



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

07/02/2024 3:01 PM
COV FEE: \$27.00 3 PGS

INSTRUMENT NUMBER
2024E0042946

MISSOURI SPECIAL WARRANTY DEED

THIS INDENTURE is made this 15th day of July, 2024, by and between TOWNSEND SUMMIT, LLC, a Delaware limited liability company (the "**Grantor**"), and WSO PARTNERS LLC, a Missouri limited liability company (the "**Grantee**"). Mailing address of Grantee is 1000 Progress Drive #299, Liberty, Missouri 64069.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor duly paid, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL and CONVEY unto Grantee and Grantee's heirs and assigns, the property described on Exhibit A attached hereto and made a part hereof, together with the improvements located thereon (collectively, the "**Property**").

SUBJECT FURTHER TO any state of facts an accurate survey may show; zoning regulations and other ordinances and laws of the city, state, and county in which the Property lies; and all matters of record, excepting any mortgages, deeds of trust, or mechanic's or materialmen's liens.

TO HAVE AND TO HOLD the Property with all and singular tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, unto Grantee and Grantee's heirs and assigns forever, Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor except as set forth above, and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming or to claim the same by, through or under Grantor, except as set forth above.

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

① Filed By *NP*
Chicago Title
KC231965

IN WITNESS WHEREOF, Summit has signed and sealed this Missouri Special Warranty Deed or caused it to be signed and sealed on its behalf by its duly authorized representative, the date first above written.

SUMMIT:

WITNESS:

TOWNSEND SUMMIT, LLC,
a Delaware limited liability company

[Signature]

By:

[Signature]
Name: David Townsend
Title: President

STATE OF MARYLAND

)

COUNTY OF BALTIMORE

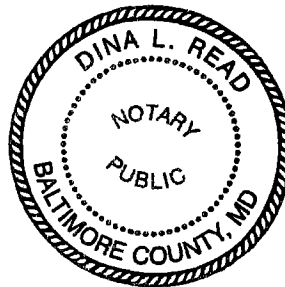
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I CERTIFY that on this 25th day of June, 2024, before me, a Notary Public for the state and county aforesaid, personally appeared David Townsend, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he is the President of TOWNSEND SUMMIT, LLC, a Delaware limited liability company, that he has been duly authorized to sign, and has signed, such document on its behalf for the purposes therein set forth; and that the same is its act and deed. In witness whereof, I have set my hand and Notarial Seal, the date first above written.

[Signature]
Notary Public Dina L. Read

My commission expires on 4/15/2027.



AFTER RECORDING PLEASE RETURN TO:

Michael J. Book
Duggan Shadwick Doerr & Kurlbaum LLC
9101 W. 110th Street, Suite 200
Overland Park, KS 66210

Exhibit A
[to Special Warranty Deed]

Legal Description

Lot 10C, as identified in that certain Plat titled "Minor Plat of Summit Fair, Lots 10A-10C" recorded with the Jackson County, Missouri Recorder of Deeds as Instrument Number 2023E0001734