

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

05/05/2020 11:05 AM

FEE: \$24.00 2 PGS



INSTRUMENT NUMBER  
2020E0036284

TRUSTEE'S DEED

**This indenture**, made this 23<sup>rd</sup> day of April, 2020, by and between RICHARD KYANKA and CAROL M. KYANKA, as Trustees of the RICHARD KYANKA and CAROL M. KYANKA Revocable Trust Agreement dated August 26, 2013, as GRANTOR, and RICHARD KYANKA and CAROL M. KYANKA, husband and wife, as GRANTEES, whose mailing address is 701 NW Cedar Creek Lane, Lee's Summit, Missouri 64081.

**Witnesseth:** That the said GRANTOR, in consideration of the sum of one Dollar and other good and valuable consideration, in hand paid by the GRANTEES, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, Convey and Confirm unto the said GRANTEES, Grantees' heirs, successors and assigns, all of the right title and interest of the said GRANTOR in and to the following described real estate located in the County of Jackson County, State of Missouri, to-wit:

An undivided interest in the following property:

**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 any recorded restrictions, easements, and encumbrances, subject also to any existing zoning laws and to the lien of taxes and assessments, general and special, for 2020 and thereafter.

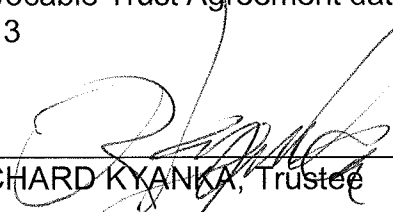
*This Deed is made and given by the GRANTOR as Trustee pursuant to the power to sell and convey property contained the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time.*

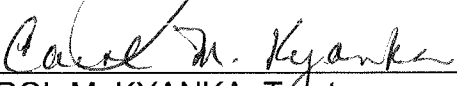
**TO HAVE AND TO HOLD** the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said GRANTEES and unto GRANTEES' heirs, successors and assigns forever; said GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate

in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any unrecorded encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, and that GRANTOR will warrant and defend the title to said premises unto said GRANTEEES and unto GRANTEEES' heirs, successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except as above set forth.

WITNESS THE HAND of said GRANTOR on April 23, 2020.

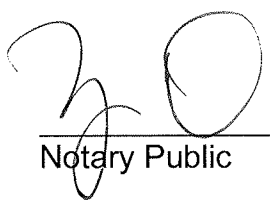
RICHARD KYANKA and CAROL M. KYANKA  
Revocable Trust Agreement dated August 26,  
2013

  
\_\_\_\_\_  
RICHARD KYANKA, Trustee

  
\_\_\_\_\_  
CAROL M. KYANKA, Trustee

In the State of Kansas, County of Johnson, on April 23, 2020 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD KYANKA and CAROL M. KYANKA, trustees of the RICHARD KYANKA and CAROL M. KYANKA Revocable Trust Agreement dated August 26, 2013, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this document above written.

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

My term expires:

