

GENERAL WARRANTY DEED

7178

THIS DEED, Made on the 27th day of JANUARY, A.D. One Thousand Nine Hundred and Eighty-Three (1983) by and between Josephine P. Nelson, a widowed single woman, of the County of Platte in the State of Missouri, Party of the First Part, and the UNITED STATES OF AMERICA and its Assigns, Parties of the Second Part.

Mailing Address of first named grantee being 601 East 12th St. Kansas City, Missouri 64106

WITNESSETH, That the said Party of the First Part, for and in consideration of the sum of TWENTY-FIVE THOUSAND AND NINE HUNDRED DOLLARS AND OTHER VALUABLE CONSIDERATIONS paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said UNITED STATES OF AMERICA and its Assigns, the following described Real Estate and Easement Right-of-Ways, situated in the County of Platte and State of Missouri, to-wit:

TRACT 1. An easement right-of-way over and upon a tract of land in the Northwest Quarter of Section 32, Township 51, Range 33, Platte County, Missouri, for the continued establishment and maintenance of an entranceway, road, drainage ditches, culverts, etc. to TRACT 2, described below, being bounded and described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 32; thence North $89^{\circ} 53' 39''$ West along the North line of the Northwest Quarter of said Section 32, 1834.21 feet to the true point of beginning of the tract to be herein described; thence South $0^{\circ} 07' 00''$ East 438.21 feet; thence South $32^{\circ} 46' 00''$ East 134.88 feet; thence South $65^{\circ} 25' 00''$ East 321.47 feet; thence South $0^{\circ} 24' 00''$ East 423.78 feet; thence South $89^{\circ} 36' 00''$ West 50.00 feet; thence North $0^{\circ} 24' 00''$ West 312.26

feet; thence North $32^{\circ} 54' 30''$ West 134.36 feet; thence North $65^{\circ} 25' 00''$ West 322.08 feet; thence North $0^{\circ} 07' 00''$ West 550.54 feet; thence South $89^{\circ} 53' 39''$ East 50.00 feet to the true point of beginning, containing 1.68 acres, more or less. Subject to that part on the North now being used for roadway and subject to any and all other easements and restrictions of record.

TRACT 2. The indefeasible fee simple title to a tract of land in the Northwest Quarter of Section 32, Township 51, Range 33, Platte County, Missouri, being bounded and described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 32, thence North $89^{\circ} 53' 39''$ West along the North line of the Northwest Quarter of said Section 32, 1,337.98 feet; thence South $0^{\circ} 06' 21''$ West at right angles to the last described course 1,107.35 feet to the true point of beginning of the tract to be herein described; thence South $0^{\circ} 24' 00''$ East 210.00 feet; thence South $89^{\circ} 36' 00''$ West 200.00 feet; thence North $0^{\circ} 24' 00''$ West 210.00 feet; thence North $89^{\circ} 36' 00''$ East 200.00 feet to the true point of beginning, containing 0.96 acres, more or less. Subject to any and all easements and restrictions of record.

TRACT 3. An easement right-of-way over and upon a tract of land variable in width through part of the Northwest Quarter of Section 32, Township 51, Range 33, Platte County, Missouri, for the continued establishment and maintenance of power, control and communication lines to TRACT 2, described above, being bounded and described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 32; thence due South along the East line of the Northwest Quarter of said Section 32, 951.92 feet to the true point of beginning of the tract to be herein described; thence due South along said East line 10.47 feet; thence South $89^{\circ} 36' 00''$ West 1255.33 feet; thence due South 6.95 feet; thence South $61^{\circ} 48' 15''$ West 270.57 feet; thence South $89^{\circ} 36' 00''$ West 42.89 feet; thence North $0^{\circ} 24' 00''$ West 3.37 feet; thence North $61^{\circ} 48' 15''$ East 305.10 feet; thence North $89^{\circ} 32' 25''$ East 1267.79 feet to the true point of beginning, containing 0.44 acres, more or less. Subject to any and all other easements and restrictions of record.

PROVIDING HOWEVER, That there is reserved to the Party of the First Part, the following rights and conditions:

WHEREAS, In the event Party of the First Part, her heirs, successors or assigns, desire to develop the lands adjoining TRACT 1, as described above, for residential or commercial purposes, Parties of the Second Part:

A. Grant to Party of the First Part, her heirs, successors or assigns, the right-of-way and right to construct similar or improved road or street crossings over and across TRACT 1 and the road thereon, PROVIDED, that said similar or improved road or street crossings are constructed and maintained by Party of the First Part, her heirs, successors, or assigns at no cost to Parties of the Second Part, and PROVIDING FURTHER, that the foregoing right does not carry with its right-of-way further usage of Parties of the Second Part's easement right-of-way by Party of the First Part, her heirs, successors, or assigns, or

B. Agree to vacate and relinquish TRACT 1 as described above, in the event that Party of the First Part, her heirs, successors or assigns provide a similar or improved road from the existing public frontage road upon the northerly right-of-way (NW 56th Street (Filger Road)) to TRACT 2, described above, and PROVIDING, that said similar or improved road or street shall be constructed by Party of the First Part, her heirs, successors, or assigns at no additional cost to Parties of the Second Part, and said similar or improved road or street shall have been dedicated to public use and have been accepted by local city or county authorities for future maintenance.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said UNITED STATES OF AMERICA, and to its assigns and successors forever. The said Party of the First Part hereby covenanting that she and her heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to the premises unto the said UNITED STATES OF AMERICA, and to its assigns and successors forever against the lawful claims of all persons whomsoever.

The said Party of the First Part hereby states that she remained married to Norville J. Nelson, as Husband and Wife, until the death of Norville J. Nelson on December 3, 1982, in the City of Kansas City, County of Platte, State of Missouri.

IN WITNESS WHEREOF, the said Party of the First has executed these presents the day and year first above written.

A handwritten mark consisting of a stylized, cursive 'X' or similar symbol, positioned above a horizontal line.

Josephine P. Nelson (Mark)

Josephine P. Nelson can sign only by her mark and said Josephine P. Nelson's mark has been witnessed by the following parties:

By A handwritten signature in cursive script, appearing to read 'Joseph A. Nelson', written over a horizontal line.

Joseph A. Nelson, Son of Josephine P. Nelson

617 South Douglas

Lee's Summit, Missouri

STATE OF MISSOURI)

) SS

COUNTY OF PLATTE)

On this 27th day of January, 1983, before me personally appeared Joseph A. Nelson and George H. Playter, to me known to be the persons who witnessed that Josephine P. Nelson executed the foregoing instrument with her mark and acknowledge that she executed the same as her free act and deed.

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

JOHN R MOORE
NOTARY PUBLIC STATE OF MISSOURI
PLATTE CO.
MY COMMISSION EXPIRES SEPT 17 1986

John R Moore
Notary Public



My Term Expires _____.

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STATE OF MISSOURI }
County of Platte } ss.

I, Ida Cox, Recorder of Deeds of said County, do hereby certify that the within instrument of writing was, on the 31st day of Jan A.D. 1983 at 10 o'clock 30 minutes PM duly filed for record in this office and is recorded in the Records of this office in Book 635 at page 248.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Platte City, Mo. this 31st day of Jan A.D. 1983.

By Ida Cox Recorder
By Beverly Burnett Deputy

