



2004121700731

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

TYPE OF INSTRUMENT: **QCD**
GRANTOR: **UNIVERSITY HEIGHTS ASSN INC**
TO: **UNIVERSITY HEIGHTS SUB 1**
GRANTEE: **UNIVERSITY HEIGHTS SUB 1**

PROPERTY DESCRIPTION: **UNIVERSITY HEIGHTS LOT 14 BLK 7 PB 6 PG 14**

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

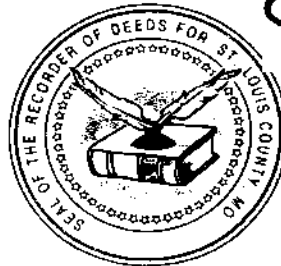
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

Document Number
731

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 17 day of December 2004 at 12:33 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.

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 \$33.37
(Paid at the time of Recording)

Mail to:
University Hts. Assn.
c/o Judy Baernstein
793 Yale Ave.
St. Louis, MO 63130

Destination code: **M**

B-16266 P-0198/0202

QUITCLAIM DEED

THIS DEED, made and entered into this 8th day of DECEMBER, 2004 by and between University Heights Association Inc., a Missouri nonprofit corporation, "Party of the First Part," and

as Trustees of the Declaration of Trust and Agreement for University Heights Subdivision No. 1, a subdivision in the City of University City, County of St. Louis, State of Missouri, "Parties of the Second Part";

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the Parties of the Second Part, the receipt of which is hereby acknowledged, does by these presents, REMISE, RELEASE AND FOREVER QUITCLAIM unto the said Parties of the Second Part as Trustees, the following described real estate situated in the County of St. Louis, State of Missouri:

Lot 14 in Block 7 of University Heights, according to the plat thereof recorded in

Plat Book 6, Pages 14 and 15 of the St. Louis County Recorder's Office, subject to covenants, restrictions and easements of record.

TO HAVE AND TO HOLD THE SAME AS COMMON GROUND IN TRUST pursuant to and subject to the Declaration of Trust and Agreement for University Heights Subdivision No. 1, together with all rights and appurtenances to the same belonging unto the said Parties of the Second Part in trust and to their successors and assigns for the sole benefit, use and enjoyment of the lot owners and tenants, present and future, of University Heights Subdivision No. 1 until such time as such Subdivision may be vacated by the city of University City, Missouri, or its successors, or terminated by the lot owners of such Subdivision, at which time fee simple title shall vest in the then lot owners of all then recorded lots of such Subdivision as tenants in common.

That neither said Party of the First Part nor its successors and assigns, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

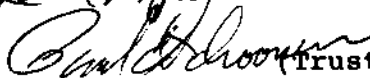
IN WITNESS WHEREOF, the Party of the First Part and the Parties of the Second Part have executed these presents the day and year first above written.

University Heights Association, Inc.

By: 
President

Accepted:

 (Trustee)

 (Trustee)

(Trustee)

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

On this 8th day of December, 2004, before me appeared Theresa Biggs,
RONALD SCOTT, and PAUL SCHOOMER, to me
personally known, who, being by me, duly sworn, did say that they are the
Trustees of University Heights Subdivision No. 1, and that this
instrument was signed in behalf of said subdivision, by authority of its
Declaration of Trust and Agreement; and ABOVE said trustees
acknowledged this instrument to be the free act and deed of said UNIVERSITY HEIGHTS #1
subdivision.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my
official seal in the County and State aforesaid, the day and year first
above written.

Deanna Townson
Notary Public

My Commission Expires:

Deanna Townson
Notary Public - Notary Seal
State of Missouri
County of St. Louis
Expires September 29, 2007

