EXHIBIT B

14175

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CORPORATION WARRANTY DEED

THIS INDENTURE made on the 5th day of December, A.D., One Thousnd Nine Hundred and Seventy-eight by and between CITY OF JOPLIN, MISSOURI, a Municipal Corporation, duly organized under the laws of the State of Missouri, of the County of Jasper, State of Missouri, party of the first part, and MISSOURI STEEL CASTINGS COMPANY, a Missouri Corporation of the County of Jasper, State of Missouri, party of the second part, (Mailing address of the said first named grantee is 301 East 4th Street, Joplin, Missouri, 64801).

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of FORTY THOUSAND AND NO/100 DOLLARS ($40,000.00) to it in hand 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 situated in the County of Jasper, State of Missouri to-wit:

All of Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), in Block 49, in the Second Addition to East Joplin City, now a part of the City of Joplin, Jasper Conty, Missouri, and,

All of Lots Seven (7), Nine (9), Eleven (11), Twelve (12) and also the East one-half (E½) of Lot Eight (8), the East one-half (E½) of Lot Ten (10), the West one-half of Lot Fourteen (14) the West one-half (W½) of Lot Fifteen (15) in JOPLIN MINING AND SMELTING COMPANY'S ADDITION to the City of Joplin, Jasper County, Missouri.

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, apurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part, and unto its successors and assigns, provided, however, that the conveyance is made and accepted upon each of the following conditions subsequent which shall be binding upon and enforceable against said party of the second part, its successors and assigns, as follows:

FIRST: Second party shall construct and maintain a buffer zone consisting of shrubbery, trees, and grasses to provide year round natural barrier between the neighborhood residential dwelling units adjacent to the property herein conveyed and the plant facility of the Second party, said buffer zone to be thirty (30) feet East of the East Right of Way line of Cox Avenue and a thirty (30) feet buffer zone South of the South Right of Way line of the alley lying between Division Avenue (extended) and Railroad Avenue, North of Second Street on the above convoyed property.

SECOND: On the conveyed property, manufacturing shall be limited to activities that produce no noise, odor, smoke, or offensive effluents detectable beyond the bounds of the described property that are in excess of the following standards:

(1) Smoke, dust, particulate matter, odor, heat or other effects shall not be produced which will be obviously harmful or injurious to humans or property beyond the described property line.

(2) The noise level shall not exceed the following level at any point along the curb line bordering the described property.

Octave Band: 0-75 CPS 55db

(3) Vibration or concussion shall not be perceptible without instruments at the described property line.

In the event there is a breach of any of the above conditions, by the party of the second part, its successors or assigns, all right, title, and interest to the above conveyed property, at its election, revert to and become the property of the party of the first part, or its successors who shall have the immediate right of entry upon said premises and the second party, its successors and assigns, shall forfiet all right, title and interest in said premises, and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

The City of Joplin is hereby convenanting that is is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that is has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims; and that the City of Joplin, Missouri, will warrant and defend the title of 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 WHEROF, the said party of the first part has caused these presents to be signed by its City Manager and attested by its City Clerk and the corporate seal to be hereto attached, the day and year first above written.

CITY OF JOPLIN, MISSOURI

By _____
James P. Berzina
City Manager

ATTEST:

_____
Joy Thompson
City Clerk

APPROVED AS TO FORM:

_____
George C. Baldridge
City Attorney

State of Missouri)
County of Jasper) ss.
FILED FOR RECORD
AT 8 o'clock DEC 11 1978 MINUTES A M

_____
RECORDER

STATE OF MISSOURI)
)ss
COUNTY OF JASPER)

On this 5th day of December, 1978, before me appeared James P. Berzina, to me personally known, who being by me duly sworn, did say that he is the City Manager of the City of Joplin, Missouri, a Municipal Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its City Council in Ordinance No. 78-204 and said James P. Berzina acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Joplin, Missouri, the day and year last above written.

NOTARY PUBLIC JASPER COUNTY

_____
Notary Public Clara Insor

My commission expires: June 5, 1980