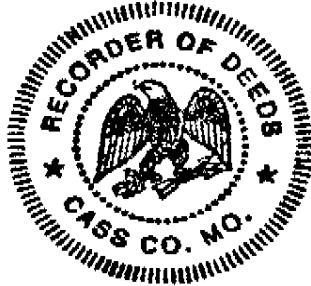


# Mike Medsker

Cass County Recorder of Deeds  
*Old Historical Courthouse on the Square*  
102 East Wall Street  
Harrisonville, Missouri 64701-2472  
816-380-8123  
FAX 816-380-4086  
WEBSITE: casscounty.com  
Or mikem@casscounty.com



## OCCASIONAL USER SERVICE AGREEMENT CASS COUNTY REAL ESTATE RECORDS

This agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
and between the Cass County Recorder of Deeds, 102 East Wall Street, Harrisonville,  
Missouri 64701-2472 and the following Subscriber:

Subscriber Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

FAX Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

### 1. PROVISION OF ACCESS AND ACCEPTABLE USE

- 1.1 The Recorder agrees to furnish on-line access to real estate records via the internet.  
Access to and use of the System by the Subscriber is a privilege that may be revoked by  
the Recorder at any time and for any reason including, but not limited to the failure of the  
Subscriber to adhere to the terms set forth in this Agreement.

- 1.2 All information contained in the System is public information and is in no way intended to refer to, or be applicable to, any specific person, case, or situation.
- 1.3 The Recorder does not warrant or represent that the System will meet any specific requirement that the Subscriber may have, or that it will be error-free or uninterrupted. The System will be available 20 hours per day, seven days a week, subject to backup, and may be subject to unavailability at any time and without prior notification.
- 1.4 The information provided in the System is offered as a service and is not intended to be a complete substitute for individual professional consultation. Adequate professional guidance for making important personal decisions cannot be provided through an electronic format of this type. Advice regarding individual problems or circumstances should be obtained personally from a professional.
- 1.5 The information in the System has been secured and protected from intentional or unintentional misuse by authorized and unauthorized parties. Any misuse of the System including but not limited to attempted access to unauthorized areas of the System, disclosure of the Subscriber's access password to any other party, or intentional or unintentional acts to disrupt the System's service or corrupt the System's information will be grounds for immediate termination of this Agreement. The Recorder reserves all legal rights for any attempted misuse of the System and any resultant outages or System failures.

## **2. WAIVER OF LIABILITY**

- 2.1 The Recorder shall not be liable for any direct or indirect, incidental, or consequential damages (including information) sustained or incurred in connection with the use of, operation of, or inability to use the System.
- 2.2 The Subscriber agrees not to hold Cass County, its elected officials, officers and employees liable for any claim or liability resulting from, due to, or arising out of the Subscriber's connection to or use of the System.

2.3 The Subscriber agrees to indemnify Recorder for any loss suffered to the Recorder as a result of Subscriber's use of the System and Subscriber further agrees that any harm determined to be a result of information retrieved from the System or derived from the use of the System is solely the responsibility of the Subscriber .

### **3. THE SUBSCRIBER'S FINANCIAL RESPONSIBILITY**

3.1 The Subscriber agrees to pay a per minute user fee of twenty-five cents (25¢). The per minute fee serves to offset costs incurred to operate and maintain the System. Associated costs include indexing, staff time, providing T-1 data line, watermarked images, general System maintenance, upgrades and enhancements. Subscribers desiring online service at more than one location must execute a separate subscription agreement for each additional location and will be required to pay the subscription fee then in effect.

3.2 Those wishing to become a Subscriber of the online service must first apply with the Recorder of Deeds to be issued a password. It is suggested that the subscriber change passwords periodically for security. Payments shall be made by credit through Official Payment Corporation, a Delaware online credit card service. A service fee will be determined by O.P.C. and must be agreed to by the user prior to each transaction. Groups of minutes may be purchased in advance to avoid excessive service fees. However, once purchased, groups of time are not refundable.

3.3 The Recorder reserves the right to adjust the subscription fee on an annual basis to reflect changes in the costs of providing the services as outlined herein. The Recorder will provide written notice of the adjusted subscription fee and the Company shall be responsible for payment of the adjusted fee within thirty (30) days of notification.

3.4 Limited Subscription Agreement: Subject to the terms and conditions of this Limited Subscription Agreement, the Provider grants the Subscriber a non-exclusive non-transferable, limited subscription to obtain copies of recorded real estate documents by downloading the same from Provider's website, to be used solely in the regular course of the Subscriber's business. The Subscriber, its parents and the subsidiaries or affiliates of the Subscriber are specifically prohibited from disseminating any data or information

obtained, except as specifically authorized under this paragraph. The Limited Subscription Agreement granted hereunder shall include the right to quote and incorporate portions of the records in memoranda, title policies, abstracts and similar work product created by the Subscriber for its customers, and the right to create copies of the records from the database for the Subscriber; provided, however that such copies shall not be created, copied, resold, loaned or otherwise provided in bulk in any medium to any person or entity.

3.5 The Subscriber's violation of this Limited Subscription Agreement shall constitute a material breach of the Limited Subscription Agreement.

3.6 The Subscriber shall utilize the System for its sole use. Any violation of this provision shall constitute grounds for immediate termination of this Agreement.

#### **4. SERVICE HOURS AND RECORDS CURRENTLY AVAILABLE ONLINE**

4.1 The Land Records Index is currently available beginning July 1990, however, it is updated daily. Office workdays are Monday through Friday except for County holidays. Online service will be available 20 hours per day, seven days a week unless technical difficulties occur which will be addressed on workdays. Scanned images are available beginning from 1990 through the current date. Back file indexes and images are being added as time allows.

#### **5. DISCLAIMER**

5.1 The Index is not construed to be true and complete; rather it is a working copy subject to error, omission and future modification. The Subscriber shall not hold the Recorder responsible to the Subscriber, its employees, members or customers for the accuracy, completeness, or availability of any information retrieved via the System.

5.2 Copies created from the online database are not certifiable copies. Certified copies must be purchased from the Recorder.

**6. TERM OF AGREEMENT**

6.1 The term of this Agreement shall commence on the \_\_\_\_\_ day of \_\_\_\_\_ , 20\_\_\_\_\_ and shall continue through December 31, 20\_\_\_\_\_. This Agreement shall be automatically renewed for consecutive calendar year terms, unless terminated by either party.

**7. ENTIRE UNDERSTANDING AND CONTROLLING LAW**

7.1 This Agreement sets forth the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior oral and written communications and agreements.

7.2 This Agreement is made under and shall be construed and enforced in accordance with the laws of the State of Missouri.

The undersigned, affirms that they have full authority to execute this Agreement as the designated representative on behalf of the Subscriber, the Recorder and Cass County.

---

Subscriber Representative/Title Date

---

Mike Medsker, Recorder of Deeds Date

---

Brian Baker, Cass County Commissioner Date