

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Joint Application of Jerry Reed,)
d/b/a Woodland Acres Water System, and)
Woodland Acres Property Owners Association, Inc.,)
for Authority for Woodland Acres Property Owners)
Association, Inc., to Acquire the Assets of)
Woodland Acres Water System.)

File No. WO-2011-0112

STAFF SUBMISSION OF QUIT CLAIM DEED AND RECOMMENDATION

COMES NOW the Staff of the Missouri Public Service Commission (“Staff”), by and through the undersigned attorney, and respectfully states the following to the Commission:

1. On January 5, 2011¹, the Staff filed its Recommendation for the Commission to conditionally approve the *Joint Application For Transfer of Assets* of Woodland Acres Property Owner’s Association, Inc. (Association), and Jerry Reed, d/b/a Woodland Acres Water System, to transfer the assets of the water system from Mr. Reed to the Association.

2. Within its Recommendation, the Staff expressed concern with the Applicants’ uncertainty as to any remaining interest held by Mr. Reed in a Well Easement and other related equipment for the water system. Based on its concern, the Staff recommended that the Commission condition any transfer of the water system on receipt of an agreement that transferred any and all remaining interest in the well easement, well, pump, and related equipment to the Association within thirty days after the effective date of the Commission’s Order.

3. On January 20, the Commission issued its *Order Directing Filing* that directed Mr. Reed to submit such an agreement to the Staff by February 21.

¹ All dates hereafter refer to calendar year 2011, unless otherwise noted.

4. On January 31, the Staff received from Larry Smith, the Association's President, a copy of the *Quit Claim Deed* entered into by Mr. and Mrs. Reed on January 15, and that grants all rights in Woodland Acres Water System to the Association. See Attachment A, *Quit Claim Deed*.

5. The Staff has reviewed the *Quit Claim Deed* and asserts it meets Missouri's legal requirements as to form and execution. While the Commission cannot declare property interests, the Staff believes the deed transfers Mr. Reed's remaining interest, if any, in the water system and easement to the Association.

WHEREFORE, the Staff submits this *Quit Claim Deed* to the Commission for its information and consideration, and recommends that the Commission enter an Order that adopts the *Staff Recommendation To Approve Joint Application*.

Respectfully submitted,

/s/ Jennifer Hernandez
Jennifer Hernandez
Associate Staff Counsel
Missouri Bar No. 59814

Attorney for the Staff of the
Missouri Public Service Commission
P. O. Box 360
Jefferson City, MO 65102
(573) 751- 8706 (Telephone)
(573) 751-9285 (Fax)
jennifer.hernandez@psc.mo.gov

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served by first class U.S. postal mail, postage prepaid, electronic mail, or facsimile on Jerry Reed, Woodland Acres Water System, 2146 Duddler Street, Arnold, MO 63010; Larry Smith, President, Woodland Acres Property Owners Association, Inc., 6432 McGee Street, Kansas City, MO 64113; Woodland Acres Property Owners Association, Inc., Legal Department, 7037 NE 1051 Private Road, Lowry City, MO 64763; and The Office of Public Counsel at opcservice@ded.mo.gov this 17th day of February, 2011.

/s/ Jennifer Hernandez