

Document Title: Special Warranty Deed

Document Date: _____, 2026

Grantor Name: Land Clearance for Redevelopment Authority
of Kansas City, Missouri

Grantee Name: Longfellow Phase I, LP

Statutory Address: Grantee's mailing address is:
c/o McCormack Baron
100 N. Broadway, Suite 100
St. Louis, Missouri 63102
Attention: Kelly Kinnaman

Legal Description: See Exhibit A (Page 3)

Reference Book and Page: n/a

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this _____ day of _____, 2026, from **LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI**, a public body corporate and politic ("Grantor"), to **LONGFELLOW PHASE I, LP**, a Missouri limited partnership ("Grantee"), whose mailing address is: c/o McCormack Baron, 100 No. Broadway, Suite 100, St. Louis, Missouri 63102.

WITNESSETH, THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid to the Grantor by the Grantee, the receipt and sufficiency of which is acknowledged, does by these presents, Sell and Convey unto the Grantee and the Grantee's successors and assigns, the property (the "Property") described on attached Exhibit A and incorporated herein by this reference, together with all improvements thereon, lying, being and situate in Jackson County, Missouri.

Subject to: (a) restrictions, encumbrances, easements, covenants and reservations now of record affecting the Property; (b) such facts that an accurate survey and environmental assessment

and other investigations would disclose; (c) all zoning laws and subdivision regulations and all other laws, rules and regulations affecting the Property; and (d) the liens of unpaid taxes and assessments of any type.

TO HAVE AND TO HOLD the Property, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the Grantee and unto Grantee's successors and assigns forever; the Grantor covenants that the Property is free and clear from any encumbrance done or suffered by the Grantor, except as provided above; and that the Grantor will warrant and defend the title to the Property unto the Grantee and unto the Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed the day and year first above written.

**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI**

By: _____
Daniel Moye, Executive Director

ATTEST:

Lindsey Linkous, Assistant Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this _____ day of _____, 2026, before me appeared Daniel Moye, to me personally known, who, being by me duly sworn, did say that he is the Executive Director of Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic, and that the seal affixed to the foregoing instrument is the seal of said entity and that said instrument was signed on behalf of said Authority by the authority of its Board of Commissioners, and he acknowledged said instrument to be the free act and deed of said Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year first above written.

Notary Public

(Printed Name)

My Commission Expires:

EXHIBIT A

Legal Description

LOT 1, LONGFELLOW HEIGHTS NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDINGLY TO THE PLAT THEREOF RECORDED ON FEBRUARY 4, 1991 IN PLAT BOOK K-38 AT PAGE 34 AS DOCUMENT NO. K-957571.