

LTMO

GUARDIAN'S DEED

(PRIVATE SALE)

County Fee
State User Fee
Total

500
100
600

THIS DEED Made and entered into this
by and between John E. Frese

912

day of December

1977

Guardian of Viola Burk
an incompetent

Party of the First Part, and Willie C. Warren
a single person

Party of the Second Part,

WHEREAS, the Probate Court of the County of St. Louis, did on April 11, 1977,
appoint the First Party Guardian of the person and estate of said ward, and

WHEREAS, said Probate Court did on May 31, 1977,
order said Guardian to sell at private sale, for the purpose of converting the real estate,
which the ward no longer uses, into cash.

the following described property, situated in the County of St. Louis, State of Missouri,
to-wit:

Lot 34 of Hathaway Hills No. 4, a subdivision in St. Louis County,
Missouri, according to the plat thereof recorded in Plat Book 53,
Page 9 of the St. Louis County records, and known and numbered as
9422 Westchester

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED

298

77 DEC -9 PM 4:36

Wm G. C. Burke
RECORDER CLERK

WHEREAS, said Guardian has had said property appraised by one (1) disinterested householders of said
St. Louis County, who appraised same at the sum of \$28,500.00 (Twenty Eight
Thousand, Five Hundred and 00/100) DOLLARS,
which appraisal was duly filed in the Probate Court, and

WHEREAS, said Guardian did on the 17th day of September, 1977, at private sale,
sell said property to said Second Party for the sum of \$28,000.00 DOLLARS,
(Twenty Eight Thousand and 00/100)
which is more than three-fourths of said appraised value, and.

WHEREAS, on the 23rd day of September, 1977, said Guardian reported said
sale to Probate Court, which report remained on file in said Court for a period of more than ten (10) days, and
was on the 7th day of December, 1977, approved by said Court.

NOW, THEREFORE, in consideration of the premises and the sum of \$28,000.00 DOLLARS,
Twenty Eight Thousand and 00/100
to said First Party as Guardian, paid by the said Second Party, receipt whereof is hereby acknowledged, said First
Party as Guardian, as aforesaid, does hereby BARGAIN, SELL AND CONVEY unto the said Second Party the prop-
erty hereinabove described.

TO HAVE AND TO HOLD, the said described property to the said Second Party and to his heirs and
assigns forever.

IN WITNESS WHEREOF, said First Party as Guardian has hereunto set his hand, the day and year
first above written.

John E. Frese
JOHN E. FRESE

Guardian.

BOOK 7016 PAGE 1612

EX. 1

STATE OF MISSOURI

County OF St. Louis

ss. On this 9th day of December, 1977,

before me personally appeared John E. Frese, Guardian of Viola Burk, incompetent to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as guardian of

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Clayton, Missouri, the day and year first above written.

My term expires March 20, 1979.

Steven T. Biesanz
Notary Public
STEVEN T. BIE SANZ

GUARDIAN'S DEED

PRIVATE SALE

FROM

John E. Frese

GUARDIAN

OF

Viola Burk

TO

Willie C. Warren

State of Missouri, / ss
(County of St. Louis)
FILED FOR RECORD

DEC 9 1977

At Clayton

WM. E. FAUKE
RECORDER OF DEEDS

END OF DOCUMENT

BOOK 7016 PAGE 1513

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

I, the undersigned Recorder of Deeds, within and for the county of St. Louis,
state of Missouri, do hereby certify that the foregoing is a true and complete
copy of

GUARDIAN'S DEED

Document# 1977120900298

as the same appears of record in my office which is recorded in
book 7016 page 1612

IN WITNESS, my hereof I have hereunto set my hand and affixed the Seal
of said office on 12-26-2013

By *Chandra Lee*
Deputy Recorder

Janice M. Hammonds
Janice M. Hammonds
Recorder of Deeds, St. Louis County, MO

