

CCO FORM: RW01
Approved: 6/93 (TLP)
Revised: 1/02 (RMH)
Modified:

COUNTY: St. Louis
ROUTE: 141
PROJECT: J6U0804C
FED. PROJECT:
PARCEL: E6-26846

QUITCLAIM DEED

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

(Mailing address of first-named grantee) _____

_____ of the County of _____, State of _____, *party/parties* of the
second part (grantee),

WITNESSETH: In consideration of the payment of the sum of _____
DOLLARS, 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/parties*
of the second part, a tract of land, lying situated and being in the County of St. Louis,
State of Missouri, to wit:

A tract of land in the Northeast quarter of the Northeast quarter of Section 10, Township
44 North, Range 5 East, St. Louis County, Missouri and being more particularly
described as follows:

BEGINNING at a point on the Southwestern line of Highway 141, 80 feet wide, at its
intersection with the Southern line of Valley Park Hills Subdivision as recorded in Plat
Book 7 Page 75 of the St. Louis County Missouri Records, and also being the North line

Form 4-7.3

of Section 30, thence leaving said intersection and running along said Southwestern Road line South 35 degrees 45 minutes 00 seconds East, a distance of 166.47 feet to a point on said road line, said point also being a Northernmost corner of Sancta Maria Estates Plat 2 as recorded in Plat Book 223 Pages 35 through 36 of the St. Louis County, Missouri Records; thence leaving said road line along a Western line of said Sancta Maria Estates Plat 2 South 00 degrees 54 minutes 00 seconds West, a distance of 264.64 feet to a corner of said Sancta Maria Estates Plat 2; thence along a Northern line of said Sancta Maria Estates Plat 2 and along a Northern line of Sancta Maria Estates Plat 1 as recorded in Plat Book 228 Pages 90 and 91 of the St. Louis County, Missouri Records North 88 degrees 30 minutes 43 seconds West a distance of 640.08 feet to an angle point in the said Northern line of Sancta Maria Estates Plat 1, and also being the Southeastern corner of Sancta Maria Estates Plat 3, as recorded in Plat Book 237 Pages 1 and 2 of the said St. Louis County, Missouri Records; thence leaving said corner along the Eastern line of said Sancta Maria Estates Plat 3, North 00 degrees 54 minutes 00 seconds East, a distance of 394.76 feet to a point in the Southern line of said Valley Park Hills Subdivision, and also being the North line of said Section 30; thence along the Southern line of said Valley Park Hills Subdivision South 88 degrees 45 minutes 58 seconds East, a distance of 540.66 feet back to the POINT OF BEGINNING, EXCEPTING THEREFROM that part taken by the State of Missouri under Cause No. 619464 a copy of which is recorded in Book 9189 Page 45.

GRANTEE, for itself, its 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, its successors and assigns. Upon a breach of this covenant and after 10 days' written notice to Grantee or its 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 its successors and assigns.

THIS CONVEYANCE is made upon the express condition that Grantee, their successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Relocated State Route 141, including its right of way, all such rights of direct access being reserved by Grantor, but there is reserved the right of usual direct access to the South Outer Road from the North property line of this conveyance to a point opposite Route 141 centerline Station 44+30 and also to the South Outer Road from centerline Station 45+90 to the South property line of this conveyance.

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

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *party/parties* 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

