

CCO FORM: RW04A  
Approved: 03/10 (AR)  
Revised:

COUNTY: Platte  
ROUTE: Z  
PARCEL: E4-0585  
Dearborn Maintenance Site

### SPECIAL WARRANTY DEED

(1) PARTIES: THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the MISSOURI HIGHWAYS AND TRANSPORTATION COMISSION, Grantor, with an address of \_\_\_\_\_, and \_\_\_\_\_, Grantee(s), with an address of \_\_\_\_\_.

(2) CONSIDERATION: The Grantor, in consideration of the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_), to it paid by the Grantee, the receipt of which is hereby acknowledged, *do/does* hereby bargain and sell, convey and confirm fee simple title in the real estate described in this deed.

(3) PROPERTY DESCRIPTION: Grantor conveys to the Grantee(s) the following described real estate and interests in real estate in the County of \_\_\_\_\_, State of Missouri:

**BOOK 168 PAGE 535:** All 1.41 acres in the Northeast Quarter of Section 1, Township 54, Range, 35 described as follows: Beginning in the center of the public road leading west from Dearborn, Missouri, where the same crosses the Western boundary of the right-of-way of the Chicago and Great Western Railroad Company in the Northeast Quarter of Section 1, Township 54 of Range 35 Platte County, Missouri, and running thence Southwesterly with the western boundary of said right of way, 419 feet to the intersection of the Northern boundary of the right of way of the Chicago, Rock Island

**Form 4-7.3**

and Pacific Railway Company, thence Westerly with the same 146 feet to the a stake from which an Elm Tree 24 inches in diameter bears North 48¾ degrees West 29 feet, thence north 21¼ degrees East 402 2/3 feet to the center of the public road thence Easterly 152 feet along the center of the public road to the place of beginning. All in Platte County, Missouri.

**AND ALSO:**

**BOOK 496 PAGE 35:** A tract of land in the Northeast Quarter of Section 1, Township 54, Range 35, Platte County, Missouri, being bounded and described as follows: Beginning at the intersection of Missouri State Highway "Z" as now established and the centerline of Bee Creek as now exists, said point being 1447.32 feet North 0° 08' 54" East as measured along the East line of the Northeast Quarter of said Section 1 and 1965.24 feet due West of the Southeast corner of the Northeast Quarter of said Section 1; thence South 20° 27' 06" West along the centerline of the aforementioned creek 100.00 feet; thence South 65° 27' 06" West continuing along said center line 150.00 feet; thence South 30° 12' 06" West continuing along said centerline 125.00 feet; thence South 2° 54' 39" East continuing along said centerline 87.06 feet; thence South 88° 32' 54" East 71.64 feet; thence South 73° 32' 54" East 110.88 feet; thence South 69° 02' 54" East 247.12 feet; thence North 21° 42' 06" East 410.27 feet measured, 402.67 feet by deed, to a point in the centerline of the aforementioned highway; thence North 74° 32' 54" West continuing along said centerline of the aforementioned highway 343.00 feet to the point of beginning. EXCEPT that part of the North now being used for highway purposes; containing 3.682 acres more or less.

**SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

A tract of in the Northeast Quarter of Section 1, Township 54 North, Range 35 West, Platte County, Missouri being more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 1, Township 54 North, Range 35 West, Platte County, Missouri; thence along the East line of the Northeast Quarter of said section North 00 degrees 26 minutes 46 seconds East, 1265.03 feet; thence departing from said line North 89 degrees 33 minutes 20 seconds West, 1494.94 feet to the Point of Beginning, said point being at the intersection of the Southerly right-of-way of Missouri State Route "Z" and the Westerly right-of-way of the abandoned Chicago and Northwestern Railroad; thence along the Westerly right-of-way of the abandoned Chicago and Northwestern Railroad, 503.33 feet by arc distance along a curve to the right having a radius of 2714.93 feet and a chord bearing of South 22 degrees 44 minutes 16 seconds West, and a chord distance of 502.61 feet to the Northerly right-of-way of the abandoned Chicago, Rock Island and Pacific Railroad; thence along the Northerly right-of-way of the abandoned Chicago, Rock Island and Pacific Railroad 68.26 feet by arc distance along a curve to the left having a radius of 1482.69 feet and a chord bearing of South 79 degrees 37 minutes 27 seconds West, and a chord distance of 68.25 feet to the centerline of a creek leading into Bee Creek from the East; thence along the centerline of said creek the following courses and distances: North 10

degrees 10 minutes 25 seconds West, 23.57 feet; thence North 06 degrees 14 minutes 10 seconds West, 218.52 feet; thence North 54 degrees 55 minutes 38 seconds West, 30.65 feet; thence North 80 degrees 15 minutes 01 seconds West, 163.08 feet; thence South 47 degrees 05 minutes 27 seconds West, 42.76 feet to the South line of a tract of land described in Deed Book 496 at Page 35 in the office of the Platte County Recorder of Deeds; thence with the perimeter of said tract North 73 degrees 19 minutes 17 seconds West, 121.18 feet; thence North 88 degrees 41 minutes 59 seconds West, 71.64 feet; thence North 03 degrees 03 minutes 56 seconds West, 25.00 feet to the centerline of Bee Creek; thence along the centerline of Bee Creek the following courses and distances: North 22 degrees 14 minutes 00 seconds East, 83.68 feet; thence North 54 degrees 47 minutes 01 seconds East, 113.61 feet; thence North 28 degrees 31 minutes 17 seconds East, 136.99 feet to the Southerly right-of-way of Missouri State Route "Z"; thence along said right-of-way North 45 degrees 17 minutes 50 seconds East, 36.64 feet; thence continuing along said right-of-way South 74 degrees 42 minutes 10 seconds East, 497.17 feet to the Point of Beginning.

The above described tract of land contains 4.63 acres, more or less, exclusive of Missouri State Route "Z" right-of-way, and is subject to all recorded and unrecorded easements, restrictions and right-of-ways.

Grantees, by acceptance of this conveyance, covenants and agrees for themselves, their heirs, successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

(4) RIGHTS OF GRANTEE: Grantee(s) shall obtain all rights, privileges, appurtenances and immunities belonging to the Grantor, its successors and assigns forever.

(5) SPECIAL WARRANTY: Grantor hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises hereby conveyed and that since acquiring its interest it has placed no encumbrances on the property except as set out in this Deed. The Grantor covenants that it will warrant and defend the title to said premises unto the Grantee(s) and unto its/their successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but none other.

(6) DATE: IN WITNESS WHEREOF, the said Grantor executed the above the day and year first above written.

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_  
Secretary to the Commission

