

ROUTE: West Watson Road
CITY: Sunset Hills
FEDERAL NO.: STP-5410(633)
PROPERTY LOCATION: 13001 Gary Player Drive
PARCEL: 5

General Warranty Deed

(1) **PARTIES:** THIS DEED, Made and entered into this ____ day of _____, 20__ by and between JSB Tapawingo Holdings, LLC (Grantors) and the City of Sunset Hills, State of Missouri, (Grantee).

GRANTOR'S ADDRESS: 8828 Ryegate Manor, St. Louis, MO 63127

GRANTEE'S ADDRESS: 3939 South Lindbergh Blvd, Sunset Hills, MO 63127

(2) **CONSIDERATION:** Grantor(s), in consideration for the sum of One Dollar (\$1.00), to be paid by the City of Sunset Hills, the receipt for which is hereby acknowledge, do here by grant, bargain and sell, convey and confirm fee simple title in the property described in this deed.

(3) **PROPERTY DESCRIPTION:** Grantor conveys to the City of Sunset Hills the following described real estate and interests in real estate in the City of Sunset Hills, State of Missouri, as shown on the attached Exhibit "A" - Legal Description for Right of Way and made a part hereof:

#1

Two (2) tracts of land being part of the property described in a deed to J.S.B. Tapawingo Holdings, LLC, recorded in Book 20390 Page 2963, of the St. Louis County, Missouri Recorder's Office, being part of Lot A of Tapawingo Boundary Adjustment Plat, a subdivision recorded in Plat Book 349, Page 364 of the St. Louis County, Missouri Recorder's Office, all of which being part of Township 44 North, Range 5 East, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the intersection of the West line of said property and the North right of way of West Watson Road; Thence along said North right of way, North 52 degrees 04 minutes

54 seconds East, a distance of 1713.28 feet; Thence North 52 degrees 03 minutes 06 seconds East, a distance of 714.97 feet, being the Point of Beginning of the herein described Permanent Sidewalk Easement #1; Thence North 45 degrees 57 minutes 55 seconds East, a distance of 14.27 feet, Thence North 52 degrees 02 minutes 38 seconds East, a distance of 127.81 feet; Thence North 51 degrees 55 minutes 01 seconds East, a distance of 360.28 feet; Thence North 46 degrees 15 minutes 04 seconds East, a distance of 11.96 feet; Thence South 37 degrees 56 minutes 49 seconds East, a distance of 3.59 feet to said North right of way; Thence along said North right of way, South 52 degrees 03 minutes 06 seconds West, a distance of 514.18 feet to the Point of Beginning. Containing 945 sq. ft.

#2

Beginning at the intersection of the East line of said property and the North right of way of West Watson Road; Thence South 27 degrees 52 minutes 54 seconds West, a distance of 199.91 feet; Thence North 62 degrees 06 minutes 50 seconds West, a distance of 4.06 feet; Thence leaving said right of way, North 29 degrees 23 minutes 09 seconds East, a distance of 2.67 feet; Thence North 28 degrees 23 minutes 17 seconds East, a distance of 172.02 feet; Thence North 27 degrees 11 minutes 38 seconds East, a distance of 25.76 feet to said East line; Thence along said East line, South 51 degrees 31 minutes 33 seconds East, a distance of 2.83 feet to the Point of Beginning. Containing 634 sq. ft.

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

(5) **WARRANTY:** Grantor hereby covenants that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed. Grantor covenants that they have good right to convey property. Grantor covenants that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the City of Sunset Hills and unto its successors and assigns, forever, against the lawful claims and demands all persons whomsoever.

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

By: _____

Date: _____

By: _____

Date: _____

STATE OF MISSOURI)
) SS
COUNTY OF St. Louis)

On this ____ day of _____, 20__ before me appeared _____, who being by me duly sworn, did say that he is the _____ (title) of JSB Tapawingo Holdings LLC, a limited liability company of the State of Missouri, and that said instrument was signed in behalf of said limited liability company, and said _____ (title) acknowledged said instrument to be the free act and deed of the said limited liability company.

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

Notary Public

My Commission Expires: _____