



* 2015072300275 *

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
INSTRUMENT
TRS-D

GRANTOR
COUNTY OF ST LOUIS BY TR

TO

GRANTEE
**LAND CLEARANCE FOR
REDEVELOPMENT AUTHORITY**

PROPERTY
DESCRIPTION:

EASTON AVENUE HEIGHTS L: 32 TO 34 PT 35 B: B PB: 5 PG: 9

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number

00275

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 23 day of July 2015 at 11:44AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

PMC
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

TRUSTEES OFFICE
41 SOUTH CENTRAL AVE
CLAYTON, MO

Destination code: **202 P**

RECORDING FEE 13.25
(Paid at the time of Recording)

Trustee's Deed
UNDER COLLECTOR'S THIRD TAX SALE
JULY 15, 2015

THIS INDENTURE, Made and entered into this 15TH day of JULY, 2015, by and between party of the first part, **GRANTOR: GREGORY F. QUINN, TRUSTEE For St. Louis County**, for the use and benefit of the funds hereinafter mentioned, and party/parties of the second part, **GRANTEE: LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS ("LCRA")**
GRANTEE'S ADDRESS: 7733 FORSYTH BLVD., SUITE 2300, ST. LOUIS, MISSOURI 63105 of the County of SAINT LOUIS, State of MISSOURI,

WITNESSETH THAT:

WITH THIS INDENTURE, the said party of the first part, under and acting by virtue and in pursuance of the powers in him vested as hereinafter mentioned, in consideration of the sum of **ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION** to him in hand paid by the said, **LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS ("LCRA")**, party/parties of the second part, the receipt of which is hereby acknowledged, does by these presents sell and convey unto the said party/parties of the second part, his right, title and interest in and to the piece or parcel of land situated in the County of St. Louis, State of Missouri, and described as follows: **16H510111 LOTS 32, 33, 34 AND THE SOUTH 5 FEET OF LOT 35 IN BLOCK B OF EASTON AVENUE HEIGHTS AMENDED, A SUBDIVISION IN SAINT LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 9 OF THE SAINT LOUIS COUNTY RECORDS. 1534 LULU AVE**

WHEREAS, the County Council, by the order of record dated the 14TH day of JULY, 2015, has ordered the undersigned to sell the herein described lands to the said party/parties of the second part at that price and sum, and to execute and deliver a deed therefore. All of which proceedings are shown by deed from the Collector of said county to the Trustee for said county, dated the 26TH day of DECEMBER, 2014 and recorded in the office of the Recorder of Deeds of St. Louis County, Missouri, in **Book Number 21437 Page Number 965/967**; and **WHEREAS**, the County Council of St. Louis County, Missouri, by order of record #0-2 dated 1/13/2015, a certified copy of which is on file in the office of the county Collector of said county, did designate and appoint the party of the first part as a Trustee for the benefit of all funds entitled to participate in the taxes against the lands herein described; and

CONTINUED ON PAGE 2

TRUSTEE'S DEED - CONTINUED**PAGE 2**

WHEREAS, the said party of the first part has accepted said appointment and is now the duly appointed, qualified and acting Trustee for the uses and purposes herein mentioned; and

WHEREAS, the said party of the first part, by virtue of the aforesaid appointment, is now and at all times hereinafter stated authorized to bid at all sales of delinquent lands offered for taxes, interest, penalty and costs, by the Collector of said county, which has been offered for sale for taxes for two successive years next prior thereto; and

WHEREAS, the said party of the first part is and was at all the times herein mentioned, authorized to purchase at such sale of lands or lots offered thereat, necessary to protect all taxes due and owing, and to prevent their loss to the taxing authorities involved from inadequate bids; and

WHEREAS, the Collector of St. Louis County, Missouri, did on the **25TH** day of **AUGUST, 2014**, offer for sale for taxes for the third time, the lands herein described, and at said sale no person having bid therefore a sum equal to the delinquent taxes thereon, interest, penalty and the costs provided by law, the undersigned Trustee for the uses and purposes herein set forth and by virtue of the authority vested in him, did bid and purchase the lands herein described at a price not in excess of a sum equal to the delinquent taxes thereon, interest, penalty and costs provided by law, and the same were stricken off and sold to the said Trustee for the use and benefit of the funds entitle to the payment of the taxes for which the real estate herein described was sold.

TO HAVE AND TO HOLD the above herein described premises together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining unto the said party/parties of the second part, and to the heirs and assigns forever, as in full and ample manner as the said Trustee is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand this **15TH** day of **JULY, 2015**.


GREGORY F. QUINN, TRUSTEE
 For St. Louis County

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

Before me, a notary public in and for said county, personally appeared the above named **GREGORY F. QUINN, TRUSTEE for St. Louis County**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as such Trustee for the uses and purposes therein mentioned

IN WITNESS WHEREOF I have hereunto set my hand and seal this 15th day of

July, 2015.
 My term expires: 9-4-17


NOTARY

