



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

03/17/2025 10:41 AM
COV FEE: \$48.00 10 PGS

INSTRUMENT NUMBER
2025E0017762

CCO FORM: RW01
Approved: 06/93 (TLP)
Revised: 03/23 (JDS)
Modified:

COUNTY: JACKSON
ROUTE: US 50 & MO 291
PROJECT: CITY TIF
PARCEL NO.: 274334
PARCEL NO.: 274331
PARCEL NO.: 274333
EXCESS NO.: KC-274334
EXCESS NO.: KC-274331
EXCESS NO.: KC-274333

SALES AGREEMENT: 2024-10-85710
QUITCLAIM DEED: 2024-11-85729

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of February, 2025 between the State of Missouri, acting by and through the **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, (hereinafter, "Grantor") and **OLDHAM INVESTORS, LLC**, 7200 W. 132nd St., Suite 150, Overland Park, KS 66213 of the County of Johnson, State of Kansas, (hereinafter, "Grantee(s)").

WITNESSETH: In consideration of the payment of the sum of **Five Hundred Seventy-Nine Thousand and One Hundred Dollars (\$579,100.00)**, the receipt of which is hereby acknowledged, the Grantor does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the Grantee(s) a tract of land, lying situated and being in the County of Jackson, State of Missouri, and described as follows:

Three (3) tracts of land being located in Section 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County, Missouri, being more particularly described in the following three (3) Exhibits A – Property Description and attached hereto:

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities

When recorded return to: THL
First American Title Insurance Co. - NCS
1100 Main Street #1900
Kansas City, MO 64105
File No. NCS- 1214282

ORIGINAL

currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

Grantee, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns: to allow known or unknown utility facilities currently located on the property, whether of record or not; to remain on the property; to grant the current and subsequent owners of those facilities the right to maintain, reconstruct, increase, remove or alter the facilities and their appurtenances on, over, under and across the land herein conveyed; to permit utility facility owners to trim and remove trees and vegetation inconsistent with or detrimental to the utility facilities or the safety of persons and property; to grant the utility facility owner the right of ingress and egress across the land herein conveyed to and from those utilities, specifically including the right to use all gates and to install gates under the utility facility owner and the land owner's joint control.

This conveyance is made upon the express condition that Grantee, himself, his heirs, successors and assigns shall have no right of direct access from the land herein conveyed to the adjacent highways now known as Route US 50 and MO 291, all such rights of direct access being reserved by Grantor.

By conveyance through this quitclaim deed, the Missouri Highways and Transportation Commission makes no claim to the resulting title of the above-described property and is merely releasing whatever interest it has to the Grantee.

THE REMAINDER OF PAGE INTENTIONALLY BLANK

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *Grantee(s)*, its heirs and assigns forever.

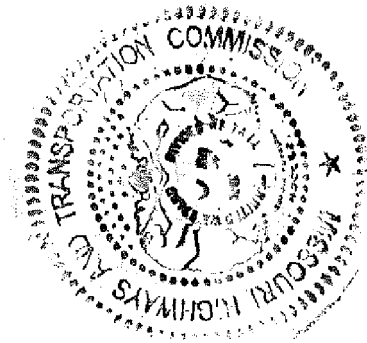
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By *W. Dustin Boatwright*
W. Dustin Boatwright, Chair

ATTEST:

By *Cheryl Hargrave*
Secretary to the Commission



ACKNOWLEDGMENT BY COMMISSION

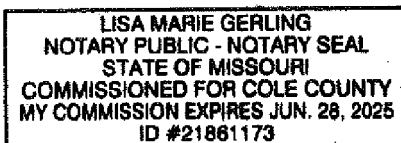
STATE OF MISSOURI _____)
COUNTY OF Cole) ss

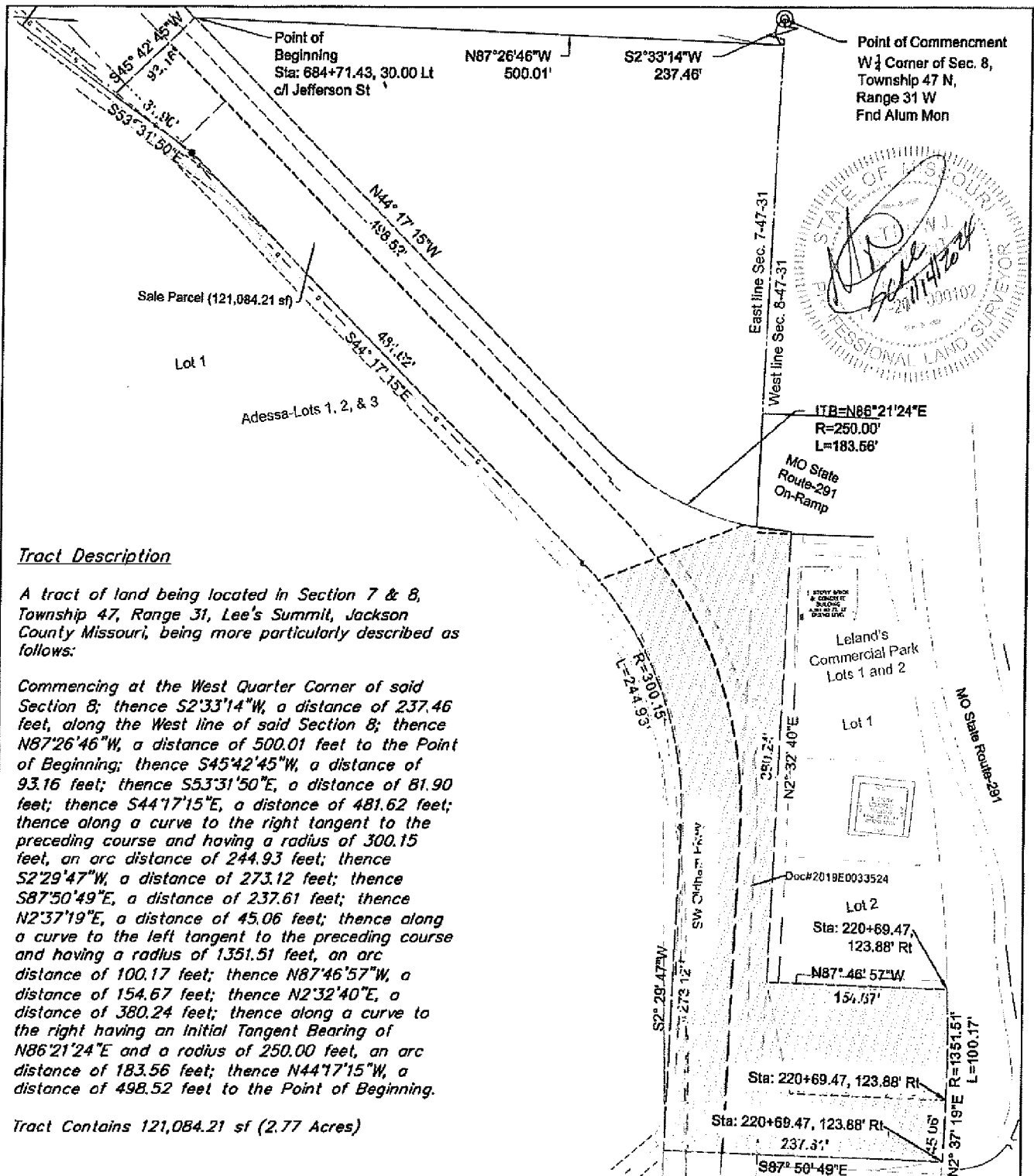
On this 5th day of February, 2025 before me appeared W. Dustin Boatwright personally known to me, who being by me duly sworn, did say that he/she is the Chair of the Missouri Highways and Transportation Commission and the seal affixed to the foregoing instrument is the official seal of said Commission and that said instrument was signed in behalf of said Commission by authority of the Missouri Highways and Transportation Commission and said W. Dustin Boatwright acknowledged said instrument to be the free act and deed of said Commission.

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

Lisa Marie Gerling
Notary Public

My Commission Expires: June 28, 2025





Exhibit

Exhibit

SHEET 1 OF 1

DATE:

5/8/2024

PROJECT NUMBER:

Oldham

REV. TO DWS:

N/A

SCALE:

1"=110'

Exhibit

Oldham Parkway

Mo-291 Tract 1

Lee's Summit, Jackson County, Missouri



ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-0888 F: (816) 623-3849

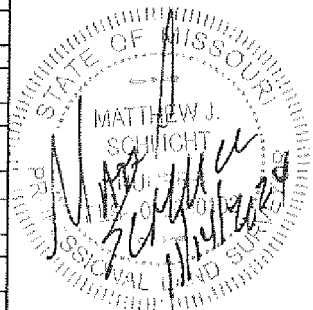
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

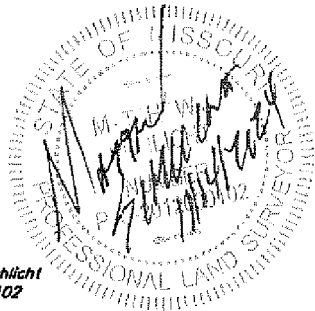
A tract of land being located in Section 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 8; thence S2°33'14"W, a distance of 237.46 feet, along the West line of said Section 8; thence N87°26'46"W, a distance of 500.01 feet to the Point of Beginning; thence S45°42'45"W, a distance of 93.16 feet; thence S53°31'50"E, a distance of 81.90 feet; thence S44°17'15"E, a distance of 481.62 feet; thence along a curve to the right tangent to the preceding course and having a radius of 300.15 feet, an arc distance of 244.93 feet; thence S2°29'47"W, a distance of 273.12 feet; thence S87°50'49"E, a distance of 237.61 feet; thence N2°37'19"E, a distance of 45.06 feet; thence along a curve to the left tangent to the preceding course and having a radius of 1351.51 feet, an arc distance of 100.17 feet; thence N87°46'57"W, a distance of 154.67 feet; thence N2°32'40"E, a distance of 380.24 feet; thence along a curve to the right having an Initial Tangent Bearing of N86°21'24"E and a radius of 250.00 feet, an arc distance of 183.56 feet; thence N44°17'15"W, a distance of 498.52 feet to the Point of Beginning.

Tract Contains 121,084.21 sf (2.77 Acres)

Title (name or identification of project)	County	
	Jackson	
	City (if applicable)	State
	Lee's Summit	MO
Licensee Name (sole proprietor, partnership, corporation, LLC, or government)	Date Prepared	Sheet
	11/12/2024	of
	Professional Surveyor Name (print)	
	Matthew J Schlicht	
	Discipline	
	Professional Land Surveyor	
Professional Surveyor (Signature)	License or Certificate of Authority No.	
	MO #	2005008319-D
	Date	
Only the following property description contained in this "EXHIBIT" is authenticated by this seal.		





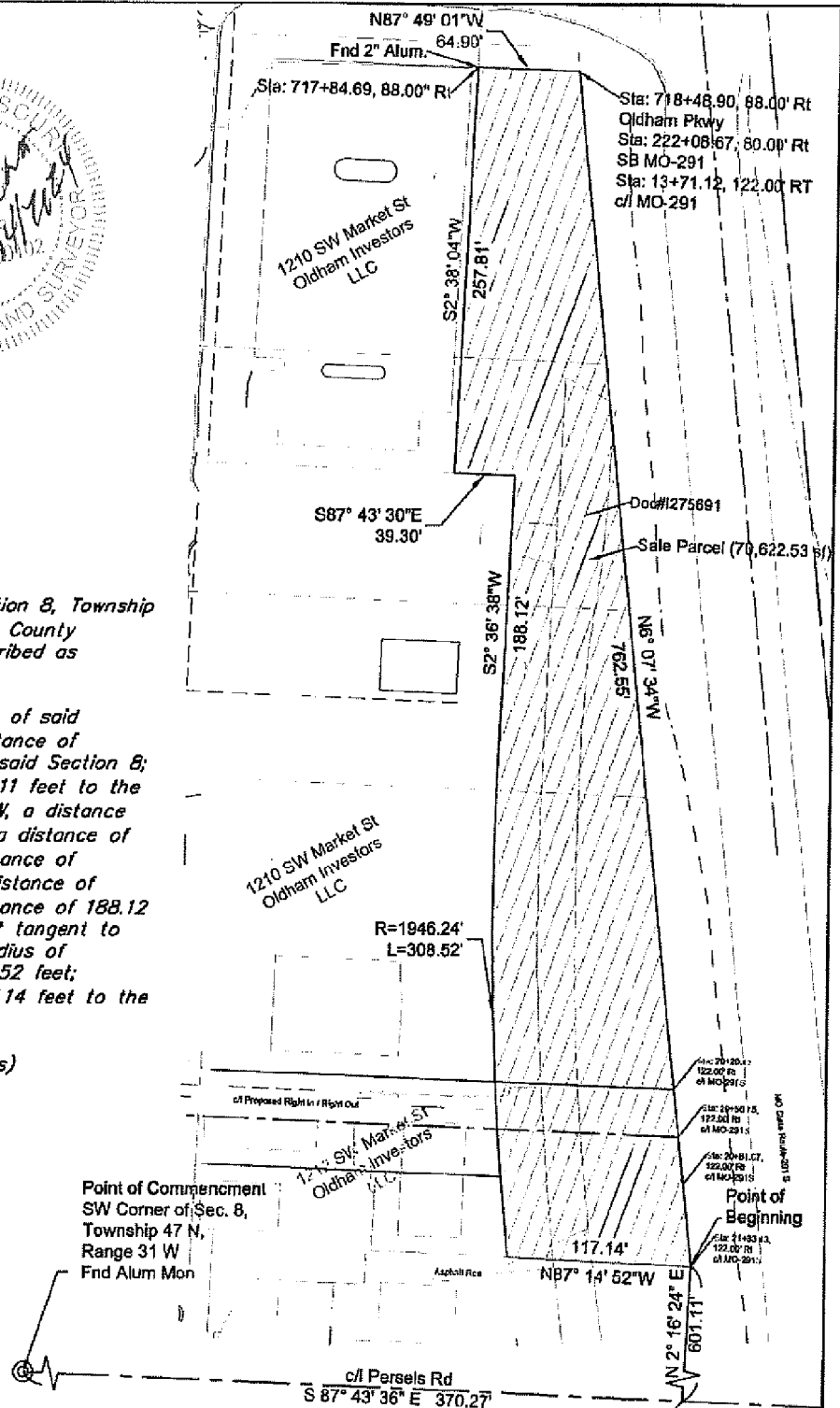
MO
Prepared By
Matthew J. Schlicht
PLS-2012000102

Tract Description

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 8; thence S87°43'36"E, a distance of 370.27 feet, along the South line of said Section 8; thence N2°16'24"E, a distance of 601.11 feet to the Point of Beginning; thence N6°07'34"W, a distance of 762.55 feet; thence N87°49'01"W, a distance of 64.90 feet; thence S2°38'04"W, a distance of 257.81 feet; thence S87°43'30"E, a distance of 39.30 feet; thence S2°36'38"W, a distance of 188.12 feet; thence along a curve to the left tangent to the preceding course and having a radius of 1946.24 feet, an arc distance of 308.52 feet; thence S87°14'52"E, a distance of 117.14 feet to the Point of Beginning.

Tract Contains 70,622.53 sf (1.62 Acres)



Exhibit

Exhibit

SHEET 1 OF 1

DATE:

5/8/2024

PROJECT NUMBER:

Oldham

REV. TO DWG.:

N/A

SCALE:

1"=100'

Exhibit

Oldham Parkway

Mo-291 Tract 2

Lee's Summit, Jackson County, Missouri



ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

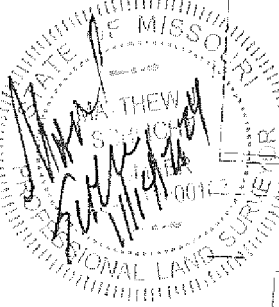
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Tract Contains 70,622.53 sf (1.62Acres)

Title <i>(name or identification of project)</i>	County		
	Jackson		
	City <i>(if applicable)</i>	State	
	Lee's Summit	MO	
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	Date Prepared	Sheet	
	11/12/2024	of	
	Professional Surveyor Name <i>(print)</i>		
	Matthew J Schlicht		
	Discipline		
	Professional Land Surveyor		
	License or Certificate of Authority No.		
	MO #	2005008319-D	
Professional Surveyor <i>(Signature)</i>	Date		Only the following property description contained in this "EXHIBIT" is authenticated by this seal.

MO
Prepared By:
Matthew J. Schlicht
PLS-2012000102



Existing
Building
1306
SW
Market

Tract I
Replat of Lot 2,
Resurvey of Lot 4,
Simonin Addition
1306 SW Market

1306 SW Market St
Market Street Investors LLC

ITB=N19°08'43"W
R=2230.48'
L=254.71'

Existing
Building
1310
SW Market

Tract II
Replat of Lot 2,
Resurvey of Lot 4,
Simonin Addition
1310 SW Market

1310 SW Market St
Market Street Investors LLC

Point of Commencement
SW Corner of Sec. 8,
Township 47 N,
Range 31 W
Fnd Alum Mon

Point of Beginning

c/l Persels Rd
S 87° 43' 36" E 378.48'

c/l MO-291S

S 87° 41' 33" E
104.00'

Doc#1275691

Sale Parcel (28,200.68 sf)

S 6° 07' 34" E
361.02'

Asphalt Road

Sta: 25+78.26,
Doc#120541

Sta: 26+90.52, 122.00' Rt, c/l MO-291S
Sta: 14+51.65, 50.00' Lt, c/l Persels Rd

N 57° 43' 36" W
73.17'

Sta: 13+78.48, 50.00' Lt, c/l Persels Rd

N 2° 16' 24" E
50.00'

Tract Description

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 8; thence S 87° 43' 36" E, a distance of 378.48 feet, along the South line of said Section 8; thence N 2° 16' 24" E, a distance of 50.00 feet to the Point of Beginning; thence N 0° 08' 56" E, a distance of 115.39 feet; thence along a curve to the right having an initial tangent bearing of N 19° 08' 43" W and a radius of 2230.48 feet, an arc distance of 254.71 feet; thence S 87° 41' 33" E, a distance of 104.00 feet; thence S 6° 07' 34" E, a distance of 361.02 feet; thence N 57° 43' 36" W, a distance of 73.17 feet to the Point of Beginning. Tract Contains 28,200.68 sf (0.647 Acres)

Exhibit

Exhibit

SHEET 1 OF 1

DATE:

5/8/2024

PROJECT NUMBER:

Oldham

REV. TO DWG.:

N/A

SCALE:

1"=60'

Exhibit

Oldham Parkway

Mo-291 Tract 3
Lee's Summit, Jackson County, Missouri



ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

30 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 622-9888 F: (816) 623-9849

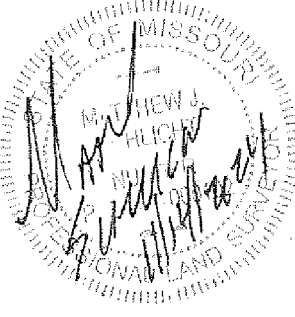
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION EXHIBIT A -PROPERTY DESCRIPTION

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County

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Tract Contains 28,200.68 sf (0.647 Acres)

Title <i>(name or identification of project)</i>	County			
	Jackson			
	City <i>(if applicable)</i>	State		
	Lee's Summit	MO		
	Date Prepared	Sheet		
Licensee Name <i>(sole proprietor, partnership, corporation, LLC, or government)</i>	11/12/2024	of		
	Professional Surveyor Name <i>(print)</i>			
	Matthew J Schlicht			
	Discipline			
	Professional Land Surveyor			
	License or Certificate of Authority No.			
	MO #	2005008319-D		
Professional Surveyor <i>(Signature)</i>	Date			
			Only the following property description contained in this "EXHIBIT" is authenticated by this seal.	