

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

10/21/2022 12:25 PM

FEE: \$27.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2022E0096524

Book: Page:

Diana Smith, Recorder of Deeds

**Cover Sheet – SPECIAL WARRANTY DEED**

Title: Special Warranty Deed  
County: Jackson County, Missouri  
Date of instrument: September 27, 2022

Grantor(s): Mitch Patton and Darlene Patton (husband & wife)  
Grantor(s) Mailing Address: 2500 N Liberty Street, Independence, MO

Grantee(s): Bible Fellowship Center, Inc.  
Grantee(s) Mailing Address: 2502 N Liberty Street, Independence, MO 64050

**Legal Description:**

Being part of Lot 1, Kentucky Hills, subdivisions in Independence, Jackson County, Missouri. Beginning at the northwest corner of said Lot 1; thence South 25 degrees 51 minutes 30 seconds East along the north line of said Lot 1, a distance of 190.79 feet; thence South 85 degrees 40 minutes 32 seconds West to the west line of said Lot 1, a distance of 92.06 feet; thence along the west line of said Lot 1, North 02 degrees 45 minutes 09 seconds East, a distance of 178.83 feet to the point of beginning. Said parcel contains 8,169 square feet, 0.19 acres, more or less

**After Recording Return To:**

Kessinger Law Firm, P.C.  
200 NW Englewood, Ste. B  
Kansas City, MO 64118

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Space Above This Line For Recording Data

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**Special Warranty Deed**

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This Indenture, made on the 27<sup>th</sup> day of Sept, 2022, by and between Mitch Patton and Darlene Patton, a married couple (hereinafter referred to as "party of the first part" or "Grantor"), and Bible Fellowship Center, Inc., a Missouri limited liability company, registered and in good standing with the Missouri Secretary of State (hereinafter referred to as "party of the second part" or "Grantee"). (Mailing address of the Grantee is: 2502 N Liberty Street, Independence, MO 64050).

Witnesseth: That Party of the First Part, in consideration of the sum of \$10.00 dollars and other good and valuable consideration, to it in hand paid by the said party of the second part, and the sufficiency of which is hereby acknowledged to be adequate to support enforcement hereof, does by the presents, Sell and Convey, unto said party of the second part (Grantee), and its successors and assigns forever, the following described lots, tracts or parcels of land, lying, being and situated in the County of Jackson, State of Missouri, to wit:

Being part of Lot 1, Kentucky Hills, subdivisions in Independence, Jackson County, Missouri. Beginning at the northwest corner of said Lot 1; thence South 25 degrees 51 minutes 30 seconds East along the north line of said Lot 1, a distance of 190.79 feet; thence South 85 degrees 40 minutes 32 seconds West to the west line of said Lot 1, a distance of 92.06 feet; thence along the west line of said Lot 1, North 02 degrees 45 minutes 09 seconds East, a distance of 178.83 feet to the point of beginning. Said parcel contains 8,169 square feet, 0.19 acres, more or less

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


To Have and To Hold, the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining therein, unto the said party of the second part and unto its successors and assigns forever, the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from all liens and encumbrances whatsoever; and that party of the first part will warrant and defend the title of the said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever claiming through party of the first part.

In witness whereof, the said party of the first part, having followed all necessary

formalities and with full authority has caused these presents to be signed by its authorized representative, with the authority to execute this instrument, the day and year first above written.

Grantors:


**Mitch Patton**

  
\_\_\_\_\_  
Mitch Patton

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

On this 27<sup>th</sup> day of September, 2022, before me, the undersigned Notary Public, personally appeared Mitch Patton the Grantor in the above Deed, and who being by me first duly sworn, executed the foregoing and acknowledged the same to be the free act and deed of the corporation.

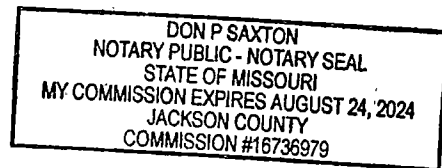
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate last above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

**Darlene Patton**

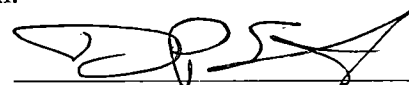
  
\_\_\_\_\_  
Darlene Patton



STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

On this 27<sup>th</sup> day of September, 2022, before me, the undersigned Notary Public, personally appeared Darlene Patton the Grantor in the above Deed, and who being by me first duly sworn, executed the foregoing and acknowledged the same to be the free act and deed of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate last above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

