

GENERAL WARRANTY DEED BY A CORPORATION

THIS INDENTURE, Made on the 31st day of December, 1973 by and between FIRST ST. CHARLES HOLDING CO., A Corporation of the State of Missouri, party of the First Part, and THE FIRST NATIONAL BANK OF ST. CHARLES, A Corporation of the State of Missouri, party of the Second Part, 131 Jefferson Street, St. Charles, Missouri:

WITNESSETH, That the said party of the First part, in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to it paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the Second Part; its successors and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of St. Charles and State of Missouri, to-wit:

A certain lot of ground or piece of real estate situate in the City of St. Charles, in City Square or Block No. 11 on the corner of Main and Jefferson Streets fronting 30 feet on Main Street measuring from the Southwest corner of the present building Northwardly and having a depth of One Hundred and Fifty Feet (150) measuring from the present curb stone of Main Street, parallel with Jefferson Street to the center of a proposed Alley to be laid off North and South through the property hereby conveyed 10 feet of which alley is to be given by the First National Bank of St. Charles. The said property is bounded on the West by Main Street; on the North by a part of the same Block or Square now or formerly owned by Ezra Overall, on the East by the said proposed alley and on the South by Jefferson Street.

A certain strip of ground in City Square No. 11 fronting 5 feet on Main Street and having a depth of 150 feet from present curb stone of Main Street parallel with Jefferson Street to center of a proposed alley, said strip is bounded on the West by Main Street, North by part of same square, East by said proposed alley and on the South by First National Bank.

A lot of ground in St. Charles City Square No. Eleven (11) fronting twenty four feet and six inches (24'6") on the Eastern curb line of Main Street and extending back Eastwardly with even width and parallel with Jefferson Street one hundred fifty feet (150') to the centerline of a proposed alley, ten feet of which alley is to be taken off the Eastern end of the lot hereby conveyed and the other ten feet of which alley shall be taken off of the Western end of the lot of ground lying immediately to the East of the lot herein conveyed and being part of the real estate devised in and by said last Will and Testament of J. Phil Hoehn, deceased; said lot hereby conveyed being particularly described as follows: Beginning at a point in the

-2-

Eastern curb line of Main Street and being the Northwest corner of a lot of ground conveyed by deed dated September 15, 1898, and recorded in the Recorder's Office of St. Charles County, Missouri in Book No. 70 page 516, thence running Northwardly along said curb line twenty four feet and six inches (24' 6"), thence running Eastwardly parallel with Jefferson Street One Hundred and fifty feet (150') to the center line of said proposed alley, thence running Southwardly parallel with Main Street twenty four feet and six inches (24' 6") to the Northeast corner of said lot of ground conveyed by J. Phil Hoehn and wife, and thence running Westwardly parallel with Jefferson Street and along the Northern line of said lot of ground conveyed by said J. Phil Hoehn and wife, one hundred and fifty feet (150') to the point of beginning.

A lot of ground, part of Block numbered Fourteen (14) of the City of St. Charles, Missouri, fronting 69 feet 6 inches more or less, on the Eastern side of Main Street and extending Eastwardly with even width and parallel with Clay Street to the right of way of the Missouri, Kansas and Texas Railway Company, and being more particularly described as follows: Beginning at a point in the Eastern line of Main Street distant Southwardly 151 feet 6 inches, more or less, from the Southern line of Clay Street and which beginning point is the Southwestern corner of the rock building now erected on the lot of ground; thence Northwardly, with the Eastern line of Main Street, 69 feet 6 inches, more or less, to the Southwestern corner of a lot of ground now or formerly owned by Kessler; thence Eastwardly parallel with Clay Street, to the Western line of the right of way of the Missouri, Kansas and Texas Railway Company; thence Southwardly with said right of way line 69 feet 6 inches, more or less; and thence Westwardly parallel with Clay Street, to the point of beginning.

A lot of ground, part of Block numbered 14 of the City of St. Charles, Missouri, fronting 37 feet, more or less, on the Eastern side of Main Street and extending Eastwardly, parallel with Clay Street, to the right of way of the Missouri, Kansas and Texas Railway Company, and being more particularly described as follows: Beginning at a point in the Eastern line of Main Street distant Southwardly 192 feet 10 inches from the curb line on the Southern side of Clay Street and which beginning point is the Northwestern corner of a lot of ground now or formerly owned by Engel; thence Northwardly, with the Eastern line of Main Street 37 feet, more or less, to the Southwestern corner of a lot of ground now or formerly owned by Worful; thence Eastwardly, parallel with Clay Street, to the right of way of the Missouri, Kansas and Texas Railway Company; thence Southwardly, with the Western line of said right of way 37 feet, more or less, to the Northeastern corner of the lot of Engel; thence Westwardly, with the Northern line of the lot of Engel to the point of beginning. Being the same real estate which was conveyed to said B. M. Worful, by Sheriff's Deeds in Partition recorded in the Office of the Recorder of Deeds for St. Charles County, Missouri, in Book 225 at pages 292 and 295, respectively.

EXCEPTING all that part of the above two described lots lying West of the alley running North and South through said Block 14. Being the tract east of the alley measuring 106.6 feet along said alley from the South line to the North line.

-3-

A lot of ground in Block No. 14 of the City of St. Charles, Missouri, said lot bounded North by lot now or formerly owned by B. F. Gut, East by right of way of the Missouri, Kansas and Texas Railway Company, South by lot now or formerly owned by Henry Hund and West by an alley, and being the same real estate conveyed to Olive Ellis by Anna Rechtern and others by deed dated October 21, 1923, and recorded in the Recorder's Office of St. Charles County, Missouri, in Book 145 page 410 and by deed of William S. Gross Executor of the Last Will and Testament of Rudolph Goebel by deed dated October 2, 1923, and recorded in the Recorder's Office of St. Charles County, Missouri in Book 145 page 411. And being the same real estate conveyed to George R. Ellis, by his sister, Louise Rousseau and her husband, and by his brother, Granville L. Ellis and wife, by deed duly recorded in the Recorder's Office of St. Charles County, Missouri.

ALSO, a lot of ground being part of City Square No. Fourteen (14) of the City of St. Charles and being the Eastern part of that certain lot of ground firstly described in a deed dated July 6, 1931, by Joseph A. Seiling et al, to Anna Micka and Louis Micka, recorded in Book 160 page 191, Recorder's Office of St. Charles County, and being all that part of said lot of ground which lies East of the alley running North and South through said City Square, the lot hereby conveyed being bounded Northwardly by Clay Street, Eastwardly by the Missouri River, Southwardly by a lot formerly belonging to the Frank Weseman Estate and Westwardly by said alley.

A lot of ground, part of Block numbered one hundred thirty (130) of the City of St. Charles, Missouri, fronting eighty seven (87') feet on the Southern side of Clay Street, and extending Southwardly with even width and parallel with Fifth Street, one hundred forty (140') feet, and being more particularly described as follows: Beginning at a point in the Southern line of Clay Street distant Eastwardly fifty five (55') feet from the Eastern line of Fifth Street; thence Eastwardly, with the Southern line of Clay Street, eighty seven (87') feet; thence Southwardly parallel with Fifth Street, one hundred forty (140') feet; thence Westwardly, parallel with Clay Street, eighty seven (87') feet; and thence Northwardly parallel with Fifth Street, one hundred forty (140') feet to the point of beginning.

Part of City Square No. One Hundred Thirty (130), beginning at the corner of Clay and Fifth Streets in said City of St. Charles; thence South  $21^{\circ}$  West with Fifth Street 150 feet; thence South  $69^{\circ}$  East with a line parallel with Clay Street 50 feet; thence North  $21^{\circ}$  East parallel with Fifth Street 150 feet to Clay Street; thence North  $69^{\circ}$  West with Clay Street 50 feet to the place of beginning.

Subject to public sidewalk six (6) feet wide along the Southern side of Clay Street.

Subject to easements of record.

-4-

A lot of ground part of Block numbered 130 of the City of St. Charles, Missouri fronting 42 feet, more or less, on the Eastern side of Fifth Street and extending Eastwardly with even width and parallel with Clay Street 200 feet, and being more particularly described as follows: Beginning at a point in the Eastern line of Fifth Street which point is distant Southwardly 192 feet, more or less, from the Southern line of Clay Street and which beginning point is the Northwestern corner of a lot of ground now owned by Theine, thence Northwardly with the Eastern line of Fifth Street 42 feet, more or less, to the Southwestern corner of a lot of ground now owned by the Mount Zion Baptist Church; thence Eastwardly parallel with Clay Street 200 feet; thence Southwardly parallel with Fifth Street 42 feet, more or less; thence Westwardly parallel with Clay Street 200 feet to the point of beginning.

A lot of ground, part of Block Numbered 130 of the City of St. Charles, Missouri fronting 50 feet, more or less on the Eastern side of Fifth Street and extending Eastwardly with even width and parallel with Jackson Street 125 feet, more or less, and being more particularly described as follows: Beginning at a point in the Eastern line of Fifth Street distant Northwardly 100 feet from the Northern line of Jackson Street the Northwestern corner of a lot of ground now or formerly owned by Rosien; thence Northwardly with the Eastern line of Fifth Street, 50 feet, more or less, to the Southwestern corner of a lot of ground now or formerly owned by Machens; thence Eastwardly parallel with Jackson Street, 125 feet, more or less, to the Northwestern corner of a lot of ground now or formerly owned by Lanvernmeier; thence Southwardly, parallel with Fifth Street 50 feet, more or less, to the Northeastern corner of a lot of ground now or formerly owned by Mench; and thence Westwardly, parallel with Jackson Street 125 feet, more or less, to the point of beginning.

Part of City Block No. One Hundred Thirty (130) of the City of St. Charles, Missouri, fronting forty five (45) feet on the North side of Jackson Street and extending Northwardly with even width and parallel with Fifth Street one hundred (100) feet; bounded on the West by lot now or formerly of Poser, on the North by lot now or formerly of Theien, on the East by lot now owned by Tairter and on the South by Jackson Street.

A lot of ground, part of Block Numbered One Hundred Thirty (130) of the City of St. Charles, Missouri, fronting thirty seven feet six inches (37'6") on the Northern side of Jackson Street and extending Northwardly with even width and parallel with Fifth Street, one hundred fifty (150) feet, more or less, and being more particularly described as follows, to-wit: Beginning at a point in the Northern line of Jackson Street distant Eastwardly one hundred sixty two feet six inches (162' 6") from

-5-

the Eastern line of Fifth Street and which beginning point is the Southwestern corner of a lot of ground now owned by Fredenburg; thence Northwardly, parallel with Fifth Street, one hundred fifty (150) feet, more or less, to the Southern line of a lot of ground now owned by Machens; thence Westwardly parallel with Jackson Street, thirty seven feet six inches (37'6") to the Eastern line of a lot of ground now owned by Bacon; thence Southwardly parallel with Fifth Street, one hundred fifty (150) feet, more or less, to the Northern line of Jackson Street; thence Eastwardly along the Northern line of Jackson Street, thirty seven feet six inches (37'6") to the place of beginning.

A lot of ground, being part of Block Numbered 130 of the City of St. Charles, Missouri, fronting 38 feet, more or less, on the Northern side of Jackson Street and extending Northwardly, with even width and parallel with Fifth Street, 150 feet, more or less, and being more particularly described as follows: Beginning at a point in the Northern line of Jackson Street distant Westwardly 162 feet 6 inches (162'6") from the Eastern line of Fifth Street and which beginning point is the Southeastern corner of a lot of ground now or formerly owned by Lanvermeier; thence Northwardly, parallel with Fifth Street, 150 feet, more or less, to a point in the Southern line of a lot of ground now or formerly owned by Machens; thence Eastwardly, parallel with Jackson Street, 38 feet, more or less, to a point in the Western line of a lot of ground now or formerly owned by Feldmann; thence Southwardly, parallel with Fifth Street, 150 feet, more or less, to a point in the Northern line of Jackson Street; and thence Westwardly, with the Northern line of Jackson Street, 38 feet, more or less, to the point of beginning.

A lot of ground, part of Block numbered one hundred thirty (130) of the City of St. Charles, Missouri, more particularly described as follows: Beginning at a point in the original West line of Fourth Street, which point is distant Westwardly nineteen feet, three inches from the center line of Fourth Street and is distant southwardly one hundred seventy two feet, six inches from the center line of First Capitol Drive; thence Westwardly, at right angles with Fourth Street and along the face of a concrete wall, twenty two (22) feet; thence Northwardly parallel with Fourth Street, six feet, six inches; thence westwardly, on a line at right angles with Fourth Street, along the face of a concrete wall, thirty one feet, six inches; thence Southwardly, parallel with Fourth Street, forty five feet to the North line of a Private Alley; thence eastwardly with the northern line of said private alley, fifty three feet, six inches to a point in the original West line of Fourth Street; thence Northwardly, with the Western line of Fourth Street, thirty eight and four tenths feet to the point of beginning; being the same real estate conveyed to Richard E. Pfaff and wife by deed dated August 23, 1950 and recorded in Book 240, page 321 in the St. Charles County Recorder's Office.

-6-

**First:** A lot of ground located in Block No. 130 of the City of St. Charles, Missouri, fronting eighty-seven (87) feet, more or less, on the South Side of First Capitol Drive (formerly Clay Street) and extending Southwardly with even width a distance of 195 feet, more or less, more particularly described as follows, towit:-Beginning at a point on the Southern line of First Capitol Drive, said point being a distance of 53 feet, more or less, West along the South line of First Capitol Drive from the point of intersection of the Western line of Fourth Street (as originally established) with the Southern line of First Capitol Drive and being also the Northwest corner of a lot of ground now or formerly owned by Alfred O. Wilke and wife; thence from said point of beginning Westwardly along the South line of First Capitol Drive a distance of eighty-seven (87) feet, more or less; thence Southwardly parallel with Fourth Street one hundred ninety-five (195) feet, more or less; thence Eastwardly parallel with First Capitol Drive, eighty-seven (87) feet, more or less; thence Northwardly parallel with Fourth Street one hundred ninety-five (195) feet, more or less, to the point of beginning. And being the Westwardly eighty-seven (87) feet of a one hundred forty (140) foot lot of ground conveyed to one Henry Willbrand by Emma B. Walton by deed dated June 8, 1893, recorded in the Recorder's Office of St. Charles County, Missouri, in Book 59, page 377.

**SECOND:** A lot of ground located in Block No. 130 in the City of St. Charles, Missouri, fronting fifty (50) feet, more or less, on the Southern line of 1st Capitol Dr. and extending back with even width a distance of one hundred fifty (150) feet, more or less, and more particularly described as follows, towit:- Beginning at the Northwest corner of the lot of ground first above described, said point of beginning being one hundred forty (140) feet West along the South side of First Capitol Drive (formerly Clay Street) from the point of intersection of the Western line of Fourth Street and the Southern line of First Capitol Drive; thence Westwardly along the Southern line of First Capitol Drive a distance of fifty (50) feet, more or less, thence Southwardly parallel with Fourth Street (as originally established) a distance of one hundred fifty (150) feet, more or less, thence Eastwardly parallel to First Capitol Drive a distance of fifty (50) feet to a point on the Western line of the lot of ground first above described; thence Northwardly along the Western line of the lot of ground above described a distance of one hundred fifty (150) feet to the point of beginning. Bounded on the North by First Capitol Drive, on the East by lot of ground first above described, on the South by lot now or formerly owned by E. Stoltze's heirs and on the West by lot now or formerly owned by Charles Cappel and being the same lot of ground conveyed by Josephine Mittrucker to Otto H. Willbrand by deed dated May 21, 1918, recorded in the Recorder's Office of St. Charles County, Missouri, in Book 132, page 39.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the Rights, Privileges, Appurtenances and Immunities thereto belonging, or in anywise appertaining, unto the said party of the Second Part, and unto its successors and assigns, FOREVER, the said FIRST ST. CHARLES HOLDING CO., A Corporation hereby covenanting that it is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; and that the said premises are free and clear of any incumbrances done or suffered by it or those under whom it claims, and that it will WARRANT AND DEFEND the title to the said premises unto the said party of the Second Part, and unto its successors and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the First Part has caused these presents to be signed by its President and its corporate seal be hereto affixed, the day and year first above written.

FIRST ST. CHARLES HOLDING COMPANY  
A Corporation

By *Paul H. Knoblauch*  
President

*Richard Schaefer*  
Secretary

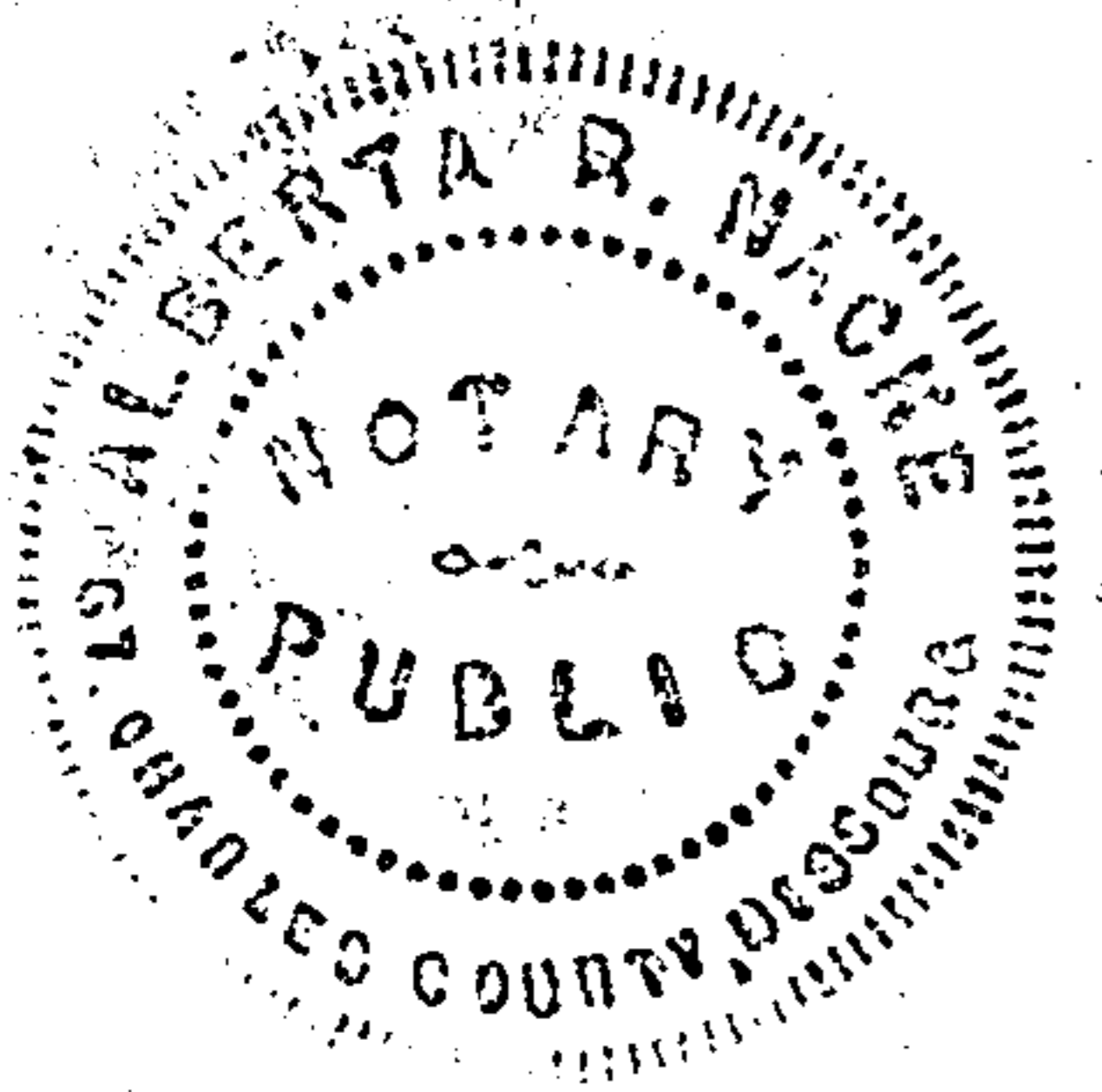
STATE OF MISSOURI            )  
  ) SS.  
COUNTY OF ST. CHARLES    )

On this 31st day of December, 1973, before me appeared PAUL H. KNOBLAUCH, to be personally known, who, being by me duly sworn did say that he is the President of FIRST ST. CHARLES HOLDING CO., A Corporation of the State of Missouri, and that the seal affixed to foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said

Corporation by authority of its Board of Directors and the said Paul H. Knoblauch acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in the County and State aforesaid the day and year first above written.

My term expires September 13, 1977.



*Alberta R Nacke*

Notary Public Alberta R. Nacke



16469

UNOFFICIAL

STATE OF MISSOURI  
COUNTY OF ST. CHARLES  
FILED FOR RECORD

DEC 31 1973 - 10:40 AM

BY *Arthur A. Ferguson*  
RECORDED OR DEEDS  
BY *Robert A. [Signature]*  
DEPUTY

END OF DOCUMENT

General Warranty Deed
(Corporation)

BOOK 918 PAGE 1579

This Deed, Made and entered into this 12th day of January nineteen hundred and eighty-two, by and between CLARK-OWENS OIL CORP.,

a corporation, organized and existing under the laws of the State of Indiana with its principal office in the City of Milwaukee State of Wisconsin party of the first part, and

FIRST NATIONAL BANK OF ST. CHARLES Mailing address: 100 North Main, St. Charles, Missouri 63301 of the City of St. Charles State of Missouri part y of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said part y of the second part, the following described Real Estate, situated in the City of St. Charles, and State of Missouri, to-wit:

Part of City Block 130 of the City of St. Charles described as follows: Beginning at the intersection of the North line of Jackson Street, 32 feet 1 inch wide and the East line of South Fifth Street 60 feet wide; thence North along the East line of South Fifth Street 101.35 feet to an iron pipe; thence leaving said East line thereof, Eastwardly along a line parallel to the North line of said Jackson Street 80 feet to an iron pipe; thence South and parallel to the East line of South Fifth Street 101.35 feet to an iron pipe in the North line of Jackson Street; thence West along said North line thereof 80 feet to a point in the East line of said South Fifth Street, the point of beginning, according to survey thereof executed by Engineering & Surveying, Inc., on November 5-12, 1969.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said part y of the second part, and to its successors

heirs and assigns forever.

The said party of the first part hereby covenanting that it and its successors and assigns, shall and will Warrant and Defend the title to the premises unto the said part y of the second part, and to

its successors heirs and assigns forever

against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1982 and thereafter, and the special taxes becoming a lien after the date of this deed, and except municipal and zoning ordinances, recorded easements, restrictions and building restrictions of record.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its President and its corporate seal, attested by its Secretary, to be hereunto affixed.

CLARK-OWENS OIL CORP.

By Merl B. Case President.

ATTEST:

Harold J. Lessner Secretary.

WISCONSIN  
State of ~~Missouri~~,  
COUNTY of MILWAUKEE } ss. On this 12th day of January, 1982,

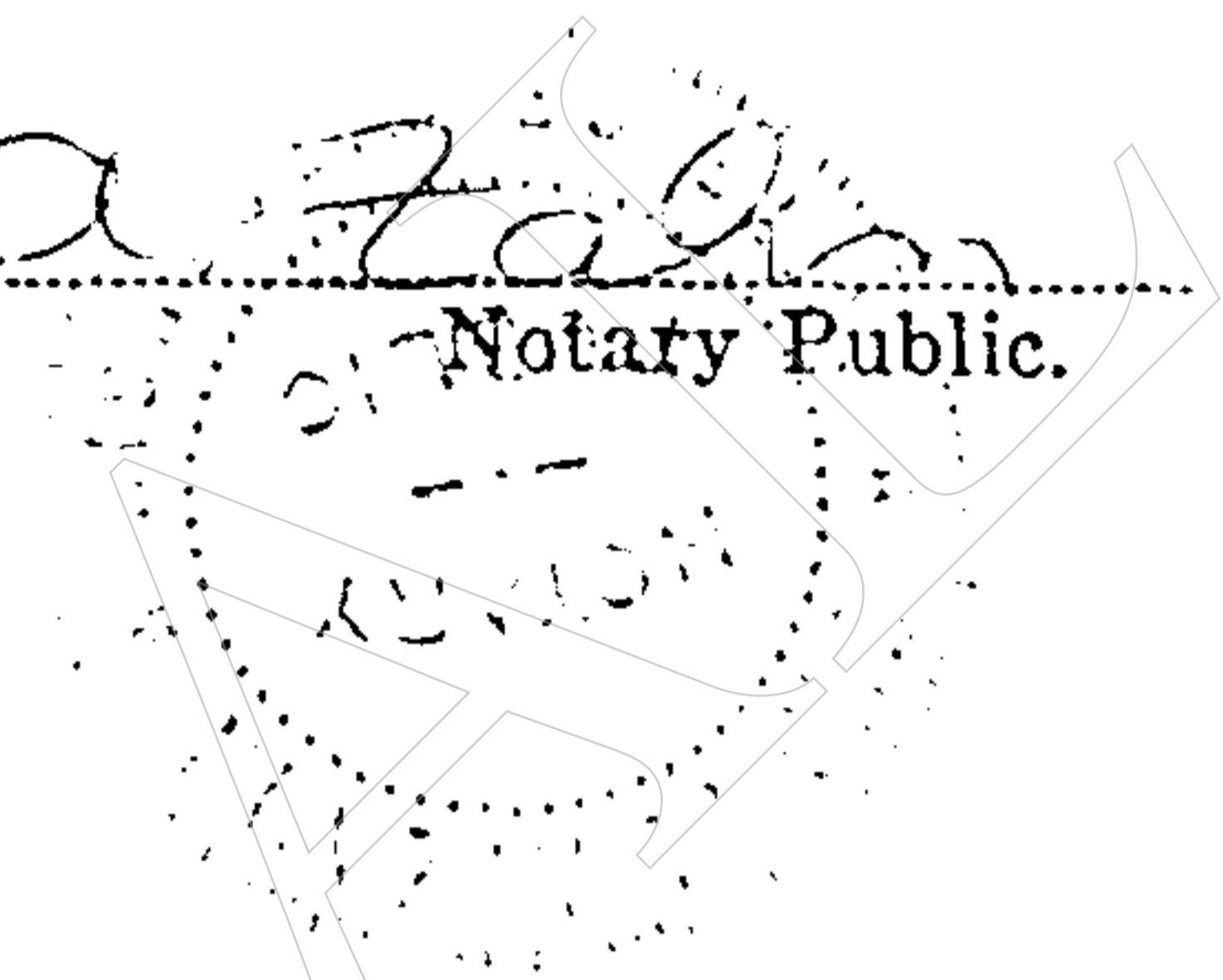
before me appeared Merl B. Case  
to me personally known, who, being by me duly sworn, did say that he is the President  
of Clark-Owens Oil Corp.,  
a Corporation of the State of Indiana, and that the seal affixed to the foregoing instru-  
ment is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf  
of said corporation, by authority of its Board of Directors; and said Merl B. Case  
acknowledged said instrument to be the free act and deed of said corporation.

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.

My term expires

August 25, 1985

*Susan A. Zahn*  
Susan A. Zahn Notary Public.



330 South Fifth Street  
St. Charles, MO

**GENERAL WARRANTY DEED**

(Corporation)

Printed Form Approved by  
ST. LOUIS REAL ESTATE BOARD

FROM

TO

STATE OF MISSOURI  
COUNTY OF CHARLES  
FILED FOR RECORD

1982 FEB -5 PM 2:52

*Alvin J. [Signature]*  
RECORDER OF DEEDS

END OF DOCUMENT

*Lawyers Title Co. ✓*

BW

1170