

\* 2003123100952 \*

JANICE M. HAMMONDS, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
WD

GRANTOR  
SHUMPERT LEROY JR ETUX

TO

GRANTEE  
STATE OF MISSOURI

PROPERTY DESCRIPTION: NORTHGATE EST ADDN LOT 8 PB 100 PG 50

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 )

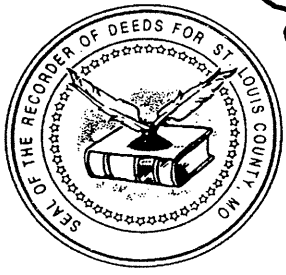
Document Number  
952

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 5 pages, (this page inclusive), was filed for record in my office on the 31 day of December 2003 at 11:47 AM 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.

*J. Ann Reber*  
Deputy Recorder

*Janice M. Hammonds*  
Recorder of Deeds  
St. Louis County, Missouri



- \_\_\_ N.P
- \_\_\_ N.P.C
- \_\_\_ N.N.C.
- \_\_\_ N.N.I.

RECORDING FEE \$33.00  
(Paid at the time of Recording)

Mail to:

Destination code: 13 P

B-15559 P-2002/2006

ROUTE: 367  
COUNTY: St. Louis  
JOB NO.: J6U1085  
PARCEL: 7

**GENERAL WARRANTY DEED**

legal 754

(1) **PARTIES:** THIS AGREEMENT, made this 30<sup>th</sup> day of October, 2003, by and between , LEROY SHUMPERT JR. AND JANET M. SHUMPERT, HUSBAND AND WIFE, Grantor; of the County of St. Louis, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantee.

GRANTEES ADDRESS: 1590 Woodlake Drive, Chesterfield, Missouri 63017-5712

(2) **CONSIDERATION:** Grantor, in consideration of the sum of **ONE HUNDRED FIFTEEN THOUSAND AND NO 100ths DOLLARS** (\$115,000.00), to be paid by the Missouri Highways and Transportation Commission, the receipt of which is hereby acknowledged, **does/do** hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Missouri Highways and Transportation Commission of Missouri the following described real estate and interests in real estate in the County of St. Louis, State of Missouri:

All right, title and interest in and to Lot 8 of Northgate Estates Addition, Amended Plat, a subdivision in St. Louis County Missouri, according to the plat thereof recorded in Plat Book 100 Page 50 of the St. Louis County Records.

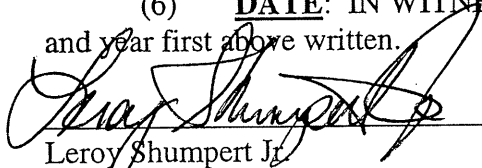
**CAPITAL TITLE** 210524

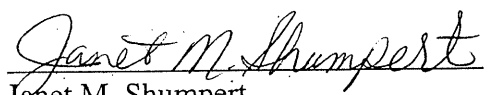
ROUTE: 367  
COUNTY: St. Louis  
JOB NO.: J6U1085  
PARCEL: 7

(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, its successors and assigns forever.

(5) **WARRANTY:** Grantor hereby covenants that he/she/it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that he/she/it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by he/she/it or those under whom he/she/it claim; and that he/she/it will warrant and defend the title to said premises unto the Missouri Highways and Transportation Commission and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) **DATE:** IN WITNESS WHEREOF, the said Grant(or) executed the above the day and year first above written.

  
Leroy Shumpert Jr.

  
Janet M. Shumpert



**EXHIBIT A**

**LOT 8 OF NORTHGATE ESTATES ADDITION, AMENDED PLAT,  
A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI,  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT  
BOOK 100 PAGE 50 OF THE ST. LOUIS COUNTY RECORDS.**

ROUTE: 367  
COUNTY: St. Louis  
JOB NO.: J6U1085B  
PARCEL: 8

**GENERAL WARRANTY DEED**

(1) **PARTIES:** THIS AGREEMENT, made this 22nd day of September 2003, by and between FRANCIS A. DROESCH AND ALICE C. DROESCH, TRUSTEES OF THE DROESCH REVOCABLE LIVING TRUST DATED JULY 7, 1992, Grantor, of the County of St. Louis, and State of Missouri, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, Grantee.

GRANTEES ADDRESS: 1590 Woodlake Drive, Chesterfield, Missouri 63017-5712

(2) **CONSIDERATION:** Grantor, in consideration of the sum of **ONE HUNDRED TWENTY THOUSAND AND NO 100ths DOLLARS** (\$120,000.00), to be paid by the Missouri Highways and Transportation Commission, the receipt of which is hereby acknowledged, **does/do** hereby grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the Missouri Highways and Transportation Commission of Missouri the following described real estate and interests in real estate in the County of St. Louis, State of Missouri:

All right, title and interest in and to Lot 7 of Northgate Estates Addition, Amended Plat, a subdivision in St. Louis County Missouri, according to the plat thereof recorded in Plat Book 100 Pages 50 and 51 of the St. Louis County Records.

ROUTE: 367  
COUNTY: St. Louis  
JOB NO.: J6U1085  
PARCEL: 8

(4) **RIGHTS OF GRANTEE:** Grantee shall obtain all rights, privileges, appurtenances and immunities belonging to Grantor, its successors and assigns forever.

(5) **WARRANTY:** Grantor hereby covenants that he/she/it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that he/she/it has good right to convey the property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by he/she/it or those under whom he/she/it claim; and that he/she/it will warrant and defend the title to said premises unto the Missouri Highways and Transportation Commission and unto its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

(6) **DATE:** IN WITNESS WHEREOF, the said Grant(or) executed the above the day and year first above written.

*Droesch*

Francis A. Droesch, Trustee

*Kevin Droesch P.O.A. for Alice C. Droesch*

~~Alice C. Droesch, Trustee~~

Kevin Droesch  
Durable Power of Attorney for  
Alice C. Droesch, Trustee

