

Special Warranty Deed
(CORPORATION)

This Deed, made and entered into this 21st day of February, 2019, by and between

Vintage Corporation,

a corporation, organized and existing under the laws of the State of Missouri, party of the first part, (Grantor) and

City of Warrensburg, Missouri, (Grantee)

a municipal corporation, organized and existing under the laws of the State of Missouri, party or parties of the second part,

(Mailing address of said first named grantee is

).

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate situated in the County of **Johnson**, and State of **Missouri**, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever,

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and the heirs and assigns of such party or parties forever, against the lawful claims of all persons claiming by, through or under party of the first part but none other excepting, however, the general taxes for the calendar year 2018 and thereafter, and special taxes becoming a lien after the date of this deed.

EXHIBIT "A"
LEGAL DESCRIPTION

Truman Title, Inc. File Number 19020074

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46, RANGE 26, IN JOHNSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, AFORESAID; THENCE SOUTH 01°52'46" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 84.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINE STREET, AS NOW LOCATED, AND BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 01°52'46" WEST ALONG SAID EAST LINE, 307.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD, AS NOW LOCATED; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2110.94 FEET AN ARC LENGTH OF 23.63 FEET AND A CHORD BEARING OF SOUTH 67°56'48" WEST; THENCE SOUTH 68°16'03" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 1230.21 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2371.27 FEET AN ARC LENGTH OF 217.25 FEET AND A CHORD BEARING OF SOUTH 65°38'34" WEST TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 02°10'30" EAST ALONG SAID WEST LINE, 358.62 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 662 AT PAGE 182 IN THE OFFICE OF THE RECORDER OF DEEDS IN JOHNSON COUNTY, MISSOURI; THENCE SOUTH 86°55'04" EAST ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, 370 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN TRACT OF LAND; THENCE NORTH 02°10'30" EAST ALONG THE EAST LINE OF SAID CERTAIN TRACT OF LAND, 362.89 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF PINE STREET; THENCE SOUTH 86°51'45" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 554.28 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 366.14 FEET AN ARC LENGTH OF 254.28 FEET AND A CHORD BEARING OF NORTH 73°14'31" EAST; THENCE NORTH 53°20'47" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 86.16 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 603.50 FEET AN ARC LENGTH OF 133.00 FEET AND A CHORD BEARING OF NORTH 59°39'35" EAST TO THE TRUE POINT OF BEGINNING; SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER, ALONG, AND THROUGH THE NORTH 100 FEET OF THE EAST 15 FEET OF THE WEST 385 FEET THEREOF.