



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
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INSTRUMENT NUMBER:
2019E0025104

WARRANTY DEED

THIS INDENTURE, Made this 4th day of April, 2019, by and between

Grantor: Stonecroft MHC LLC, a Missouri Limited Liability Company

AND

Grantee: Stonecroft MHP LLC, a Delaware Limited Liability Company
whose mailing address is: 1914 Terracina Drive #130, Sacramento, CA 95834

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars, the receipt of which is hereby acknowledged does hereby these presents, Grant, Bargain, Sell and Convey unto the said GRANTEE, their heirs and assigns, all the following described real estate situated in the County of Jackson and the State of Missouri, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments an appurtenances thereunto belonging or in any wise appertaining, forever. And said party for its successors, does hereby covenant, promise and agree to and with said GRANTEE, that at the delivery of theses presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises with the appurtenances that the same are free, clear, discharge and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind whatsoever: and that they will warrant and forever defend the same unto the said GRANTEE, their heirs and assigns, against said GRANTOR, its successors, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

When Recorded Return To: LSV
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 943043-1

Exhibit "A"

Legal Description

Real property in the City of Kansas City, County of Jackson, State of Missouri, described as follows:

TRACT 1:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 32 WEST, THAT IS ALL THAT PART OF LOT 1, WILLIAM LANE ESTATE, THAT LIES EAST OF THE EASTERLY RIGHT OF WAY LINE OF BLUE RIDGE CUTOFF AND ALL THAT PART OF THE EAST HALF OF SAID QUARTER SECTION THAT LIES WEST OF THE WESTERLY RIGHT OF WAY LINE OF RAYTOWN ROAD, EXCEPT THE SOUTH 720 FEET THEREOF, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 87 DEGREES 30 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 858.38 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF BLUE RIDGE CUTOFF, AS NOW ESTABLISHED; THENCE NORTH 25 DEGREES 49 MINUTES 46 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.00 FEET; THENCE SOUTH 79 DEGREES 05 MINUTES 34 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.52 FEET; THENCE NORTH 31 DEGREES 53 MINUTES 46 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 561.74 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 87 DEGREES 08 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 445.03 FEET TO THE NORTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 02 DEGREES 06 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 657.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED; THENCE SOUTH 38 DEGREES 31 MINUTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.11 FEET; THENCE SOUTH 55 DEGREES 01 MINUTE 05 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 311.31 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 633.52 FEET; THENCE SOUTH 20 DEGREES 11 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 63.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 603.69 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF SAID CURVE, A DISTANCE OF 272.52 FEET; THENCE SOUTH 46 DEGREES 02 MINUTES 57 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 147.86 FEET TO A POINT ON A LINE 720.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 30 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,145.44 FEET TO A POINT IN THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 02 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 121.02 FEET TO THE POINT OF BEGINNING.

TRACT 2:

THAT PART OF LOT 2, SUBDIVISION OF WILLIAM LANE ESTATE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, WHICH LIES EAST OF RELOCATED BLUE RIDGE CUT-OFF AND EAST OF SNI-A-BAR ROAD, AS BOTH ARE NOW ESTABLISHED, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 3:

TRACT III OF THE LAND REFERRED TO IN THE WARRANTY DEED RECORDED AS DOCUMENT 2000I0066682, ALL IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2, FUNKHOUSER'S SUBDIVISION; THENCE NORTH 01° 59'28" EAST, ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 346.94 FEET (350 FEET - DEED); THENCE NORTH 87° 30'19" WEST, A DISTANCE OF 739.77 FEET (739 FEET +/- -DEED) TO THE WEST LINE OF SAID

QUARTER SECTION; THENCE SOUTH 02° 06'20" WEST, ALONG SAID WEST LINE, A DISTANCE OF 552.91 FEET (TO A POINT 160 FEET NORTH OF THE SOUTH LINE - DEED & MEASURED); THENCE SOUTH 87° 20'37" EAST A DISTANCE OF 303.64 FEET (330 FEET - DEED) TO THE NORTHEAST CORNER OF MANNING AVENUE (AS ESTABLISHED IN THE RECORDED PLAT OF LANE MEADOWS SEVENTH PLAT); THENCE SOUTH 02° 03'41" WEST, ALONG THE EAST LINE OF SAID MANNING AVENUE, A DISTANCE OF 160.79 FEET (DEED & MEASURED) TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 87° 11'39" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 247.47 FEET TO THE SOUTHWEST CORNER OF LOT 18 IN SAID FUNKHOUSER'S SUBDIVISION; THENCE NORTH 01° 59'28" EAST, 370 FEET (DEED & MEASURED) TO THE NORTHWEST CORNER OF LOT 1 IN SAID FUNKHOUSER'S SUBDIVISION; THENCE SOUTH 87° 11'39" EAST, ALONG THE NORTH LINES OF SAID LOT 1 AND 2, A DISTANCE OF 190 FEET (DEED & MEASURED) TO THE POINT OF BEGINNING.

TRACT 4:

TRACT B, LANE MEADOWS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

APN: 32-530-09-31-00-0-00-000 and 32-530-09-32-00-0-00-000 and 32-530-09-33-00-0-00-000 and 32-820-03-01-00-0-00-000