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DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL
CLAYTON, MO 63105

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

TYPE OF
INSTRUMENT

COL-D

GRANTOR

COUNTY OF ST LOUIS BY TR

TO

GRANTEE
COUNTY OF ST L LAND CLEARANCE
REDEV

PROPERTY
DESCRIPTION:

EASTON AVE HEIGHTS AMD LOT 15 16 17 BLK D PB 5 PG 9 W/O/P

Lien Number

Notation

Document Number
1,044

Locator
06H510724

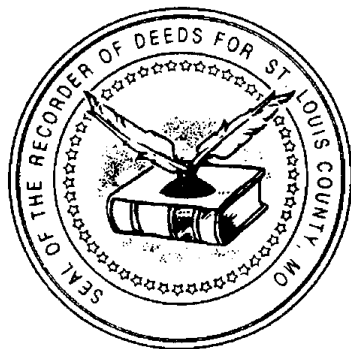
STATE OF MISSOURI)

SS.

COUNTY OF ST. LOUIS)

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 1 day of June 1999 at 03:59 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

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



Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

J. Allen
Deputy Recorder

RECORDING FEE \$18.00

(Paid at the time of Recording)

___ N.P.
___ N.P.C
___ N.N.C.
___ N.N.I.

Mail to:

B-12136 P-2401/2403

Destination code:

M

Do Not Remove This Page

TRUSTEE'S DEED
UNDER COLLECTOR'S THIRD TAX SALE

THIS INDENTURE, Made and entered into this 24TH day of MAY, 19 99,
by and between MICHAEL D. McIVER, trustee, for the use and benefit of the funds hereinafter mentioned,
party of the first part, and LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE COUNTY OF ST.
LOUIS, 121 SOUTH MERAMEC AVENUE, SUITE 900, CLAYTON, MISSOURI 63105, of the
County of ST. LOUIS, State of MISSOURI, party/parties, of the second part;
WITNESSETH THAT:

WHEREAS, the County Council of St. Louis County, Missouri, by an order of record, 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

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 aforesaid; and

WHEREAS, the said party of the first part, by virtue of the aforesaid appointment, is now and was 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 all 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 24TH day of AUGUST, 19 98, offer for sale for taxes for the third time, the lands hereinafter described, and at said sale no person having bid therefor 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 hereinafter 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 entitled to the payment of the taxes for which the real estate hereinafter described was sold.

All of which proceedings are shown by deed from the Collector of said county to the trustee for said county, dated the 24TH day of AUGUST, 19 98, and recorded in the office of the Recorder of Deeds of St. Louis County, Missouri in Book number 11285, page number *SEE BELOW; and

WHEREAS, the said party of the first part has been offered the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00) by the said LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, party/parties of the second part, for the lands hereinafter described; and

WHEREAS, the County Council, by the order of record dated the 22ND day of APRIL, 19 99, has ordered the undersigned to sell the hereinafter described lands to the said party/parties of the second part at that price and sum, and to execute and deliver a deed therefor.

NOW, THIS INDENTURE, WITNESSETH, That the said party of the first part, under and acting by virtue and in pursuance of the powers in him vested as hereinbefore stated, in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00) to him in hand paid by the said LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE COUNTY OF ST. LOUIS, 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:

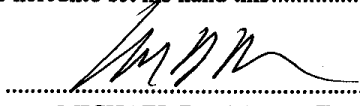
LOCATOR #16H510724
1640 LULU AVENUE
0045 X 0100
EASTON AVENUE HEIGHTS AMD
BLOCK D, LOTS 15 THRU 17
PLAT BOOK 5, PAGE 9
*RECORDERS PAGE #1503

LOCATOR #16H510843
1647 LULU AVENUE
0030 X 0100
EASTON AVENUE HEIGHTS AMD
BLOCK C, LOTS 19 & 20
PLAT BOOK 5, PAGE 9
*RECORDERS PAGE #1506

LOCATOR #16H510881
1649 LULU AVENUE
0045 X 0100
EASTON AVENUE HEIGHTS AMD
BLOCK C, LOTS 21 THRU 23
PLAT BOOK 5, PAGE 9
*RECORDERS PAGE #1509

TO HAVE AND TO HOLD the above 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 24TH day of MAY, 19 99.

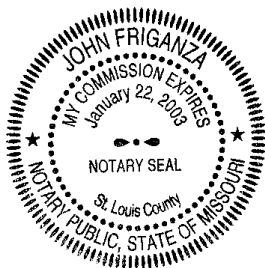

MICHAEL D. McIVER, Trustee

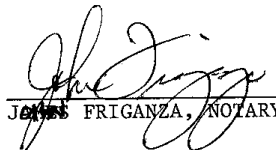
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

Before me, a notary public in and for said county, personally appeared the above named MICHAEL D. McIVER, trustee, 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 TWENTY-FOURTH.....day
of.....MAY....., 19 99.....

My term expires:




JOHN FRIGANZA, NOTARY