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MGD LAW



TRUSTEE'S DEED

THIS DEED is made and entered into this 6th day of August, 2019, by and between **Julia L. Hurst and Laura S. Renken, Successor Co-Trustees of the Virginia F. Renken Trust U/A dated March 17, 1983** (the "**Trust**"), (hereinafter referred to as "**Grantor**") and **Laura S. Renken**, (hereinafter referred to as "**Grantee**").

Grantee's mailing address is: 6532 Pernod Ave., St. Louis, MO 63139.

WHEREAS, Virginia F. Renken and Claus John Renken (also known as Claus John Renken, Jr.) were initial Co-Trustees of the Trust;

WHEREAS, Claus John Renken died on May 27, 2017 and **Virginia F. Renken** died on June 28, 2017;

WHEREAS upon the death of both **Claus John Renken and Virginia F. Renken, Julia L. Hurst and Laura S. Renken** became successor Co-Trustees of the Trust;

WHEREAS, pursuant to a document entitled "Notice of Acceptance By Successor Co-Trustees" dated July 31, 2017 each of **Julia L. Hurst and Laura S. Renken** accepted their appointment as successor Co-Trustees of the Trust;

WHEREAS, Julia L. Hurst and Laura S. Renken are the only serving Co-Trustees of the Trust at this time.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents **SELL AND CONVEY** unto Grantee an undivided one-half (1/2) interest in the following described Real Estate situated in the County of Camden, State of Missouri, to-wit:

All of Lot No. Sixty-Five (65) in "Equestrian Estates No. 2 Amended Plat," all as shown on the plat(s) of said subdivision, filed for record in Plat Book

No. 35, at Pages 15A through 15D, in the Recorder's Office of Camden County, Missouri; subject, however, to the provisions shown on said plat(s), and to all easements, restrictions, conditions and reservations of record, including, but not being limited to, those contained in an indenture dated the 14th day of January, 1986, and recorded in Book 283, at Page 436, in the Recorder's Office of Camden County, Missouri (or as now or hereafter amended); and subject further to all existing roadways, electric and telephone lines, whether of record or not of record.

SUBJECT TO all taxes and assessments, general or special, ordinary or extraordinary, and easements, restrictions and reservations of record.

Grantor hereby covenants that Grantor shall and will WARRANT AND DEFEND the title to the premises unto the Grantee, and to the successors and assigns of Grantee forever against the lawful claims of all persons claiming by, through, or under Grantor, but not against claims of any person claiming by or through any other person whomsoever; excepting, however, the general taxes for the calendar year 2019 and thereafter and special taxes becoming a lien after the date of this Deed.

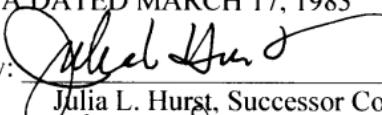
The Grantor represents and warrants that the successor Co-Trustees named above are duly appointed and serving as successor Co-Trustees of the Virginia F. Renken Trust U/A dated March 17, 1983, as amended, which Trust is in full force and effect as of the date hereof, and that they are the only acting Trustees of the Trust and that the Trustees under the Trust have the full power and authority to convey the Real Estate that is conveyed by this Deed to the Grantee.

IN WITNESS WHEREOF, the Grantor, by and through its duly appointed successor Co-Trustees, have executed this Trustee's Deed as of the day and year first above written.


GRANTOR:

VIRGINIA F. RENKEN TRUST
U/A DATED MARCH 17, 1983

By:


Julia L. Hurst, Successor Co-Trustee

By:


Laura S. Renken, Successor Co-Trustee

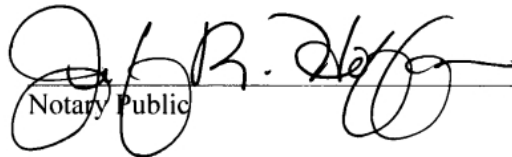
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 6th day of August, 2019, before me appeared, **Julia L. Hurst**, to me known to be the person described in and who executed the foregoing Trustee's Deed, and acknowledged that she executed said instrument as her free act and deed, and further declared that she is currently serving as a successor Co-Trustee of the Virginia F. Renken Trust U/A dated March 17, 1983, and further acknowledged said instrument to be the free act and deed of said Trust.

IN TESIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year next above written.



JENNIFER R. HOFFMAN
My Commission Expires
May 30, 2021
St. Louis County
Commission #06457530


Notary Public

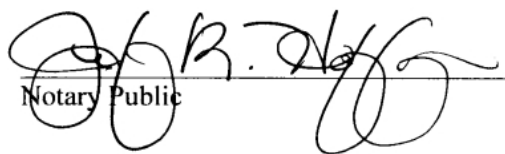
STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 6th day of August, 2019, before me appeared, **Laura S. Renken**, to me known to be the person described in and who executed the foregoing Trustee's Deed, and acknowledged that she executed said instrument as her free act and deed, and further declared that she is currently serving as a successor Co-Trustee of the Virginia F. Renken Trust U/A dated March 17, 1983, and further acknowledged said instrument to be the free act and deed of said Trust.

IN TESIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year next above written.



JENNIFER R. HOFFMAN
My Commission Expires
May 30, 2021
St. Louis County
Commission #06457530


Notary Public

After Recording Return to:
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