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RECORDING FEE 30.00
SANDRA A (SANDY) GREGORY, RECORDER OF DEEDS
CASS COUNTY, MISSOURI

FILE COPY

30.00

SPECIAL WARRANTY DEED

BETWEEN

**AQUILA, INC.,
Grantor**

AND

**CITY OF PECULIAR, MISSOURI,
Grantee**

DATED AS OF DECEMBER 30, 2004

Grantor Address: 20 West Ninth Street, Kansas City, MO 64105
Grantee Address: 600 Schug Avenue, Peculiar, MO 64078
Legal Description on Page 1.

SEP 22 2005

Attachment A

SPECIAL WARRANTY DEED

THIS DEED, made and entered in this 30th day of December, 2004, between AQUILA, INC. of the City of Kansas City, State of Missouri ("Grantor"), and THE CITY OF PECULIAR of the County of Cass, State of Missouri ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) paid by Grantee, the receipt of which is hereby acknowledged, does by these presents Bargain and Sell, Convey and Confirm unto Grantee, the following described Real Estate, situated in the County of Cass and State of Missouri, to wit:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 45 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 45 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT THAT PART DEEDED TO CITIES SERVICE GAS COMPANY BY DEED RECORDED IN BOOK 398, PAGE 518, RECORDED CASS COUNTY, MISSOURI AND EXCEPT EASEMENTS OF RECORD, ALL IN TOWNSHIP 45, RANGE 32 ALL IN CASS COUNTY, MISSOURI.

PART OF A TRACT OF LAND DESCRIBED IN BOOK 689, PAGE 71 IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 45, RANGE 32, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, AFORESAID, RUN THENCE SOUTH 89°35'49" EAST ALONG THE NORTH LINE THEREOF, 400.00 FEET; THENCE SOUTH 17°21'24" EAST, 1189.30 FEET; THENCE NORTH 89°43'10" EAST, 570.00 FEET; THENCE SOUTH 0°14'25" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, 1320.00 FEET TO A POINT IN AN EXISTING FENCE LINE AS NOW LOCATED; THENCE SOUTH 89°43'10" WEST ALONG SAID EXISTING FENCE LINE, 1320.00 FEET TO A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 0°14'25" WEST ALONG SAID WEST LINE, 2461.64 FEET TO THE POINT OF BEGINNING. CONTAINS 55.03 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF EAST 203RD STREET AND SOUTH KNIGHT ROAD, AND SUBJECT TO ANY EXISTING EASEMENTS.

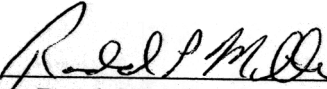
TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging, unto Grantee, and to its assigns forever.

Grantor hereby covenanting that it and its successors and assigns, shall and will WARRANT AND DEFEND the title to the premises unto Grantee, and to its assigns forever against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

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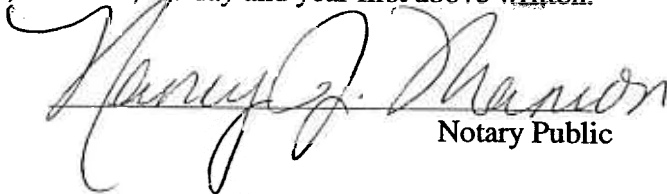
AQUILA, INC.

By: 
Name: Randal P. Miller
Title: Vice President, Finance and Treasurer

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 30th day of December, 2004, before me appeared Randal P. Miller, to me personally known, who, being duly sworn, did say that he is the Vice President, Finance and Treasurer of AQUILA, INC., a corporation, and that such instrument was signed on behalf of said corporation by authority of its Board of Directors and said Vice President, Finance and Treasurer acknowledged said instrument to be the free act and deed of Aquila, Inc.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of Kansas City, Missouri, the day and year first above written.


Notary Public

NANCY J. MANION
NOTARY PUBLIC STATE OF MISSOURI
JACKSON COUNTY
COMMISSION EXPIRES 10/02/05

