

This instrument filed by
Security Land Title Company
370565

20040701-000594 07/01/2004
P: 1 of 3 F: \$18.00 03:22:32 PM
Rebecca L. Davis T2004067294
Johnson Co ROD B:200407 P:000594

ENTERED IN GRANTS BOOK
DATE June 28 of
JOHN A. PATTERSON, CLERK
JOHNSON COUNTY, KANSAS

(Space above reserved for Register of Deeds)

KANSAS SPECIAL WARRANTY DEED

THIS INDENTURE is made this 24th day of June, 2004, by and between HERITAGE DEVELOPMENT OF KANSAS, INC., a Minnesota corporation, as Grantor, and BLACKTHORNE ESTATES HOMES ASSOCIATION, a Kansas not for profit corporation, as Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do by these presents SELL AND CONVEY unto Grantee, and to its successors and assigns, with special warranty covenant, all of Grantor's interest in the following-described lot, tract, or parcel of land, lying, being and situate in the County of Johnson and State of Kansas, to-wit:

That property set forth on Exhibit A attached hereto and incorporated herein by reference

subject, however, to any taxes or special assessments for the current year and all subsequent years, all matters of title appearing of public record, all underground and overhead utility lines, pipes and conduits, and all zoning laws or other ordinances or public requirements affecting the property.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, forever. And Grantor, for Grantor's heirs, executors or administrators, do hereby covenant, promise and agree to and with Grantee that, at the delivery of these presents, said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except as set forth above, by, through, or under Grantor, and that Grantor will warrant and forever defend said interest unto Grantee and Grantee's successors and assigns against Grantor, and Grantor's successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this document the day and year first above written.

Heritage Development of Kansas, Inc., a Minnesota corporation

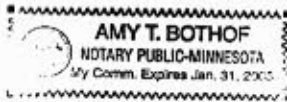
By: [Signature]
Name: Mark Dixon
Title: Treasurer

ACKNOWLEDGMENTS

STATE OF Minnesota)
) ss.
COUNTY OF Penny)

On this 24th day of June, 2004, before me, a Notary Public in and for said state, personally appeared Mark Dixon, who stated that he is the Treasurer of Heritage Development of Kansas, Inc., a Minnesota corporation, known to me to be the person who executed the within instrument on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

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



[Signature]
Notary Public in and for said
County and State

My Commission Expires:

Jan 31 2005



EXHIBIT A

Tract C, BLACKTHORNE ESTATES SECOND PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

and,

Tract E, BLACKTHORNE ESTATES FOURTH PLAT, a subdivision in the City of Overland Park, Johnson County, Kansas.

and,

Tracts A and B, BLACKTHORNE ESTATES, a subdivision in the City of Overland Park, Johnson County, Kansas, except:

A 5 foot wide tract of land lying on the West side of Tract "B" BLACKTHORNE ESTATES, a subdivision in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said Tract "B" said point also being the Southeast corner of Lot 28, BLACKTHORNE ESTATES; thence North 89 degrees 51 minutes 39 seconds East along the South line of said Tract "B", a distance of 5.00 feet to a point; thence North 00 degrees 08 minutes 21 seconds West a distance of 148.69 feet to a point; thence North 82 degrees 37 minutes 08 seconds West a distance of 5.04 feet to the Northeast corner of said Lot 28; thence South 00 degrees 08 minutes 21 seconds East along the West line of Tract "B" and the East line of said Lot 28 a distance of 149.35 feet to the point of beginning.

