IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI <u>AT KANSAS CITY</u>

POLICE 1	NO. :	KC21074986				
PROSECUTOR 1	NO.:	095467845				
	OCN:					
STATE OF MISSOURI,)			
,	PLAIN	TIFF,)			
vs.)			
)			
MILES W. THOMAS)			
2426 E. 67th Terrace) CASE NO. 2216-CR			
Kansas City, MO 64132) DIVISION			
DOB: 12/05/1971)			
Race/Sex: B/M)			
)			
D	EFENI	DANT.	,)			

COMPLAINT WARRANT REQUESTED

Count I. Forgery (570.090-001Y20202589.0)

The Prosecuting Attorney of the County of Jackson, State of Missouri, upon information and belief, charges that the defendant, in violation of Section 570.090, RSMo, committed the **class D felony of forgery**, punishable upon conviction under Sections 558.011 and 558.002, RSMo, in that on or about October 14, 2021, in the County of Jackson, State of Missouri, the defendant, with the purpose to defraud, used as genuine a writing, namely Warranty Deed listing the Grantor as 4Jayson, LLC and the Grantee as "Milestone Investment, Inc" with a Legal Description as "KANSAS CITY MARLBOROUGH HEIGHTS 06-1025 KC LT 1167 - 1167 EX S 70, knowing that it had been authenticated so that it purported to have been made by authority of one who did not give such authority.

The range punishment for a class D felony is imprisonment in the custody of the Missouri Department of Corrections for a term of years not less than one (1) year and not to exceed seven (7) years; or by imprisonment for a special term not to exceed one (1) year in the county jail or other authorized penal institution; or by a fine not to exceed ten thousand dollars (\$10,000); or by both imprisonment and a fine. If money or property has been gained through the commission of the crime, any fine imposed may be not more than double the amount of the offender's gain from the commission of the crime.

State vs. Miles W. Thomas

The facts that form the basis for this information and belief are contained in the statement(s) of facts filed contemporaneously herewith, made a part hereof, and submitted as a basis upon which this court may find the existence of probable cause.

Wherefore, the Prosecuting Attorney prays that an arrest warrant be issued as provided by law.

JEAN PETERS BAKER

Prosecuting Attorney Jackson County, Missouri by,

/s/ Daniel Portnoy
Daniel Portnoy (#62186)
Assistant Prosecuting Attorney
415 E. 12th St., 11th Floor
Kansas City, MO 64106
(816) 881-3286
dportnoy@jacksongov.org

WITNESSES:

- 1. SGT Sebastien J. Hanriot, 1125 Locust, Kansas City, MO 64106
- 2. PO Cody A. Powell, 1125 Locust, Kansas City, MO 64106
- 3. Edward Renwick, Prosecuting Atty. Office, 415 E 12th St, Floor 11, Kansas City, MO 64106

FILED
DIVISION 27

25-Aug-2022 11:23

CIRCUIT COURT OF JACKSON COUNTY, MO
BY TUB D. Bund-liky OCA

Date: 01-09-2022 CRN: 21-074986

I Set Selection Hermiet Wesser City)-1: D				
I, Sgt Sebastien Hanriot, Kansas City F (Name and identify law enforcement officer			n as	probable cause.)	
knowing that false statements on this for	-	_			are true.
				112 W. Lexington St.	
I have probable cause to believe that on	10-14-202	21 ,	at _	(Independence)	in
	(Da	ate)		(Address)	
Kansas City, _Jackson	Missouri	Thomas, Mi	les	Wesley	
(County)				(Name of Offender(s))	
B/M 12-05-1971			con	nmitted one or more criminal off	ense(s).
(Description of Identity	7)				

The facts supporting this belief are as follows:

In October of 2021, the Economic Crimes Section continued the investigation into a series of alleged forged deeds submitted to the Jackson County, Missouri Recorder of Deeds office (*KCPD CRN 21-006125*). The reporting party advised her deceased brother's name had been forged in order to fraudulently obtain real estate owned by her brother. Upon his death, the reporting party became executor of her brother's estate and advised she identified the suspect as **Miles W. Thomas B/M 12-05-1971**.

On 10-27-2021, because the Kansas City Recorder of Deeds office had been closed for approximately 18 months to 2 years, a business check was conducted at the Recorder of Deeds Office located within the Truman Courthouse located at 112 W. Lexington, Independence, Jackson County, Missouri. Only the south entrance was available for the public. Contact was made with Other 1 (Jackson County Deputy) who advised exterior and interior video surveillance existed and was retained for approximately 30 days and no identification was required upon entry. The Recorder's office was located at the east end of the first floor. Contact was made with Other 2 (acting Director) and Other 3 (employee) who advised no video surveillance existed in the office itself and no identification was required to record a document because they are notarized. Other 2 stated that there is not a standard deed form available, or provided by their office; however various versions are available through various means that are accepted by their office. Other 2 stated that when a person presents a document for recording, they verbally provide a name, address, and phone number.

On 10-27-2021, a public records search revealed a recorded Warranty Deed associated with **Miles Thomas** that had been timestamped on 10-14-2021 at 1300 hours. The listed Grantor on the deed, Edward R. Renwick, was located and contacted, at which time he advised he did not sign nor authorize the use of his identity or signature for this deed. Further, Mr. Renwick did not know **Miles Thomas**. This investigation continued under *KCPD CRN 21-074986*. Mr. Fenwick (Victim) provided a statement at a later date.

Other 1 conducted a video search based on the date and timestamp which revealed a male matching **Thomas's** description entering the courthouse on 10-14-2021 at 1224 hours. A review of the video by KCPD confirmed that male to be **Thomas**, based on an October 2020 license photo, entered the courthouse, responded to the Recorder of Deeds office at 1226 hours, and then left the office at 1307 hours. **Thomas** left 7 minutes after the time stamp on the recorded deeds.

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A public records search of the Recorder of Deeds website for "Thomas Miles" revealed numerous records associated with that name. Record number 76 associated the **Thomas** with a business listed as Milestone Investment. A review of this document, listed under Instrument number 2021E0030474 and dated 03-22-2021, listed **Miles Thomas** with an address of 2426 E. 67th Terrace as the Grantor.

A public records search of the Recorder of Deeds website for "Milestone Investment" revealed three associated documents listing that business as the Grantee. Record number 3 under Instrument Number 2021E0113648, recorded on 10-14-2021 as a Warranty Deed listed the Grantor as 4Jayson, LLC and the Grantee as "Milestone Investment, Inc" with a Legal Description as "KANSAS CITY MARLBOROUGH HEIGHTS 06-1025 KC LT 1167 - 1167 EX S 70""

A review of this deed revealed the following information:

- Date and Time of Recording: 10/14/2021 at 1:00 PM
- Date of Agreement: September 15th, 2021
- Grantor: 4Jayson, LLC 6630 Variel Ave STE 200, Woodland Hills, C 91376
- Grantee: Milestone Investment, Inc 7300 Tracy, Kansas City, MO 64132
- Parcel # 47-630-23-01-00-0-000
- Authorized Signor: Edward R. Renwick of 4Jayson, LLC
- Notary: signed and stamped by Tywana H. Jacobs, Commission# 99391427 Expiration 08-15-2022

A search of the Missouri Secretary of State – Missouri Online Business Filing records revealed the following:

- 4Jayson LLC, principal location of 6330 Variel Avenue, STE 201, Woodland Hills, CA 91367. The "Application for Registration of a Foreign Limited Liability Company" was signed by the following "Raineth Gp, Inc., Manager Edward R. Renwick" on 04-30-2019.
- Milestone Investment, business address of 2426 E. 67th Ter. Kansas City, Missouri 64132 and, formed on 03-17-2021. The owner of the business was listed as **Miles Thomas** with the same address and 100% ownership. *It should be noted this is the same address listed on the aforementioned Warranty Deed.*

A search of Parcel #47-630-23-01-00-0-000 utilizing Jackson County, Missouri property tax records responded to 7300 Tracy Avenue, Kansas City, Missouri 64131.

A search of the City of Kansas City Parcel Viewer map revealed the owner to be listed as Milestone Investment, 7300 Tracy Avenue.

A Google search of Edward R. Renwick revealed multiple associations with Raineth Housing, one of which was LinkedIn, where he was listed as the CEO. A search of Raineth Housing produced a news article showed Renwick and Raineth housing owed delinquent taxes on numerous property in Kansas City, St. Louis, and Cincinnati, OH.

It should be noted a search of the City of Kansas City Parcel View map revealed the owner of 2426 E. 67th Ter. Kansas City, Missouri 64132 to be a "**Thomas Miles**"

On 11-02-2021, contact was made with Edward Renwick via phone, who advised Edward R. Renwick (Victim) was his son and provided an email for contact. An email was sent to Edward R. Renwick requesting a response and on 11-03-2021, KCPD was contacted by Other 4 (employee of Raineth) who advised that Raineth remained listed as the owner of 7300 Tracy, however, the property was managed and maintained by a court

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appointed receiver. Other 4 referenced Other 5 with Thomas Realty Group located in St. Charles, MO. A subsequent phone call to Other 5 confirmed the court appointment and Other 5 provided the related documentation.

On 11-03-2021 at 1420 hours, contact was made with Edward R. Renwick (Victim) via phone at which time he provided a statement. The Victim stated 4Jayson, LLC was part of a fund which owned multiple companies. The Victim advised he was a managing partner of that fund, not 4Jayson, LLC. The Victim stated he did not know Miles Thomas or Milestone Investment. The Victim reviewed the Warranty Deed (public document) and confirmed that was not his signature, that he was not in Kansas City on 09-15-2021 or 10-14-2021, that he did not appear before the listed notary, and he did not know Tywana Jacobs. Further, he stated he had not been to Kansas City since before the COVID pandemic and if he were to appear before a notary it would only occur in California. The Victim stated he did not sign the deed and did not give anyone permission to use his identity or his signature.

On 11-03-2021, KCPD was contacted by Other 6 (Attorney at Polsinelli Law Firm-KCMO) who advised her firm represented the lender that had a security interest for 7300 Tracy Avenue. Additionally, she advised 4Jayson, LLC would have no legal authority to execute the deed as the property is controlled by the Receiver (Thomas Realty Group). She also provided a copy of the court order.

On 12-03-2022, Detective Miranda and I responded to East Patrol Division and contacted Miles Thomas. He was read the Miranda Warning aloud, understood and agreed to talk to us. Miles Thomas admitted presenting a quick claim deed to the Recorder of Deeds on 10-14-2021 at 1300 H for the residence located at 7300 Tracy. He paid the \$24.00 cash and registered the listed residence to his company named "Milestone Investement". Miles Thomas denied knowing "Tywana Jacobs" and stated that he was presented with a deed already signed and notorized. He admitted buying the residence from a "white man" whom he does not remember his name but met at a bar located at 80th and Wornall. Once they met at the bar, Miles Thomas exchanged \$10000.00 cash for the house but the deed shows that he paid \$10.00. Miles Thomas denied doing anything illegal because all he wanted was to improve the neighborhood by acquiring let down properties.

On 05-04-2022, Detective Miranda and I responded to East Patrol Division to meet Tywana H Watts (Jacobs) in the lobby. Once escorted in the interview room, she was read the Miranda Warning aloud, understood and agreed to talk to us. Ms Watts is known as Tywana H. Jacobs. Once we presented the warranty deed for parcel #17-630-23-01-00-00-000 (7300 Tracy), she confirmed that it was her signature and notary stamp on the legal document. She stated that "Thomas Miles" contacted her and scheduled an appointment at her residence. She was paid a \$5.00 fee by "Thomas Miles".

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Printed Name	Sgt Sebastien Hanrie	ot	Signature	fejt	for /	Kel # 183	
The Court finds probable cause and directs the issuance of a warrant this25th_ day ofAugust, 2022							
Judge							
	Circuit Court of	Jackson			f Missouri		