

The several covenants and agreements hereinbefore set forth, then the trust shall cease and be void, and the property hereinbefore conveyed shall be released at the cost of said parties of the first part; but if either one of said notes or any part thereof be not so paid at maturity, according to the tenor of the same, or if default be made in due fulfillment of said covenants and agreements, or either of them, then this conveyance shall remain in force, and the said party of the second part (whether acting in person or by attorney in fact thereto authorized under seal) or in case of his death, his successor in this trust may proceed to sell the property hereinbefore conveyed, or any part thereof, at public vendue or outcry, at the East front door of the Court house in said county, to the highest bidder for cash, first giving twenty days notice of the time, terms and place of said sale and of the property to be sold, by advertisement published in some newspaper printed in the said City of St. Louis, & upon such sale shall execute and deliver a deed in fee simple of the property sold to purchaser or purchasers thereof, and shall receive the proceeds of such sale, out of which he shall pay, first, the cost and expenses of executing this trust, including lawful compensation to said trustee; and next he shall repay to any person or persons who may or shall under the covenants hereinbefore set forth have advanced or paid any money for taxes or insurance as above provided, all sums so by him or them advanced and not already repaid, together with interest thereon, at the rate of ten per centum per annum from date of such advance till day of repayment; and next, shall pay unto the holder or holders thereof all of such interest notes then due and remaining unpaid in part or whole, together with interest thereon, accrued to day of such sale; and next shall pay in full to holder or holders thereof the amount of said principal note or so much thereof as remains unpaid, whether said note be due or not by the terms thereof, together with the interest accrued thereon to the day of sale, if said principal be then due; and if it be not then due he shall pay to the holder thereof interest on the amount thereof at the rate of ten per centum per annum from the day of maturity of the one of said interest notes then last previously due up to the day of such sale, provided that upon the payment of said principal note before maturity with interest as last herein before provided, all of said interest notes not then due shall be delivered up, cancelled, to said parties of the first part or to their representatives; and the remainder of such proceeds of sale, if any, shall be paid to said parties of the first part or their legal representatives. And that said party of the second part covenants faithfully to perform and fulfill the trust hereby created. In testimony whereof the said parties of the first part have hereunto set their respective hands and seals at said city of St. Louis the day and year first above written

Oby Robirds (Seal) Priscilla Robirds (Seal)
State of Missouri But remembered that on this 7th day of November A.D. 1874, before
County of St. Louis 3rd the undersigned, a notary public within and for the county of St. Louis,
and State of Missouri, personally came Oby Robirds and Priscilla Robirds, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument of writing as parties thereto, and acknowledged that they executed the same for the purposes therein mentioned; and the said Priscilla Robirds, being by me first examined separate and apart from her husband, and made fully acquainted with the contents of the said instrument, acknowledged that she executed the same freely and without fear, compulsion or undue influence of her said husband. (Seal)
In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said city, the day and year first above written. Alexander D. Wilson, Notary public St. Louis Co. Mo.
Filed & recorded November 9th at 10²⁸ A.M. 1874. W. C. Kemmett Recorder

Know all men by these presents, that I, William W. Belknap, Secretary of war, by the authority of, and in compliance with, the Acts of Congress of July 25, 1868, Chapter 243, Section 3 and of March 3, 1869, Chapter 145, and the joint Resolution of Congress of July 11, 1870, number 105, do hereby give, grant and convey to the city of Saint Louis, State of Missouri, all that portion of the site of the United States Arsenal, in said city, designated and described in said Joint Resolution as: "All the ground lying between Carondelet avenue and Fourth street, as laid down on the plat of the ground now in the Ordnance office"; being the same premises upon a part of which has recently been erected, by the Lyon Monument Union Association of said city, a monument to the memory of the late Brigadier

General Nathaniel Lyon, U.S. Army, of which the design was approved by the President of the United States on August 3rd last. To have and to hold to the said city in fee simple, but as prescribed by the said Act of July 25, 1868, to be by it held as a public ground forever, open to the use of the public as a place of public resort, and for no other use whatever, and without any power in said city to make any disposition of the same, or any part thereof, for any private use whatever. And I, William W. Belknap Secretary of War as aforesaid, do covenant with the said city, that the United States of America are fully seized of the within described premises, and have a good right to convey the same; that the same are free from all incumbrances; and that the said United States will, to the said city, the same forever warrant and defend. In witness whereof, I, William W. Belknap Secretary of War as aforesaid have hereunto set my hand and the seal of the War Department on this sixth day of November A. D. 1874 (war dept. seal).

W^m. W. Belknap Secretary of War.

Witness, in presence of Parrington. H. F. Crosby.

District of Columbia I, H. F. Crosby, a notary public in and for the district of Columbia County of Washington ^{3rd} aforesaid, do hereby certify that William W. Belknap, Secretary of War of the United States, party to a certain deed, bearing date of the sixth day of November A. D. 1874, and hereto annexed personally appeared before me in the District of Columbia aforesaid, the said William W. Belknap, Secretary of War, being personally well known to me to be the person who executed the said deed, and acknowledged the same to be his act and deed. (Seal) Given under my hand and notarial seal this sixth day of November A. D. 1874.

H. F. Crosby notary public

Filed & recorded November 9th at 12²⁰ p.m. 1874

W. C. Kemmett Recorder

This deed made and entered into this twenty eighth day of September, eighteen hundred and seventy four by and between Logan D. Dameron, of the city and county of St. Louis, State of Missouri, party of the first part, and John C. Krafft, of the city and county of St. Louis, State of Missouri, party of the second part, witness: That the said party of the first part in consideration of the sum of Five thousand and seven hundred & fifty (\$5750⁰⁰) dollars, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever a certain lot or parcel of ground, situate and lying in the city and county of St. Louis, State of Missouri, and described as follows viz: Commencing at a point in the South line of Lindell av. Five hundred and Sixty (560) feet west of Grand Av. and one hundred (100) feet East of the dividing line between the city and County of St. Louis, thence running East along the South line of Lindell av. Fifty (50) feet, thence South and parallel with Grand Av. Two hundred and thirteen (213' 2 3/4") feet two and three quarter inches to a Twenty (20) foot alley; Thence West along the North line of said alley fifty (50) feet, thence North two hundred and thirteen (213' 2 3/4") feet two and three quarter inches to the South line of Lindell av. the place of beginning: Bounded on the North by Lindell av., East by lot sold to R. Holmes, South by an alley and West by lot sold to Jno A. Kauffman, same date. To have and to hold the same together with all the right, immunities, privileges and appurtenances to the same belonging to the said party of the second part and to his heirs and assigns forever, the said Logan D. Dameron hereby covenanting that he, his heirs, executors and administrators shall and will warrant and defend the title to the premises to the said party of the second part and to his heirs and assigns forever, against the lawful claims of all persons. This deed is made subject to this condition, that if the said party of the second part, or his assigns shall ever permit or suffer, or cause to be erected or used on the property hereby conveyed or any part thereof, any soap, candle, lard oil, vitriol, glue, starch, bagging, rope, hemp dressing or lead factory, slaughter houses, hog or stock yard, iron or chemical works, or any other manufactory causing offensive odors, or any other nuisance, then the property hereby conveyed shall revert to the grantor herein and his heirs & assigns with the same effect as if this deed had not been made. In witness whereof, the said party of the first part has hereunto set hand and seal, the day and year first above written.

Logan D. Dameron (Seal)