

**EXHIBIT 1**

---

***Title of Document:*** Quit Claim Deed

***Date of Document:*** \_\_\_\_\_, 2022

***Grantor:*** City of Sunset Hills, Missouri

***Grantee:*** Westview Investments LLC

***Legal Description:*** See Exhibit "A"

***Reference Book and Page(s):*** Book 1592 Page 626

---

***After recording return to:***  
Spencer Fane LP  
Attn: Robert H. Epstein  
1 North Brentwood Blvd., Suite 1000  
St. Louis, MO 63105

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the **CITY OF SUNSET HILLS, MISSOURI**, whose legal address is \_\_\_\_\_ (the "Grantor") for the benefit of **WESTVIEW INVESTMENTS LLC**, a Missouri limited liability company whose legal address is \_\_\_\_\_ (the "Grantee").

WHEREAS, the Grantor is the alleged owner of a permanent right-of-way described in that certain Quit Claim Deed, recorded in Book 1592 Page 626 in the records of the St. Louis County Recorder of Deeds (the "Property"), which Property crosses certain real estate now owned by Grantee.

WHEREAS, Grantor is no longer in need of the Property, due to the availability of alternate roads.

**WITNESS, that Grantor, for and in consideration of valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM unto Grantee the Property, legally described in Exhibit A attached hereto and incorporated herein by reference.**

**[Signature Page Follows]**

**TO HAVE AND TO HOLD** the Property, together with all rights and appurtenances belonging to the Property, unto Grantee and Grantee's heirs and assigns forever.

**CITY OF SUNSET HILLS, MISSOURI**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of the City of Sunset Hills, Missouri.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Notary Public