

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



05/06/2020 2:19 PM

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INSTRUMENT NUMBER

2020E0036868

**MISSOURI BENEFICIARY DEED
(Transfer on Death)**

THIS INDENTURE, made on April 23, 2020, by RICHARD KYANKA and CAROL M. KYANKA, husband and wife, as Grantors ("Grantors") for the revocable benefit of the transferees hereinafter designated ("Grantee Beneficiary") under and by virtue of and pursuant to the terms of the Missouri Non-Probate Transfers Act, Section 461 et seq., RSMo., 1989, as amended. The mailing address of Grantee Beneficiary is 701 NW Cedar Creek Lane, Lee's Summit, Missouri 64081.

WITNESSETH: THAT THE SAID GRANTORS, in consideration of their desire to make a revocable non-probate transfer effective at the death of the survivor of Grantors (if not previously revoked by them while they are both living, or the survivor of them while one but not both of them is living), and without any other consideration, for the benefit of the Grantee Beneficiary hereinafter designated, do by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM, effective only at the death of the survivor of Grantors and only if not previously revoked by them, for, to and for the benefit of the Grantee Beneficiary hereinafter designated, the following described lots, tracts or parcels of land, being and situated in the City of Lee's Summit, Jackson County, Missouri, described as follows:

Lot 1, CEDAR CREEK, a subdivision in Lee's Summit, Jackson County, Missouri . R51-900-03-33.

(commonly known as 701 NW Cedar Creek Lane, Lee's Summit, Missouri 64081)

Subject to restrictions, reservations, easements, declarations and covenants, and indebtedness secured by Deed of Trust, if any, of record upon transfer. Subject also to any lien of taxes and assessments, general and special.

The Grantee Beneficiary of this revocable non-probate transfer are RICHARD KYANKA or CAROL M. KYANKA, or their successors, as Trustees of the RICHARD KYANKA and CAROL M. KYANKA Revocable Trust dated August 26, 2013, and any amendments thereto.

The Grantors, pursuant to the above-mentioned Missouri Non-Probate Transfers Act, hereby retain complete right, without the consent of any other person, to revoke or modify the foregoing transfer at any time by their sole and separate joint signature, act and deed, while they are both living

and by the sole and separate signature of the survivor of Grantors following the death of one Grantor, and reserve the right to encumber, sell or convey the above-described property at any later date without the consent or signature of the above-named Grantee Beneficiary and without the consent or signature of any other party whomsoever.

THIS TRANSFER ON DEATH DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. If two or more owners of the real estate are named above, it does not transfer ownership until the death of the last to die of such two or more owners set forth above.

Grantors hereby covenanting that Grantors and their heirs and personal representatives, shall and will warrant and defend title to the premises unto Grantee Beneficiary, his/her substitutes, his/her successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, recorded restrictions, reservations and easements, general and special real estate taxes, notes secured by deed of trust or mortgage and all other taxes, liens and encumbrances to which the real estate is subject at the death of Grantors.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year above written.

Date: April 23, 2020



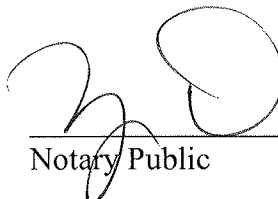
RICHARD KYANKA



CAROL M. KYANKA

In the State of Kansas, County of Johnson, that on April 23, 2020 before me, the undersigned, a Notary Public in and for said County and State, came RICHARD KYANKA and CAROL M. KYANKA, who are personally known to me to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Notary Public

Notary term expires:

