



City Planning and Development Department –
Development Services

DATE: **December 26**, 2017
TO: **Marilyn Sanders, City Clerk**
FROM: **Amy S. Bunnell, P.E., Plan Review Supervisor, Land Development Division
(LDD) City Planning and Development**
SUBJECT: **Quinlan Row (SD1566)**

All the requirements of this office have been met.

A handwritten signature in blue ink that reads "Amy S. Bunnell".

Amy S. Bunnell, P.E.
Land Development Division
Plan Review Supervisor

ASB:prp

RECEIVED BY
THE CITY CLERK

DEC 22 2017



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: December 21, 2017
To: Tammy Queen, City Treasurer
From: Pam Powell
Subject: Quinlan Row

The following are the only plat and parcel numbers affecting the above referenced property:

See attached K-PIN

Plat Reviewer: Pam Powell

Proposed Plat

Quinlan Row

Parent Parcels

KIVA PIN

11886

11887



Property Account Summary

Parcel Number	29-120-16-01-00-0-00-000	Property Address	804 WOODLAND AVE , KANSAS CITY, MO 64106
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General Information	
Property Description	ASKEW'S WILLIAM SUB OF LOT 13 RANSON PLACE LOTS 1-3 & N 1/2 VAC ALLEY S & ADJ
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	001

Property Characteristics	
Property Class	2000

Parties			
Role	Percent	Name	Address
Taxpayer	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130
Owner	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130

Property Values					
Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Market Value Total	35,968	27,668	27,668	27,668	27,668
Taxable Value Total	0	0	0	0	0
Assessed Value Total	11,510	8,854	8,854	8,854	8,854

Active Exemptions	
LB01 (Land Bank)	

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search on this website to see**



Property Account Summary

Parcel Number	29-120-16-05-00-0-00-000	Property Address	1718 E 9TH ST , KANSAS CITY, MO 64106
---------------	--------------------------	------------------	---------------------------------------

General Information

Property Description	ASKEW'S WILLIAM SUB LOTS 4-6 & S 1/2 VAC ALLEY N & ADJ
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001

Property Characteristics

Property Class	2000
----------------	------

Parties

Role	Percent	Name	Address
Taxpayer	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130
Owner	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Market Value Total	35,864	27,588	27,588	27,588	27,588
Taxable Value Total	0	0	0	0	0
Assessed Value Total	11,476	8,828	8,828	8,828	8,828

Active Exemptions

L001 (Land Bank)	
------------------	--

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
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Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here to begin a search on this website to see](#)

ClearTitle

Alliant National Title Insurance Company **COMMITMENT FOR TITLE INSURANCE** **SCHEDULE A**

File No: **T1710054**

Loan No:

1. Effective Date: **September 27, 2017, 08:00 AM**

2. Policy or Policies to be issued:

A. 2006 ALTA® Owner's Policy:

Policy Amount: **\$5,159,594.00**

Premium: **\$5,434.60**

Proposed Insured: **Century TH, LLC, a Missouri limited liability company**

B. 2006 ALTA® Loan Policy

Policy Amount: **\$2,800,000.00**

Premium: **\$350.00**

Proposed Insured: **Horizon Bank, a Nebraska Corporation**

C. 2006 ALTA® Loan Policy:

Policy Amount: **\$350,000.00**

Premium: **\$350.00**

Proposed Insured: **Missouri Housing Development Commission**

3. The estate or interest in the land described or referred to in this Commitment is: **Fee Simple**

4. Title to the estate or interest in the land is at the Effective Date vested in:

Land Bank of Kansas City, Missouri

5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

For informational purposes only the property address is purported to be:

804 Woodland Ave., Kansas City, MO 64106

Countersigned

Clear Title Nationwide, Inc.



By: **Brett R. Hart**

Clear Title Nationwide, Inc.
12980 Foster St. Ste 140
Overland Park, KS 66213
(913) 451-3608 / (913) 451-3649



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

EXHIBIT "A"

Tract 1: (804 Woodland Ave.)

All of Lots 1, 2 and 3, and the North Half of the vacated alley lying South of and adjacent to said Lots 1, 2 and 3, WILLIAM ASKEW'S SUBDIVISION of Lot 13, RANSON PLACE, a subdivision in Kansas City, Jackson County, Missouri.

Tract 2: (1718 E. 9th St.)

All of Lots 4, 5 and 6, and the South Half of the vacated alley lying North of and adjacent to said Lots 4, 5 and 6, WILLIAM ASKEW'S SUBDIVISION of Lot 13, RANSON PLACE, a subdivision in Kansas City, Jackson County, Missouri.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - I**

File No: **T1710054**

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.

Note: This Company requires all monies due in connection with the closing of the premises in question, to be in the form of a Cashier's Check, Certified Check or Wire Transfer.

3. Documents satisfactory to us creating the interest in the land and/or the deed of trust to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Properly executed Affidavit from the owner of record as to the payment of the Associates dues, (if any) as set out in the Homes Association Declaration affecting said premises in question.
6. **Tract 1: Certificate of Dangerous Building filed by the City of Kansas City, Missouri, Public Works Department on October 21, 2005 as Document No. 2005K0068779.**
7. **Tract 1: Certificate of Dangerous Building filed by the City of Kansas City, Missouri, Public Works Department on January 9, 2001 as Document No. 2001K0065570.**
8. **Tract 2: Certificate of Dangerous Building filed by the City of Kansas City, Missouri, Public Works Department on September 8, 2000 as Document No. 2000K-0049511.**
9. **Tract 2: Certificate of Dangerous Building filed by the City of Kansas City, Missouri, Public Works Department on February 16, 2001 as Document No. 2001K0008681.**
10. **This company requires a Quit Claim Deed, Quiet Title Suit, or Release removing the interest of the prior Owner(s) of record, that may claim interest, including but not limited to Thomas Hershbaum and spouse, if any, and all heirs -OR-**

Obtain a "Tax Certificate" from TITLE BRIDGE, LLC certifying the Tax Suit No. K2009-01699 and Tax Administrative Deed Dated March 23, 2012 and Recorded March 26, 2012 as Document No. 2012E0031238 satisfies the applicable Mo. Rev. Statue. TITLE BRIDGE, LLC certifies the insurable of title as shown in Schedule A of this commitment.

11. **This company is informed that a Petition to Quiet Title was filed June 14, 2017 as Case No. 1716-CV13779**

12. **Cancellation and release of a Deed of Trust as described below:**

Executed by: Marc R. Hanson and Lisa L. Hanson, Husband and Wife, Gerald Ervin and Virginia A. Ervin, Husband and Wife, and Phillip Stephenson, a single person

Trustee: Old Republic Title Company

Lender: Michael J. Rainen and William L. Rainen, both married person, as Joint Tenants with Rights of Survivorship

Document Date: May 01, 2000

Date Recorded: May 12, 2000

Document No.: Document No. 2000K0025862

Amount: \$100,000.00

-OR- Obtain a "Tax Certificate" from TITLE BRIDGE, LLC certifying the Tax Suit No. K2009-01699 and Tax Administrative Deed Dated March 23, 2012 and Recorded March 26, 2012 as Document No. 2012E0031238 satisfies the applicable Mo. Rev. Statue. TITLE BRIDGE, LLC certifies the insurable of title as shown in Schedule A of this commitment.

- 13. Execution by Owner, Lender and General Contractor of a Construction Escrow Agreement approved by Alliant National Title Company (ANTC).**
- 14. Execution by Owner and General Contractor of a New Construction Indemnity Agreement approved by Alliant National Title Company (ANTC); Provide current audited Financial Statements acceptable to ANTC; Provide copies of the budget, contracts and loan agreement for our review and approval; Presentation for Examination prior to each draw of an Affidavit satisfactory to the Company from both the Owner and General Contractor listing all persons who have done lienable work, the total amount of their contracts, the amounts paid to date and the amounts to come due, and their respective unconditional final lien waivers or lien waivers to date. (The AIA G702/703 Application for payment and Schedule of Values, if unmodified, does not comply with this requirement because it does not provide the identity of the lower tiers or their actual contract status, including net amount of this payment.)**

This Company reserves the right to add additional requirements and exceptions as it deems necessary upon review of the above listed documents.

ATTENTION LENDERS:

Please Note: Loan Packages should be e-mailed to: docs@mycleartitle.com

PLEASE USE NEW AND REVISED WIRING INSTRUCTIONS SPECIFIC TO THIS COMMITMENT

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B – II**

File No: **T1710054**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a. Rights of claims of parties in possession not recorded in the public records.
 - b. Easement or claims of easements not recorded in the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the land.
 - d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not recorded in the public records.
 - e. Taxes for special assessments which are not shown as existing liens by the public records.
3. ADDITIONAL EXCEPTIONS:
 - a. Tract 1: (804 Woodland Ave.)
Taxes for 2017 and subsequent years, which are a lien not yet due or payable.
Parcel ID Number: 29-120-16-01-00-0-00-000
Assessed Value: \$11,510.00
County Taxes for the year 2016 are EXEMPT.

Tract 2: (1718 E. 9th St.)
Taxes for 2017 and subsequent years, which are a lien not yet due or payable.
Parcel ID Number: 29-120-16-05-00-0-00-000
Assessed Value: \$11,476.00
County Taxes for the year 2016 are EXEMPT.
 - b. Building set back line and/or Public Utility Easements across a portion of the premises in question, as shown on the recorded plat.
 - c. Building and user restrictions created by the recorded plat, a violation of which would not cause a forfeiture of reversion of title.
 - d. Terms and conditions of the Homes Association Declaration, (if any). (NOTE: Any unpaid assessments are hereby excepted)
 - e. Utility Easement in that part of the premises in question in the vacated alley herein described, reserved in Ordinance No. 6450, of the City of Kansas City, Missouri, filed for record April 11, 1941, as Document No. A-674795 in Book B-3469 at Page 103, in the Office of the Recorder of Deeds for Jackson County, Missouri.

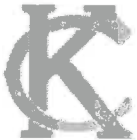
END OF SCHEDULE B II



Pam Powell

From: Katherine Chandler
Sent: Tuesday, December 12, 2017 1:55 PM
To: Pam Powell
Subject: RE: Quinlan Row (SD1566)

We should be good on this one now, with the release Peggy Shultz provided. No additional documentation should be needed for 10, 11, or 12.



Katie Chandler
Associate City Attorney
Office of the City Attorney
City of Kansas City, Mo.
414 E. 12th Street, 2300 City Hall
Kansas City, MO 64106
Email: katherine.chandler@kcmo.org
Phone: 816-513-2747
Fax: 816-513-2716

Email is not a secure method of communication. If you have security concerns, please contact me to arrange another method of communication.

From: Katherine Chandler
Sent: Wednesday, December 06, 2017 3:29 PM
To: Pam Powell <Pam.Powell@kcmo.org>
Subject: RE: Quinlan Row (SD1566)

Please ask them if the Quiet Title action (in #11) has been decided by the Court yet. If there's an order from the court, that would be enough documentation to satisfy #10 and #12.



Katie Chandler
Associate City Attorney
Office of the City Attorney
City of Kansas City, Mo.
414 E. 12th Street, 2300 City Hall
Kansas City, MO 64106
Email: katherine.chandler@kcmo.org
Phone: 816-513-2747
Fax: 816-513-2716

Email is not a secure method of communication. If you have security concerns, please contact me to arrange another method of communication.

From: Pam Powell
Sent: Monday, December 04, 2017 12:40 PM
To: Katherine Chandler <Katherine.Chandler@kcmo.org>
Subject: Quinlan Row (SD1566)

Katie,

In addition to the email below requesting mylar approval, I have the following question:

1. Is there any documentation required for Items 10, 11 and 12 (Schedule B – I) referenced on the ownership certificate?

Please Note: I had previously asked the developer's representative to submit a subordination of deed of trust (right-of-way is not being dedicated) for any deed of trust listed on the ownership certificate (Item 12). Land Bank of Kansas City is the owner and the following response has been provided: "There will be no consent for this mortgage since it was wiped out by a tax sale."

Thank you.

Pam
Ext. 2510

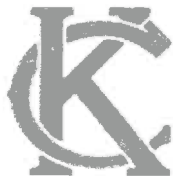
From: Pam Powell
Sent: Wednesday, November 29, 2017 3:26 PM
To: Katherine Chandler
Subject: Quinlan Row (SD1566)

Katie,

The applicant is requesting approval to run mylars for the above referenced final plat. Please advise if the attached plat is acceptable to Law or if revisions are required.

Please respond by Wednesday, December 6, 2017.

Thank you.



Pam Powell
Principal Engineering Technician
Land Development Division
City Planning and Development Department
City of Kansas City, MO
414 E. 12th Street, 5th Floor (16th Floor temporary location)
Kansas City, MO 64106
Email: pam.powell@kcmo.org
Direct Line: (816) 513-2510
If you cannot reach me, please call the Main Line at 816-513-1500 Option 2
Fax: 816-513-2548
CUSTOMER SATISFACTION SURVEY – REFERENCE STANDARDS – LDD
WEBSITE – DEPARTMENT WEBSITE



INSTRUMENT NUMBER / BOOK & PAGE

2017E0108348

Robert T. Kelly, Director, Recorder of Deeds

Grantor(s): CITY OF KANSAS CITY, MISSOURI
NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT
NEIGHBORHOOD PRESERVATION DIVISION

Title of Document: RELEASE OF DANGEROUS BUILDING CERTIFICATE OF EXISTENCE

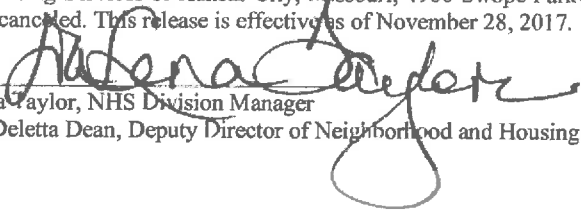
Date of Document: November 28, 2017

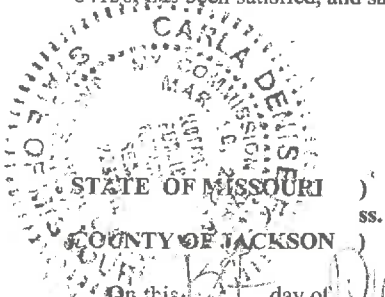
WHEREAS, Certificate of Existence of Dangerous Building on property described as 1718 E 9th St. Kansas City, MO 64106 was filed in the office of the Recorder of Deeds of Jackson County, Missouri on February 16, 2001 and recorded as Document No. 2001K0008681, and

Legal Description: ASKEW'S WILLIAM SUB LOTS 4-6 & S 1/2 VAC ALLEY N & ADJ: A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

Grantee(s): Hanson, Marc R. & Hanson, Lisa

WHEREAS, the dangerous condition complained of in said Certificate has been abated and requirements of the Dangerous Building Inspections of the Department of Neighborhood and Housing Services of Kansas City, Missouri, 4900 Swope Parkway, Kansas City, MO 64130, has been satisfied, and said Certificate is hereby cancelled. This release is effective as of November 28, 2017.


Dalena Taylor, NHS Division Manager
For: Deletta Dean, Deputy Director of Neighborhood and Housing Services



STATE OF MISSOURI)
 ss.
COUNTY OF JACKSON)

On this 27 day of December, 2017, before me a Notary Public for the State of Missouri, Jackson County, personally appeared, the above individual, known to me to be the person who executed the above Release, and acknowledged to me that he/she executed the same for the purposes therein stated

Notary Pub

Signature

Print Name

My Commission expires

Mailing Address: Alliant National Title Insurance Company, Attn: Brett R. Hart
12980 Foster St., Ste 140
Overland Park, KS 66213

CARLA DENISE FINCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Mar. 10, 2020
Commission # 12237648



Grantor(s): CITY OF KANSAS CITY, MISSOURI
NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT
NEIGHBORHOOD PRESERVATION DIVISION

Title of Document: RELEASE OF DANGEROUS BUILDING CERTIFICATE OF EXISTENCE

Date of Document: November 28, 2017

WHEREAS, Certificate of Existence of Dangerous Building on property described as 804 Woodland Ave Kansas City, MO 64106 was filed in the office of the Recorder of Deeds of Jackson County, Missouri on November 9, 2001 and recorded as Document No. 2001K0065570, in the Book Number , Page No. , and

Legal Description: ASKEW'S WILLIAM SUB OF LOT 13 RANSON PLACE LOTS 1-3 & N 1/2 VAC ALLEY S & ADJ: A SUBDIVISION IN KANSAS CITY, Jackson COUNTY, MISSOURI

Grantee(s): Hanson, Mark R. & Hanson, Lisa L. & Ervin, Gerald & Ervin, Virginia & Sephenson

WHEREAS, the dangerous condition complained of in said Certificate has been abated and requirements of the Dangerous Building Inspections of the Department of Neighborhood and Housing Services of Kansas City, Missouri, 4900 Swope Parkway, Kansas City, MO 64130, has been satisfied, and said Certificate is hereby canceled. This release is effective as of November 28, 2017.

Deletta Dean
Deletta Dean, NHS Division Manager
For: Deletta Dean, Deputy Director of Neighborhood and Housing Services



STATE OF MISSOURI)
COUNTY OF JACKSON)

On this 5th day of December, 2017, before me a Notary Public for the State of Missouri, Jackson County, personally appeared, the above individual, known to me to be the person who executed the above Release, and acknowledged to me that he/she executed the same for the purposes therein stated

Carla Denise Finch
Notary Public
Carla DENISE FINCH
Signature
Print Name

My Commission expires

Mailing Address: Alliant National Title Insurance Company, Attn: Brett R. Hart
12980 Foster St., Ste 140
Overland Park, KS 66213

CARLA DENISE FINCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Mar. 10, 2020
Commission # 12237648

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
12/05/2017 10:18:28 AM

INSTRUMENT TYPE: DBR FEE: \$21.00 1 PG



INSTRUMENT NUMBER / BOOK & PAGE

2017E0108346

Robert T Kelly, Director, Recorder Of Deeds

Grantor(s):

CITY OF KANSAS CITY, MISSOURI

NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT
NEIGHBORHOOD PRESERVATION DIVISION

Title of Document: RELEASE OF DANGEROUS BUILDING CERTIFICATE OF EXISTENCE

Date of Document: November 28, 2017

WHEREAS, Certificate of Existence of Dangerous Building on property described as 804 Woodland Ave Kansas City, MO 64106 was filed in the office of the Recorder of Deeds of Jackson County, Missouri on October 10, 2005 and recorded as Document No. 2005K0068779, and

Legal Description: ASKEW'S WILLIAM SUB OF LOT 13 RANSON PLACE LOTS 1-3 & N 1/2 VAC ALLEY S & ADJ: A SUBDIVISION IN KANSAS CITY, Jackson COUNTY, MISSOURI

Grantee(s): Ervin, Gerald & Ervin, Virginia A.

WHEREAS, the dangerous condition complained of in said Certificate has been abated and requirements of the Dangerous Building Inspections of the Department of Neighborhood and Housing Services of Kansas City, Missouri, 4900 Swope Parkway, Kansas City, MO 64130, has been satisfied, and said Certificate is hereby canceled. This release is effective as of November 28, 2017.


Dalena Taylor, NHS Division Manager

For: Deletta Dean, Deputy Director of Neighborhood and Housing Services

STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

On this 5th day of December, 2017, before me a Notary Public for the State of Missouri, Jackson County, personally appeared, the above individual, known to me to be the person who executed the above Release, and acknowledged to me that he/she executed the same for the purposes therein stated


Notary Public

Signature

Print Name

My Commission expires

Mailing Address: Alliant National Title Insurance Company, Attn: Brett R. Hart
12980 Foster St., Ste 140
Overland Park, KS 66213

CARLA DENISE FINCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Mar. 10, 2020
Commission # 12237648

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
12/05/2017 10:18:28 AM

INSTRUMENT TYPE: DBR FEE: \$21.00 1 PG



INSTRUMENT NUMBER / BOOK & PAGE
2017E0108347

Robert T. Kelly, Director, Recorder of Deeds

Grantor(s): CITY OF KANSAS CITY, MISSOURI
NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT
NEIGHBORHOOD PRESERVATION DIVISION

Title of Document: RELEASE OF DANGEROUS BUILDING CERTIFICATE OF EXISTENCE

Date of Document: November 28, 2017

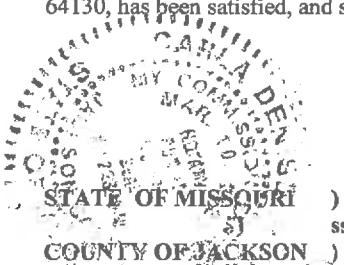
WHEREAS, Certificate of Existence of Dangerous Building on property described as 1718 E 9th St. Kansas City, MO 64106 was filed in the office of the Recorder of Deeds of Jackson County, Missouri on September 8, 2000 and recorded as Document No. 2000K0049511, and

Legal Description: ASKEW'S WILLIAM SUB LOTS 4-6 & S 1/2 VAC ALLEY N & ADJ: A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

Grantee(s): Hanson, Marc R., Lisa L. & Husband Hanson, Gerald & Wf Ervin, Virginia A. & Husband Ervin, Phillip Stephenson

WHEREAS, the dangerous condition complained of in said Certificate has been abated and requirements of the Dangerous Building Inspections of the Department of Neighborhood and Housing Services of Kansas City, Missouri, 4900 Swope Parkway, Kansas City, MO 64130, has been satisfied, and said Certificate is hereby canceled. This release is effective as of November 28, 2017.

Deletta Dean
Deletta Taylor, NHS Division Manager
For: Deletta Dean, Deputy Director of Neighborhood and Housing Services



STATE OF MISSOURI)
ss.
COUNTY OF JACKSON)

On this 28 day of December, 2017, before me a Notary Public for the State of Missouri, Jackson County, personally appeared, the above individual, known to me to be the person who executed the above Release, and acknowledged to me that he/she executed the same for the purposes therein stated

Carla Denise Finch
Notary Public Signature
Carla Denise Finch
Print Name

My Commission expires

Mailing Address: Alliant National Title Insurance Company, Attn: Brett R. Hart
12980 Foster St., Ste 140
Overland Park, KS 66213

CARLA DENISE FINCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Mar. 10, 2020
Commission # 12237648



CITY OF KANSAS CITY, MISSOURI

98284

Receipt is hereby acknowledged of cash, or other items as described.

This receipt is issued subject to compliance with all applicable city ordinances or other authority.

RECEIVED FROM BRINGHORE DEV, LLC

AMOUNT 9,942.92 DESCRIPTION IF OTHER THAN CASH CK 9029

PURPOSE PARKLAND FEE - SD 1566 804 WOODLAND

DATE RECEIVED 11-20-17

DISTRIBUTION

- 1. White - Payer
 - 2. Yellow - Optional
 - 3. Pink - Receipt Book
- 1271-319 (Rev 3-01)

PARKS & REC. & W. SVCS

Department, Division or other Activity

[Signature]

Signature