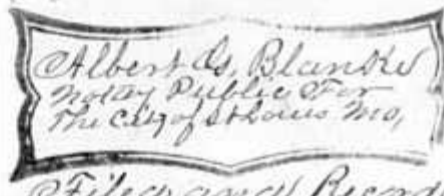


1 Recd Estate sold under mortgage or deed of trust, and also deliver pos-  
2 session of the herein described premises unto said party of the second  
3 On Testimony Whereof the party has set his hand and seal the date first  
4 herein written, Alfred Vallat Seal

5 State of Missouri ss  
6 City of St Louis ) On this 11th day of April A.D. Eighteen hundred and  
7 ninety five before me personally appeared Alfred Vallat to me known  
8 to be the person described in and who executed the foregoing instrument  
9 and acknowledged that he executed the same as his free act and deed,

10 My Term as Notary expires January 30th 1899. On Witness Whereof  
11 I have hereunto set my hand, and affixed my Notarial  
12 Seal the day and year first above written,



13 Albert C. Blanche Notary Public City of St. Louis Mo.  
14 Filed and Recorded April 22nd 1895 at 10<sup>30</sup> A.M. M.O. Lewis Recorder

15 ~~Notice is hereby given that the words "seal" in or before" lines 11, 12 and 13 are written on erasures "all of said notice" line 34 are interlinea-~~

meat & comp  
11/10/95, 1/10/96

16 Whereas By their power of Attorney dated November  
17 20th 1888, Thomas F. Smith Philomena Barnes a Widow and  
18 Louis Chouteau Smith and May B. Smith his Wife appointed  
19 Charles Gibson of St. Louis Missouri their Attorney in fact and as  
20 such attorney authorized him to sell and convey, or otherwise dis-  
21 pose of all their right title and interest in and to a piece  
22 of ground in the said City of St. Louis known as Washing-  
23 ton Square and also empowered him to assign transfer release  
24 or relinquish the covenant, obligation or guaranty contained  
25 in the deed made by Thomas F. Smith and Emily his Wife  
26 to said City of St. Louis bearing date December first 1840 the said  
27 Gibson as such Attorney being likewise empowered to make any  
28 sale of said Square and relinquishment of said covenant or  
29 guaranty upon such terms price & conditions as he might  
30 see fit and Whereas the said named Thomas F. Smith (being  
31 the son of said Thomas F. Smith who executed said deed to said  
32 City) died in Kentucky in the year 1890 intestate and leaving  
33 as his sole heirs and representatives The following children  
34 to wit Thomas F. Smith, George W. Smith Annan's wife  
35 of Karl Jungbluth and Ann wife of Francis C. Carpenter  
36 Whereas the said representatives of said Thomas F. Smith deceased  
37 by their power of Attorney dated May 1, 1894 appointed said Charles  
38 Gibson their Attorney in fact and as such attorney authorized  
39 him to sell and convey or otherwise dispose of all their right title  
40 and interest in and to said Washington Square, and also em-  
41 powered him, to assign transfer release or relinquish the  
42 covenant obligation or guaranty contained in said Deed made  
43 by Thomas F. Smith and Emily his wife to said City bearing date  
44 December first 1840, the said Gibson as such Attorney being like-  
45 wise empowered to make any sale of said Square and  
46 relinquishment of said covenant or guaranty upon such  
47 terms price and conditions as he might see fit: And Whereas  
48 the Municipal Assembly of said City of St. Louis adopted and  
49 Ordinance in words and figures as follows: An Ordinance

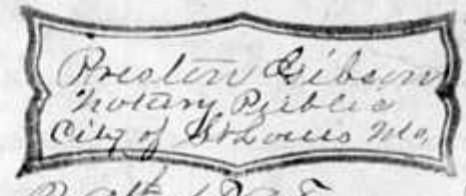
1 authorizing the purchase of the fee to Washington Square, Be-  
 2 et Ordained by the Municipal Assembly of the City of St. Louis as  
 3 follows Section 1, The Mayor and Comptroller are hereby au-  
 4 thorized to purchase from the legal owners thereof the fee simple  
 5 title in and to that certain tract of land in the City of St. Louis  
 6 commonly called Washington Square, which lies between Mar-  
 7 ket Street on the north, Clark Avenue on the South Twelfth  
 8 Street on the East and Thirteenth Street on the West, And to  
 9 receive and to accept from such owners a full and complete  
 10 Warranty deed therefor and to pay for said premises the sum  
 11 of Twenty Thousand Dollars whenever said deed is delivered  
 12 and when a final judgment in favor of the City shall have  
 13 been rendered in the Circuit Court of the United States in  
 14 and for the Eastern Division of the Eastern District of Mis-  
 15 souri in the case now pending in said Court wherein Thom-  
 16 as F. Smith et al are plaintiffs and the City of St. Louis et al  
 17 are defendants being number thirty six hundred and sev-  
 18 enty six, Section 2, For the purpose of carrying into effect  
 19 the provisions hereof there is hereby appropriated out of a fund for  
 20 the purchase of the fee to Washington Square the sum of Twenty  
 21 Thousand Dollars, Section 3, There is hereby appropriated  
 22 and set apart out of Municipal Revenue for fund for the  
 23 purchase of the fee to Washington Square the sum of Twenty  
 24 Thousand Dollars which said Ordinance was approved  
 25 by Cyrus B. Halbridge Mayor of said City on the fourth day of  
 26 April 1895, Therefore in consideration of the premises and of the  
 27 sum of Twenty Thousand dollars in hand paid to said parties  
 28 of the first part by said City of St. Louis the receipt of which is hereby  
 29 acknowledged, Louis Chouteau Smith, and Mary B. Smith  
 30 his wife Philomina Larned a Widow, George W. Smith Thomas F.  
 31 Smith, Annanhis Yungbluth and Karl Yungbluth her hus-  
 32 band and Anna Smith Carpenter and Frank C. Carpenter  
 33 her husband, the said parties being all the heirs and represen-  
 34 tatives of the Thomas F. Smith who deeded said Washington  
 35 Square to said City in 1840 and they acting herein by Charles  
 36 Gibson their Attorney in fact Parties of the first part, and  
 37 the City of St. Louis a Municipal Corporation Party of the second  
 38 part, Witnesseth: That in consideration of the facts herein  
 39 before stated and the payment of said sum of Twenty Thousand  
 40 dollars, they do hereby grant, release and convey to said City of  
 41 St. Louis all their right title and interest of in and to, Washing-  
 42 ton Square in said City the same being bounded north by  
 43 Market Street, South by Clark Avenue, East by Twelfth Street  
 44 and West by Thirteenth Street containing six acres, and being  
 45 Lot three in the first series of Lots in the partition of the Chouteau  
 46 Mill Tract, and assigned to Gabriel P. Chouteau in the partition  
 47 of said Mill Tract among the heirs of Auguste Chouteau, And  
 48 in consideration of said payment they do hereby release and  
 49 relinquish and assign and transfer unto said City the Cov-

1 instant obligation or guaranty, and any and all rights thereunder contain  
2 ed in said deed of Thomas F. Smith to said City dated December first 1840 and  
3 Recorded in the Records Office of said City in Book R. No 2 p 121. And said  
4 Parties of the first part fully covenant to warrant & defend the above descri-  
5 bed premises unto the said party of the second part, and its assigns for  
6 ever against the claims of all persons claiming by, through or under them, To  
7 have and to hold the said premises, in fee simple with all the rights, privileges  
8 and appurtenances thereto belonging unto the said second party and its assigns  
9 forever In Testimony Whereof The said Louis Chouteau Smith and Mary  
10 B. Smith his wife Philomena Larned, George W. Smith, Thomas F. Smith  
11 Amaranthis Jungbluth and Karl Jungbluth her husband Anna Smith  
12 Carpenter and Frank C. Carpenter her husband, all said parties acting  
13 herein by Charles Gibson their Attorney in fact have hereunto set their hands  
14 and seals this Twentieth day of April A.D., 1895.

15 Lewis Chouteau Smith & Mary B. Smith his wife by Charles Gibson their  
16 Attorney in fact (seal) Philomena Larned by Charles Gibson her  
17 attorney in fact (seal) George W. Smith by Charles Gibson his  
18 attorney in fact (seal) Thomas F. Smith by Charles Gibson his  
19 attorney in fact (seal) Amaranthis Jungbluth and Karl Jungbluth  
20 her husbands by their attorney in fact Charles Gibson (seal)  
21 Anna Smith Carpenter & her husband Frank C. Carpenter  
22 by their Attorney in fact Charles Gibson (seal)

23 State of Missouri, on this 20th day of April 1895 before me  
24 City of St. Louis I personally appeared Charles Gibson to  
25 me known to be the person who executed the foregoing instrument in  
26 behalf of Louis Chouteau Smith and Mary B. Smith his wife  
27 Philomena Larned, George W. Smith, Thomas F. Smith  
28 Amaranthis Jungbluth and Karl Jungbluth her husband  
29 Anna Smith Carpenter and Frank C. Carpenter her  
30 husband and acknowledged that he executed the same  
31 as the free act and deed of said Louis Chouteau Smith  
32 and Mary B. Smith his wife Philomena Larned George W.  
33 Smith Thomas F. Smith, Amaranthis Jungbluth and Karl  
34 Jungbluth her husband Anna Smith Carpenter and Frank  
35 C. Carpenter her husband, In Testimony Whereof I have here-

COPY OF SEAL



36 unto set my hand and affixed my official seal  
37 at my Office in the City of St. Louis the day and  
38 year first above written My term expires May  
39 29th 1898 Preston Gibson Notary Public

40 Filed and Recorded April 22nd 1895, at 12 1/2 P.M. W.D. Lewis Recorder

ma  
20th  
- Deham

41  
42 ✓ Mis Dea Made and entered into this seventeenth  
43 day of April Eighteen hundred and ninth five and between John  
44 Madrell trustee for Catherine J. Frost wife of Daniel M. Frost  
45 Catherine J. Frost, and Daniel M. Frost, the said John Mad-  
46 dell acting herein at the request of said Catherine J. Frost as re-  
47 idenced by her joining herein, of the City of St. Louis, State of  
48 Missouri parties of the first part and John M. Cates  
49 of the same place party of the second part and Joseph St.