

CCO FORM: RW01
Approved: 6/93 (TLP)
Revised: 5/05 (BDG)
Modified:

COUNTY: City of St.Louis
ROUTE: I-55/44
PROJECT: UI-892(2)
PARCEL: E6-897

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20____, between the State of Missouri, acting by and through the **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION** (the grantor), 105 W. Capitol Avenue, Jefferson City, Missouri 65102, party of the first part and _____ (the grantee), whose address is _____, State of Missouri, party of the second part,

WITNESSETH: In consideration of the payment of the sum of _____, the receipt of which is hereby acknowledged, the said party of the first part does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the said party of the second part, a tract of land, lying situated and being in the City of St. Louis, State of Missouri, to wit:

A tract of land located in part of City Block 396 and a portion of a roadway vacated by Ordinance 47351, City of St. Louis, MO, being more particularly described as:

COMMENCING at the Northern Right of Way line of Geyer Ave. (60') and the Western Right of Way line of Menard (60'), thence Westerly along the aforementioned Right of Way line of Geyer Ave., 294.53 feet to the POINT OF BEGINNING; thence, North 63 Degrees 14 Minutes 14 Seconds East, 225.32 feet; thence, South 19 Degrees 36 Minutes 34 Seconds West, 162.29 feet; thence, North 70 Degrees 41 Minutes 25 Seconds West to the POINT OF BEGINNING, containing 12,613 square feet, more or less.

GRANTEE, by acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, to allow known or unknown utility facilities currently located on the property, whether of record or not, to remain on the property, and to grant the current and subsequent owners of those facilities the right to maintain, construct and reconstruct the facilities and their appurtenances over, under, and across the land herein conveyed, along with the right of ingress and egress across the land herein conveyed to and from those utilities.

THIS CONVEYANCE is made subject to easements of record and for the construction or maintenance of utility facilities in place, if any, on the above described tract of land.

THIS CONVEYANCE is made upon the express condition that Grantee(s), their successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known Interstate Route 44 or Interstate Route 55, including their right of way, all such rights of direct access being reserved by Grantor, except there shall be the usual right of direct access to any adjacent alley. Grantee must obtain approval of the City of St. Louis to gain access from city streets.

GRANTEE, for themselves, their successors and assigns, by acceptance of this conveyance, covenants and agrees, and it is made a condition of this conveyance, that the property herein described shall not be used for the construction, erection or maintenance of billboards or advertising signs other than signs advertising activities conducted on the property or services and products therein provided. This shall be a covenant running with the land and is binding upon Grantee, their successors and assigns. Upon a breach of this covenant and after 10 days' written notice to Grantee or their assigns to remove said offending sign as described above, Grantor retains the right to enter the property herein conveyed and remove said sign at the sole expense and liability of Grantee or their successors and assigns.

GRANTEE should consult with the State Historic Preservation Office (SHPO) and local historic preservation groups concerning the possibility of intact archaeological sites on this parcel, prior to ground-disturbing activities thereon. Consultation with the SHPO is required on all projects involving federal funds or federal permits.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *party* of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By _____

ATTEST:

By _____
Secretary to the Commission

