

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

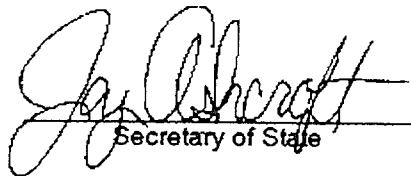
WHEREAS,

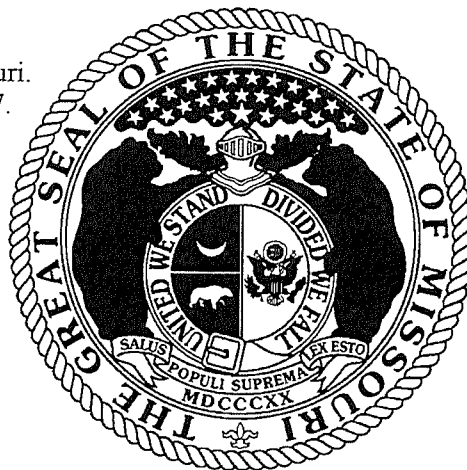
Valley Oaks Real Estate, L.L.C.
LC001560422

filed its Articles of Organization with this office on the 19th day of October, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 19th day of October, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 19th day of October, 2017.


Secretary of State





State of Missouri
 John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001560422
Date Filed: 10/19/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Valley Oaks Real Estate, L.L.C.

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

own and manage real estate and all other lawful purposes

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>Kelly C Tobin</u>	<u>1150 Grand Boulevard Suite 240</u>	<u>Kansas City MO 64106</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Tobin, Kelly C</u>	<u>1150 Grand Bouelvard Suite 240</u>	<u>Kansas City MO 64106</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Kelly C. Tobin, P.C.

Address: Email: KTobin@Tobinlaw.net

City, State, and Zip Code: _____

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Kelly C Tobin

Organizer Signature

KELLY C TOBIN

Printed Name

10/19/2017

Date of Signature



State of Missouri
John R. Ashcroft, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

**Statement of Change of Registered Agent and/or Registered Office
By a Foreign or Domestic For Profit or Nonprofit Corporation or a Limited Liability Company**

Instructions

1. This form is to be used by either a for profit or nonprofit corporation or a limited liability company to change either or both the name of its registered agent and/or the address of its existing registered agent.
2. There is a \$10.00 fee for filing this statement.
3. PO Box may only be used in conjunction with a physical street address.
4. Agent and address must be in the State of Missouri.
5. The corporation may not act as its own agent.

Charter #: LC001560422

1. The name of the business entity is Valley Oaks Real Estate, L.L.C.

2. The address, including street and number, of its present registered office (before change) is
1150 Grand Boulevard, Suite 240, Kansas City, Missouri 64106
Address *City/State/Zip*

3. The address, including street and number, of its registered office is hereby changed to:
1921 West 50 Highway, Lone Jack, Missouri 64070
Address (PO Box may only be used in conjunction with a physical street address) *City/State/Zip*

4. The name of its present registered agent (before change) is: Kelly C. Tobin

5. The name of the new registered agent is: Anthony Ward

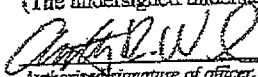
Authorized signature of new registered agent must appear below:

(May attach separate originally executed written consent to this form in lieu of this signature)

6. The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

7. The change was duly authorized by the business entity named above.

In Affirmation thereof, the facts stated above are true and correct.
(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, R.S.Mo.)

 Anthony Ward
Authorized signature of officer, member, manager or, if applicable, chairman of the board *Printed Name*

Member 3/2/18
Title *Date*

Name and address to return filed document:

Name: Kelly C. Tobin

Address: 1150 Grand Boulevard, Suite 240

City, State, and Zip Code: Kansas City, Missouri 64106

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

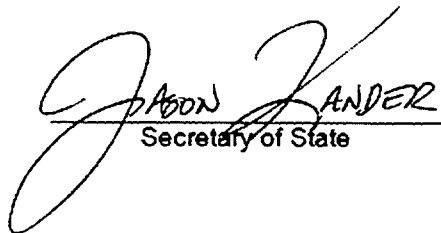
WHEREAS,

Valley Oaks Feeders LLC
LC001499061

filed its Articles of Organization with this office on the 5th day of July, 2016, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 5th day of July, 2016, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 5th day of July, 2016.


Secretary of State





State of Missouri

Jason Kander, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC001499061
Date Filed: 7/5/2016
Jason Kander
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is:
Valley Oaks Feeders LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized: Feeding Cattle

3. The name and address of the limited liability company's registered agent in Missouri is:
David Ward, 1120 A NE Eagle Ridge Blvd., Grain Valley, Missouri 64029

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: managers members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences. you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):
(Organizer(s) are not required to be member(s), manager(s) or owner(s))

LegalZoom.com, Inc., 9900 Spectrum Drive, Austin, TX 78717

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Cheyenne Moseley, LegalZoom.com, Inc.

Address: 100 W. Broadway, Suite 100

City, State, and Zip Code: Glendale, CA 91210

ORI-07072016-0929 State of Missouri

No of Pages 2 Pages



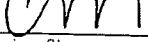
Creation - LLC/LP/LLP

LLC-1 (08/2013)

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____
(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:
(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

 _____
Organizer Signature Cheyenne Moseley, Assistant Secretary, LegalZoom.com, Inc. 6/30/2016
Printed Name *Date*

Organizer Signature *Printed Name* *Date*

Organizer Signature *Printed Name* *Date*

Johnson County, Missouri

Recorded in Johnson County, Missouri

Date and Time: 11/21/2017 11:06:15 AM
Instr #: 402254 Book: 3651 Page: 148



Instrument Type: WD
Page Count: 3 S
Recording Fee: \$30.00

Electronically Recorded

Jan Jones
Jan Jones
Recorder of Deeds

General Warranty Deed (Individual)

This Deed, made and entered into on November 17th, 2017, by and between **Grantor(s)**: Countryclub Homes, L.L.C., a Missouri limited liability company whose address is 1120 NW Eagle Ridge Blvd, Grain Valley, MO 64029 of the County of Jackson, State of Missouri and **Grantee(s)**: Valley Oaks Real Estate, LLC of the County of Jackson, State of Missouri. **Mailing Address of the Grantee(s)**: 1120 NW Eagle Ridge Blvd, Grain Valley, MO 64029

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, do(es) by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the Grantee(s), the following described Real Estate, situated in the County of Johnson and State of Missouri, to-wit:

See attached Exhibit A

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and To Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will **Warrant and Defend** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2017 and thereafter, and special taxes becoming a lien after the date of this deed.

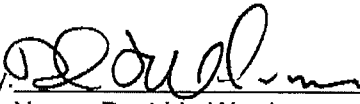
FIRST AMERICAN TITLE
INSURANCE COMPANY

EXHIBIT 1 - 001

Johnson County, Missouri

In Witness Whereof, the Grantor(s) has or have hereunto set their hand or hands the day and year first above written.

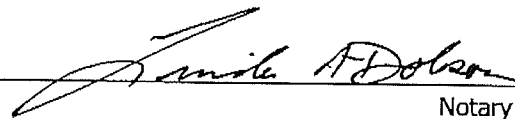
Countryclub Homes, L.L.C., a Missouri limited liability company

By: 
Name: David L. Ward
Title: member

STATE OF Missouri }
County of ~~Jackson~~ LAFAYETTE } ss.

On November 17th, 2017, before me personally appeared David L. Ward, member of Countryclub Homes, L.L.C., a Missouri limited liability company to me known to be the persons(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public

My term expires: 3-16-2021



LINDA A. DOBSON
My Commission Expires
March 16, 2021
Lafayette County
Commission #13406257

EXHIBIT 1 - 002

Johnson County, Missouri

TRACT 1:

THE SOUTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE EAST HALF OF THE NORTHEAST QUARTER EXCEPT THE EAST 495 FEET, THEREOF, ALL IN SECTION 15, TOWNSHIP 47, RANGE 29 JOHNSON COUNTY, MISSOURI.

TRACT 2:

THE NORTHEAST QUARTER, LYING NORTH OF WEST BOUND U. S. HIGHWAY 50 RIGHT-OF-WAY, AND THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID EAST HALF OF SAID NORTHWEST QUARTER, THENCE SOUTH, TO A POINT 1,570 FEET, MORE OR LESS, NORTH OF THE NORTH RIGHT-OF-WAY OF U. S. HIGHWAY 50, AS NOW EXISTS, SAID POINT BEING THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE $S86^{\circ}51'18''E$, 1,310 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT D, AS SHOWN ON CERTIFICATE OF SURVEY, RECORDED IN SURVEY BOOK 12, PAGE 133, IN THE DEED RECORDS OF JOHNSON COUNTY, MISSOURI; THENCE $S02^{\circ}27'43''W$, 595.44 FEET, ALONG SAID SURVEYED TRACT D; THENCE CONTINUING SOUTH, 975 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY OF SAID U. S. HIGHWAY 50; THENCE WEST, ALONG SAID RIGHT-OF-WAY, TO A POINT OF INTERSECTION BETWEEN THE SAID NORTH RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH, TO THE POINT OF BEGINNING; ALL OF THE ABOVE IN SECTION 22, TOWNSHIP 47, RANGE 29, JOHNSON COUNTY, MISSOURI.
A.P.N.

EXHIBIT 1 - 003

Jan Jones, Recorder of Deeds