, a central angle of 10 degrees 06 minutes 02 seconds and an arc distance of 512.10 feet to the Southwest corner of the said Northeast Quarter; thence North 01 degrees 37 minutes 22 seconds East, on the West line of the Northeast Quarter of said

Section 30, a distance of 1,328.05 feet to the Northwest corner of the Southwest Quarter of the said Northeast Quarter; thence continuing on the said West line, North 01 degrees 37 minutes 50 seconds East, 473.96 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

EXCEPT the following tract of land proposed Colbern Road Right of Way: A tract of land in the Northeast Quarter of Section 30, Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct Supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows: Beginning at the Southwest corner of said Northeast Quarter Section; thence North 01 degrees 37 minutes 22 seconds East, on the West line of said Northeast Quarter, 7.79 feet; thence Easterly along a curve to the Right having an initial tangent bearing of North 83 degrees 16 minutes 18 seconds East with a radius of 2,047.00 feet, a central angle of 06 degrees 34 minutes 44 seconds and an arc distance of 235.04 feet to a point on the Northerly Right of Way line of NE Colburn Road as established by a survey provided by Hamilton Sterrett and Dooley, Project Number 99021; thence Westerly along a curve to the Left having an initial tangent bearing of South 86 degrees 59 minutes 57 seconds West with a radius of 2,904.93 feet, a central angle of 04 degrees 39 minutes 02 seconds and an arc distance of 235.79 feet to the Point of Beginning.

TRACT IV:

A tract of land in the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, all in Township 48 North, Range 32 West of the 5th Principal Meridian and the Southwest Quarter of Section 30 Township 48 North and Range 31 West of the 5th Principal Meridian in the City of Unity Village and the City of Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 01 degrees 36 minutes 54 seconds East on the East line of said Southwest Quarter, 1,638.53 feet to a point on the existing Northerly right-of-way line of Missouri State Highway 470 as now established also being the Point of Beginning of the tract of land to be herein described; thence leaving said East line South 72 degrees 00 minutes 58 seconds West on said existing Northerly right-of-way line, 391.92 feet; thence South 64 degrees 11 minutes 13 seconds West on said existing Northerly right-of-way line, 403.76 feet; thence South 72 degrees 00 minutes 58 seconds West on said existing Northerly right-of-way line, 400.00 feet; thence South 83 degrees 40 minutes 02 seconds West on said existing Northerly right-of-way line, 123.79 feet; thence Westerly on said existing Northerly right-of-way line along a curve to the left having an initial tangent bearing of South 72 degrees 00 minutes 57 seconds West with a radius of 5,879.58 feet, a central angle of 01 degrees 47 minutes 15 seconds and an arc distance of 183.44 feet; thence South 64 degrees 04 minutes 37 seconds West on said existing Northerly right-of-way line, 308.18 feet; thence Southwesterly on said existing Northerly right-of-way line along a curve to the left having an initial tangent bearing of South 67 degrees 13 minutes 42 seconds West with a radius of 5,854.58 feet, a central angle of 06 degrees 45 minutes 11 seconds and an arc distance of 690.04 feet; thence South 60 degrees 28 minutes 31 seconds West on said existing Northerly right-of-way line, 324.69 feet; thence South 71 degrees 47 minutes 06 seconds West on said existing Northerly right-of-way line, 101.98 feet; thence South 60 degrees 28 minutes 31 seconds West on said existing Northerly right-of-way line, 600.00 feet; thence South 73 degrees 52 minutes 04 seconds West on said existing Northerly right-

of-way line, 163.46 feet to the intersection of said existing Northerly right of way line and the existing Easterly right-of-way line of NW Main Street also known as Old Lees Summit Road as now established; thence North 26 degrees 17 minutes 46 seconds West on said existing Easterly right-of-way line, 1,449.33 feet; thence Northerly on said existing Easterly right-of-way line along a curve to the right being tangent to the last described course with a radius of 1,116.30 feet, a central angle of 21 degrees 01 minutes 41 seconds and an arc distance of 409.69 feet; thence North 05 degrees 16 minutes 05 seconds West on said existing Easterly right-of-way line, 77.50 feet to the intersection of said existing Easterly right-of-way line and the existing Southerly right-of-way line of Northwest Colbern Road as now established; thence North 84 degrees 43 minutes 55 seconds East on said existing Southerly right-of-way line, 193.00 feet; thence North 05 degrees 16 minutes 05 seconds West on said existing Southerly right-of-way line, 15.00 feet; thence North 84 degrees 43 minutes 55 seconds East on said existing Southerly right-of-way line, 2,519.90 feet; thence Easterly on said existing Southerly right-of-way line along a curve to the left being tangent to the last described course with a radius of 2,904.93 feet, a central angle of 12 degrees 44 minutes 58 seconds and an arc distance of 646.40 feet; thence North 71 degrees 58 minutes 57 seconds East on said existing Southerly right-of-way line, 377.80 feet; thence Easterly on said existing Southerly right-of-way line along a curve to the right being tangent to the last described course with a radius of 2,824.93 feet, a central angle of 09 degrees 39 minutes 18 seconds and an arc distance of 476.04 feet to a point on the East line of said Southwest Quarter; thence South 01 degrees 36 minutes 54 seconds West on said East line, 923.53 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way