

Recorded in Stone County, Missouri

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Amy Larson
Recorder of Deeds

WARRANTY DEED
(Standard)

THIS INDENTURE, made on the 10 day of September, A.D. 2025, by and between **Crane R-III School District**, (Grantor), party of the first part, and **CRANE EMS LLC, a Missouri Limited Liability Company**, (Grantee), party of the second part.

Grantee Mailing Address: 8305 NE 89th Street, Kansas City, MO 64157

WITNESSETH, That said party of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLARS, and other good and valuable consideration, to it paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the second part, its successors and assigns, the following described Lots, Tracts or Parcels of land, lying, being and situate in the County of Stone and State of Missouri, to-wit:

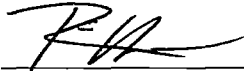
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0°35'28" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 737.25 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 413; THENCE NORTH 52°21'59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1482.98 FEET TO AN EXISTING 1/2" REBAR AT THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE CONTINUE NORTH 52°21'59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 270.03 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 6°19'49" EAST ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED BOOK 2016, PAGE 1731 A DISTANCE OF 203.23 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 86°56'20" EAST TO AN EXISTING 1/2" REBAR ON THE CENTERLINE OF THE WILLIAM'S AND GOODRICH ADDITION TO THE CITY OF CRANE AS RECORDED IN PLAT BOOK 1, PAGE 26; THENCE SOUTH 80°33'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 187.16 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID CENTERLINE SOUTH 65°26'58" EAST, 182.55 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 37°38'01" WEST, 326.00 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED CONTAINING 2.09 ACRES, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS A 26 FOOT WIDE STRIP IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 1/2"

REBAR MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0°35'28" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 737.25 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 413; THENCE NORTH 52°21'59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1232.98 FEET TO AN EXISTING 1/2" REBAR AT THE POINT OF BEGINNING OF THE INGRESS AND EGRESS EASEMENT HEREIN BEING DESCRIBED; THENCE CONTINUE NORTH 52°21'59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET TO AN EXISTING 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 37°38'01" EAST, 26.00 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 52°21'59" EAST, 250.00 FEET TO AN EXISTING 1/2" REBAR; THENCE SOUTH 37°38'01" WEST, 26.00 FEET TO THE POINT OF BEGINNING OF THE INGRESS AND EGRESS EASEMENT HEREIN DESCRIBED.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining 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 premises are free and clear of any incumbrances done or suffered by it or those under whom it claims; and that it will WARRANT AND DEFEND the title to 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.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, this the day and year first above written.



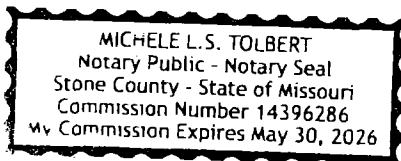
Richard Hayes,
Board President
Crane R-III School District

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
County of STONE)

On this 10 day of September, A.D. 2025, before me personally appeared Richard Hayes, to me personally known, who being duly sworn, did say that he is the Board President of the Crane R-III School District; and that the said instrument was signed and sealed in behalf of said Crane R-III School District by authority of its Board Members and the said Richard Hayes acknowledged said instrument to be the free act and deed of said Crane R-III School District.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in said county and state, the day and year first above written.




Michele L.S. Tolbert
Notary Public County of Stone
My Commission expires 5/30/2026