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Gloria Boyer  
Recorder of Deeds

Electronically Recorded

RETURN RECORDED DOCUMENT TO:



Barbara Cantrell  
Public Works Department  
Coordination Services Division  
18<sup>th</sup> Floor, City Hall  
414 East 12<sup>th</sup> Street  
Kansas City Mo 64106-2795

Project No. 89008174

Maynard Jr. & Virginia Jeanne Cowan Trust  
Mailing address: 1107 Stagecoach SE  
Albuquerque, NM 87123

Property address: 6554+/- NW Prairie View Rd., Kansas City, MO

**GENERAL WARRANTY DEED**

THIS INDENTURE, made this 29<sup>th</sup> of May, A.D., 2014, by and between Maynard Cowan, Jr., Trustee of the Maynard Cowan, Jr. & Virginia Jeanne Cowan Trust u/t/d October 15, 1996 of the County of Bernalillo and State of New Mexico (Grantor), and the CITY OF KANSAS CITY, a Municipal Corporation of the State of Missouri, (Grantee), whose mailing address is 414 East 12th Street, Kansas City, Missouri, 64106.

WITNESSETH, that the said Grantor, in consideration of ONE DOLLARS to be paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm unto said Grantee, its successors and assigns, the following described real estate and interests in real estate in the County of Platte, State of Missouri, to-wit:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West, of the 5th Principal Meridian in Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of Lot 1, Doncro Center, a subdivision of land in said Platte County, thence South 89°07'54" East, 95.65 feet to the Point of Beginning of the tract of land to be herein described: thence North 00°52'06" East, 62.71 feet to a point on the Westerly right-of-way line of Interstate 29, as now established; thence South 34°23'58" East, along said right-of-way line 76.81 feet; thence North 89°07'54" West, 44.35 feet to the Point of Beginning. Containing 1,391 square feet or 0.03 acres, more or less. [legal description prepared by City of Kansas City, Missouri]

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto Grantee, its successors and assigns forever; Grantor hereby covenanting that he/she/they/it is/are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that Grantor has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by Grantor or those under whom he/she/they/it claim(s) except for the lien of general or special taxes not now due and payable; and that Grantor will warrant and defend the title to said premises unto said Grantee and it's successors and assigns, forever, against the lawful claims and demands of all entities whomsoever; and reserving the right in the Maynard Jr. & Virginia Jeanne Cowan Trust to manage the premises leased to CBS for the billboard currently existing, for as long as that billboard exists, but in no event shall that right extend past December 31, 2014. The conveyance made is subject to easements, reservations and restrictions of record.

WORDS AND PHRASES herein, including those in the Acknowledgment, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the said Grantor has executed the above day and year first above written.

**Maynard Cowan, Jr. & Virginian Jeanne Cowan  
Trust u/t/d October 15, 1996**

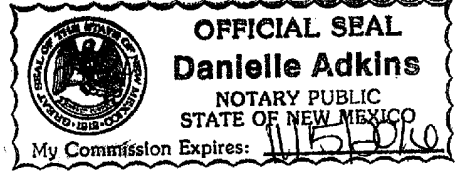
By: Maynard Cowan, Jr.  
Maynard Cowan, Jr., Sole Incumbent Trustee



STATE OF NEW MEXICO                )  
   ) SS  
COUNTY OF BERNALILLO            )

On May 29, 2014, before me appeared **Maynard Cowan, Jr., Trustee of the Maynard Cowan, Jr. & Virginian Jeanne Cowan Trust u/t/d October 15, 1996 Trust Agreement**, described in the foregoing instrument, to me known to be the person described in and who executed the foregoing instrument as his/ her/ their free act and deed for the purposes expressed therein pursuant to the authority granted by such trust agreement.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Albuquerque, New Mexico, the day and year last above written.



Danielle Adkins Notarize  
Notary Public in and for  
said County and State

My term expires 11/5/2016

BK 1236 PG 121