



K323266

WARRANTY DEED (Missouri Form for Individuals)

K 743P 76

This Deed Witnesseth, That Christine H. Ouderkirk, a single woman

Grantor, for and in consideration of the sum of one dollar and other valuable considerations do by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto Kansas City, a Municipal Corporation, of Missouri

whose mailing address is: Property and Insurance Division, 16th Floor, City Hall, /64106. Grantee, its successors and assigns the following land situate in Jackson County, Missouri, to-wit:

08-4267

All that part of Lot 1, TINSMAN ADDITION, a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof described as follows: Beginning at the Northwest corner of said Lot 1; thence due East along the North line of said Lot 1 a distance of 272.97 feet; thence South-Westerly along a curve to the right having an initial tangent bearing of South 65 degrees 22 minutes 48 seconds West and a radius of 440 feet, a distance of 187.62 feet; thence due West a distance of 90.20 feet to the West line of said lot 1; thence North 00 degrees, 08 minutes, 30 seconds, East along said West line a distance of 40 feet to the true point of beginning.

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

Grantor herein the widow of Charles L. Ouderkirk states that she and her late husband remained husband and wife continuously never having been divorced from the time the real estate herein described was conveyed to them until the death of the said Charles L. Ouderkirk which occurred on June 6, 1976 in Kansas City, Missouri.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee and unto its successors and assigns forever; said Grantor hereby covenanting that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by her or those under whom she claims, and that she will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

WITNESS THE HAND of said Grantor this 5th day of April 1977

Christine H. Ouderkirk
Christine H. Ouderkirk

In the State of Missouri, County of Jackson, on this 5th day of April 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

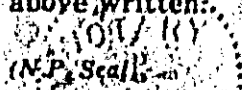
Christine H. Ouderkirk

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and the said

Christine H. Ouderkirk

further declared herself to be unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.



Zoe Rowe
Notary Public

My Term Expires February 4, 1980

Reserved for Recorder of Deeds

STATE OF MISSOURI
JACKSON COUNTY ) 38
I CERTIFY INSTRUMENT RECEIVED

1977 APR 7 AM 9 46 5

RECORDED BOOK PAGE 76
STEVEN A. GLOTT
DIRECTOR OF RECORDS

Handwritten notes: 1.00, 5.00, 6.00