



Bill No. 4170

Ordinance No. _____

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, WEAVER, SIEGEL, BULLINGTON

AN ORDINANCE ACCEPTING STREETS AND PUBLIC SIDEWALKS IN CASCADES SUBDIVISION FOR PUBLIC MAINTENANCE AS PROVIDED FOR IN THE CODE OF ORDINANCES OF THE CITY OF BALLWIN.

WHEREAS, a request has been received to accept all streets and all public sidewalks in Cascades Subdivision in the City of Ballwin for public maintenance; and

WHEREAS, all streets and easements have been property conveyed to the City by Quit Claim Deed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Board of Aldermen accepts the conveyance of property described in the Quit Claim Deed attached hereto.

Section 2: Cascade Terrace Court, Cascade Terrace Drive, Cascade Circle Drive, Cascade Lake Court and all public sidewalks in Cascades Subdivision are hereby accepted for public maintenance.

Section 3: This ordinance shall be in full force and effect from after the date of its passage and approval and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this ____ day of _____, 2023.

TIM POGUE, MAYOR

APPROVED this ____ day of _____, 2023.

TIM POGUE, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR

2023060500709

CERTIFIED-FILED FOR RECORD

6/5/2023 3:07:25PM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 6
RECORDING FEE: \$36.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: QUITCLAIM DEED
Grantor: CASCADES MASTER HOMEOWNERS ASSOCIATION
Grantee: CITY OF BALLWIN

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

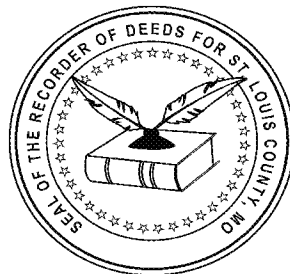
STATE OF MISSOURI)
SS.)
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 6 pages, (this page inclusive), was filed for record in my office on the 5 day of June 2023 at 3:07 pm and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

BTG

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

(Space above line for Recorder's use only)

Title of Document: QUIT CLAIM DEED

Date of Document: May 14, 2023

Grantor(s): Cascades Master Homeowners Association
Elia M. Ellis, LLC
7777 Bonhomme Avenue, Suite 1910
Clayton, Missouri 63105

Grantee: City of Ballwin, Missouri
1 Government Center
Ballwin, Missouri 63011

Legal Description: The streets, as fully described on Exhibit A hereto and the Easements adjoining streets as fully described on Exhibit B hereto.

QUIT CLAIM DEED

THIS DEED, made and entered into this 14th day of May, 2023, by and between the Cascades Master Homeowners Association, 242 Old Sulphur Spring Road, Manchester, Missouri 63021, a Missouri nonprofit corporation of the State of Missouri ("**Grantor**"), and City of Ballwin, Missouri, 1 Government Center, Ballwin, Missouri 63011 of the State of Missouri ("**Grantee**").

WITNESSETH, that the said Grantor, for and in consideration of the sum of One and no/100 Dollars paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Remise, Release and forever Quit-Claim unto the said Grantee, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit:


THE STREETS, AS FULLY DESCRIBED ON **EXHIBIT A** HERETO AND THE EASEMENTS ADJOINING SAID STREETS AS FULLY DESCRIBED ON **EXHIBIT B** HERETO.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its successors and assigns forever. So that neither the said Grantor nor its successors and assigns, nor any other persons for Grantor or in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

GRANTOR:

CASCADES MASTER HOMEOWNERS ASSOCIATION, a Missouri Nonprofit Corporation

By: 
Mark Stried, President

Attest: 
Pam Zoellner, Secretary

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

On this 14 day of May, 2023, before me, Tamara L. Carmody
personally appeared Mark Stried to me known to be the person described in and who executed the
foregoing instrument as duly authorized representative of Grantor, and acknowledged that he
executed the same as his free act and deed.

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.

Tamara L. Carmody
Notary Public

My Commission Expires:
12/9/24

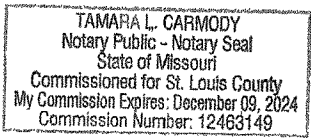
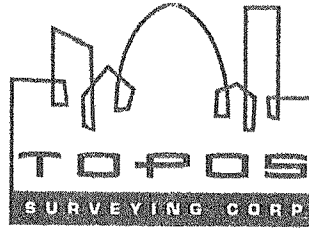


Exhibit A



December 8, 2022

CASCADES STREETS DESCRIPTION

Strips of land being Cascade Circle Drive, of various widths, as dedicated in Amended Plat of The Cascades Plat one, as per plat thereof recorded in Plat Book 239 Page 81 in the Office of the Recorder of Deeds for St. Louis County, Missouri,

Together with Cascade Terrace Drive, of various widths, as dedicated in The Cascades Plat Two, as per plat thereof recorded in Plat Book 245 Page 33 of said County Records,

Together with Cascade Terrace Court, of various widths, as dedicated in The Cascades Plat Three and Plat Four, as per plats thereof recorded in Plat Book 296 Page 16 and Plat Book 328 Pages 9 and 10 of said County Records,

And Together with Cascade Lake Court, of various widths, as dedicated in The Cascades Plat Five, as per plat thereof recorded in Plat Book 333 Pages 9 and 10 of said County Records,

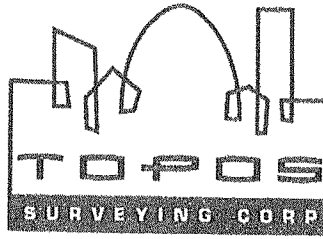
And in the East ½ of the Southwest ¼ of Section 11, Township 44 North, Range 4 East, St. Louis County, Missouri.

Phillip J. Wurm

Phillip J. Wurm

MO Professional Land Surveyor No. 2278

Exhibit B



December 8, 2022

DESCRIPTION OF EASEMENTS ADJOINING STREETS IN THE CASCADES

Strips of land denoted as Easements, of various widths, adjoining Cascade Circle Drive, of various widths, as dedicated in Amended Plat of The Cascades Plat one, as per plat thereof recorded in Plat Book 239 Page 81 in the Office of the Recorder of Deeds for St. Louis County, Missouri,

And adjoining Cascade Terrace Drive, of various widths, as dedicated in The Cascades Plat Two, as per plat thereof recorded in Plat Book 245 Page 33 of said County Records,

And adjoining Cascade Terrace Court, of various widths, as dedicated in The Cascades Plat Three and Plat Four, as per plats thereof recorded in Plat Book 296 Page 16 and Plat Book 328 Pages 9 and 10 of said County Records,

And adjoining Cascade Lake Court, of various widths, as dedicated in The Cascades Plat Five, as per plat thereof recorded in Plat Book 333 Pages 9 and 10 of said County Records,

And in the East ½ of the Southwest ¼ of Section 11, Township 44 North, Range 4 East, St. Louis County, Missouri.

12/8/2022

PHILLIP
JOSEPH
WURM
NUMBER
PLS-2278

Phillip J. Wurm

MO Professional Land Surveyor No. 2278

**REAL PROPERTY CERTIFICATE OF VALUE
ST LOUIS COUNTY**

Type or print all information. All questions must be answered by grantee.

- 1. Grantor: Cascades Master Homeowners Association
7777 Bonhomme Ave., Ste. 1910, Clayton, MO 63105
- 2. Grantee: City of Ballwin, Missouri
1 Government Center, Ballwin, MO 63011
- 3. Address of Property: _____
Locator(s): _____

DATE ___/___/___

DAILY _____

- 4. Is this newly constructed residential property? Yes , No . If "Yes", date of occupancy: ___ / ___ / ___
- 5. Intended use of property? Present use , Renovation , New Development , Short term Investment
- 6. Did the transaction transfer title in any of the following ways:
 - A. To or from any governmental or political agency?..... - Yes
 - B. For the purpose of correcting a previously recorded deed?..... - Yes
 - C. For the purpose of releasing security for a debt?..... - Yes
 - D. Sale for delinquent taxes?..... - Yes
 - E. Sale of cemetery lot?..... - Yes
 - F. Transfer of severed mineral interests?..... - Yes
 - G. By order of any court?..... - Yes
 - H. By deed between husband & wife, parent & child, without actual consideration; to or from a family corporation or partnership or trust for no consideration?..... - Yes
 - I. By deed of partition?..... - Yes
 - J. By deed made pursuant to merger, consolidation, sale or transfer of the assets of a corporation pursuant to a plan filed with the Missouri Secretary of State?..... - Yes
 - K. By executory contract for deed?..... - Yes
 - L. By deed of distribution conveying property to heirs? - Yes
 - M. By lease or easement?..... - Yes
 - N. By deed which conveys property held in name of partnership to any partner or partner's spouse?..... - Yes

If any of the above are marked yes, go to item 10.

- 7. Did this transaction involve any of the following:
 - A. A transaction between relatives or related corporations?..... - Yes
 - B. A compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate? - Yes
 - C. A transaction with one of the following types of deed: Quit Claim Deed, Trustee's Deed, Deed conveying less than full fee simple interest in property?..... - Yes

If 7a, 7b, or 7c was answered yes, and there was consideration, complete 8a.

- 8. A. Full consideration, including the amount of all assumed mortgages and liens, excluding personal property:
Mortgage(s): \$ _____ Cash: \$ _____ Total: \$ _____
- B. If a gift, in whole or part, state the estimated market value of the gift portion: \$ _____
- C. Was a trade of property involved in this transaction? Yes , No
If "Yes" estimate the value and describe the traded property: Estimated Value: \$ _____
Describe Property: _____
- 9. If you believe this transaction does not represent market value, please attach any additional information that you want the County Assessor to consider.
- 10. I certify under the penalty of law that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

05/25/2023

DATE

SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE

Robert E. Jones, Attorney

PRINT NAME AND POSITION