

**ORDINANCE #65935**  
**Board Bill No. 118**

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and forever quit-claim unto Terri L. Lovett and Lee E. Johnson, certain City-owned property located in City Block 4583, which property is known as 4296 Washington Avenue, and containing an emergency clause.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE.** The Mayor and Comptroller are hereby authorized and directed to execute, upon receipt of and in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise, release and forever quit-claim unto Terri L. Lovett and Lee E. Johnson, certain City-owned property located in City Block 4583, which property is known as 4296 Washington Avenue, and which is more fully described in said Exhibit A.

**SECTION TWO.** Emergency Clause. This ordinance, being necessary for the immediate preservation of public peace, health, safety, and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and approval by the Mayor.

**Exhibit A**

**QUIT CLAIM DEED**

THIS DEED, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2003, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, St. Louis, Missouri 63103, (Grantor), and Terri L. Lovett and Lee E. Johnson as joint tenants, whose address is 2919 Franklin Avenue, Apt. A, St. Louis, Missouri 63106, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Thousand Dollars (\$1,000.00) to it paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

**See Exhibit A attached hereto and incorporated into this deed**

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid 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 said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS  
(Grantor)

TERRI L. LOVETT & LEE E. JOHNSON  
(Grantee)

BY: \_\_\_\_\_  
Francis G. Slay  
Mayor

BY: \_\_\_\_\_  
Terri L. Lovett

BY: \_\_\_\_\_  
Darlene Green  
Comptroller

BY: \_\_\_\_\_  
Lee E. Johnson

Approved as to form:

\_\_\_\_\_  
Patricia A. Hageman  
City Counselor

Attest:

\_\_\_\_\_  
Parrie L. May  
City Register

State of Missouri )  
                          ) ss.  
City of St. Louis )

On this \_\_\_\_ day of \_\_\_\_\_, 2003, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance \_\_\_\_\_ and acknowledge said instrument to be the free act and deed of the City of Saint Louis.

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

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

State of Missouri )  
                          ) ss.  
City of St. Louis )

On this \_\_\_\_ day of \_\_\_\_\_, 2003, before me appeared Terri L. Lovett and Lee E. Johnson, to me personally known to be the persons described in and who executed the forgoing instrument, and acknowledged that they executed the same as their free act and deed.

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

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

**Exhibit A**

**PARCEL (1)** A parcel of ground in Block 4583 of the City of St. Louis, Missouri, bounded on the Northeast by the Southwest line of Washington Boulevard, 70 feet wide, bounded on the West by the East line of the Boyle-Pendleton Connection, 65 feet wide, and bounded on the Southeast by the Northwest line of property now or formerly of Will A. Fondren (as described in Deed Book 1603M, Page 2047, City of Saint Louis Records), and being more particularly described as follows:

Beginning at the point of intersection of said Southwest line of Washington Boulevard with said Northwest line of Will A. Fondren, said point also being the Northeast corner of the property herein described; thence along said Northwest line of Will A. Fondren South 41 degrees 00 minutes 00 seconds West 140.80 feet to a point in a non-tangent curve to the right whose radius point bears South 73 degrees 13 minutes 30 seconds East 428 feet, said non-tangent curve being the East line of the Boyle-Pendleton Connection; thence Northerly an arc distance of 146.06 feet along said curved East line of the Boyle-Pendleton Connection through a central angle of 19 degrees 32 minutes 32 seconds with a chord bearing North 26 degrees 32 minutes 46 seconds East to a point in said Southwest line of Washington Boulevard; thence along said Southwest line of Washington Boulevard South 49 degrees 04 minutes 00 seconds East 36.28 feet to the point of beginning and containing 3,160 square feet or

0.073 acres, more or less, subject to restrictions and easements of record, known as and numbered 4296 Washington Blvd., and also known as Parcel 4583-00-00100

**PARCEL (2)** Part of City Block 4583 of the City of St. Louis, Missouri, being part of parcels as described in Exhibit "A" of Deed Book 220M, Page 288, City of St. Louis Records and more particularly described as:

Commencing at the most Northern corner of property conveyed to Will A. Fondern as recorded in Deed Book 1603M, Page 2047, City of St. Louis Records; thence southerly along said east line, 13.39 feet to the TRUE POINT OF BEGINNING; thence South 49 degrees 04 minutes 00 seconds East, 34.44 feet to a point being 150.00 feet south of Washington Boulevard (70 feet wide); thence South 41 degrees 00 minutes 00 seconds West, 61.14 feet to said east line of the Boyle-Pendleton Connection; thence northerly along said east line 67.60 feet to the TRUE POINT OF BEGINNING, containing 1,100 square feet, more or less.

**Approved: June 30, 2003**