

quired or demanded of said premises) within the year in which the same shall have become due in which
soever same assessed, shall make and create a forfeiture of this lease and all the estate hereby conveyed shall be
absolutely void, if so determined at any day or time whatever after such failure by notice in writing to that
effect, given by the said Thomas Allen his legal representatives or assigns to said lessee his legal representatives
or assigns. And in case of any forfeiture of this lease the said Thomas Allen of the first part, his legal represen-
tatives or assigns may forthwith take possession of said premises with all the improvement thereon. At the
expiration of this lease the party of the second part for himself his heirs legal representatives and assigns cov-
enant and agree to deliver the entire possession of the said premises to the said Thomas Allen his heirs legal
representatives or assigns. The said lessee and all who may hold under him hereby engage to pay double the
rent for every day he or any one else in his name shall hold on to the whole or any part of said premises
after the expiration of this lease or after forfeiture thereof. All improvements whatsoever erected on the said pre-
mises by said lessee or his representatives, or by anyone who may claim under him are bound for the payment
of each semi-annual installment of rent, and for the City County State and United States taxes and also for
all arrears of rent or taxes; but in case all such taxes and assessments as herein specified have been paid
(and not otherwise) the said Frederick Wehmuller his heirs and assigns are entitled to remove all such
buildings at the final expiration of this lease; provided such removal be made within thirty days thereafter.
The said party of the second part for himself his heirs and assigns covenant and agree that in case the said
leased premises shall be found to be above the grade of the surrounding streets as such grade shall be estab-
lished by the city so that there shall be a surplus of earth for removal from said premises such surplus earth
when removed shall be deposited in some part of Thomas Allen's addition which may be below grade and
filled up. In witness whereof the said parties have hereunto set their hands and seals the
day and year first above written

Tho. Allen
A. R. Allen
Frederick Wehmuller

State of Missouri }
County of St. Louis }

ss. Be it remembered that on this tenth day of December A.D. eighteen
hundred and seventy four before me the undersigned a Notary Public in and for said County came Thomas Allen
and Ann R. his wife who are personally known to me to be the same persons whose names are subscribed to the for-
going deed of lease as party thereto and who acknowledge the same to be their voluntary act and deed for the purpose
therein mentioned. And the said Ann R. Allen being by me made acquainted with the contents of said deed ac-
knowledged on an examination separate and apart from her husband that she executed the same freely and without
compulsion or undue influence of her husband.

Copy of Deed
Charles Stephens
Notary Public
St. Louis Co. Mo.

In testimony whereof I have hereunto set my hand and official seal at office
the day last aforesaid
Charles Stephens
Notary Public St. Louis Co. Mo.

Filed and recorded July 26th 1875 @ 2nd P. M.
Note: The parts of the words "seventeen", "eighteen" and "sixteen" underlined respectively in lines 3 and 6
and the figures "7" in line 3, "8" in line 6 and "6" in line 6 all of page 415 and of this record are written
over in ink in the original deed.

This Deed made and entered into this 26th day of July 1875 by and between Henry J. Blow
of the County of St. Louis in the State of Missouri party of the first part and the County of St. Louis
in said State party of the second part witnesseth, that said party of the first part for and in consideration
of the sum of thirty two thousand eight hundred and seventy three dollars to him paid by said
party of the second part the receipt whereof is hereby acknowledged has granted bargained and sold and by
these presents does grant bargain and sell unto said party of the second part the following lot and parcels
of land situated in said County and State and lying within the boundaries of Carondelet Park and being
also in Haren's subdivision of Blocks 23, 24, 25 and 26 in Survey 2, Carondelet Common North of the
River de Paris and particularly described as follows to wit: all of lot one and two in said Haren's subdivi-
sion according to the amended plat thereof which lie west of the eastern boundary line of said Carondelet

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Park and also all of lots three four five six seven eight nine, ten, eleven, twelve, thirteen, fourteen, sixteen, eighteen, twenty, twenty one and twenty two of said subdivision of Harau according to said amended plat and also the southern part of lot number iii said subdivision bounded north by land of the party of the second part hereinafter lately acquired of James L. Baker under S. Hay and also all the right title interest claim or demand of the said party of the first part in and to any street, alley, lane or avenue in said Harau subdivision within said bounded Park boundaries the premises hereby conveyed being the same sought to be condemned as the property of said party of the first part for Carondelet Park in case 32805, in the Circuit Court of St. Louis County and contain an aggregate of forty one acres and one hundred and six thousandths of an acre more or less.

To have and to hold said granted premises with all the privileges and appurtenances thereto belonging unto said party of the second part for the use of the people for a public park according to the intent meaning and purpose of an act of the General Assembly of the State of Missouri entitled an act to establish Carondelet Park in St. Louis County &c approved March 27 1874 forever. In witness whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Henry G. Flow

State of Missouri } Best remembered that Henry G. Flow who is personally known to
County of St. Louis } the undersigned a Notary Public within and for said County to be the
person whose name is subscribed to the foregoing deed as a party thereto this day appeared before me and
acknowledged that he executed and delivered the same as his voluntary act and deed for the uses and
purposes therein contained. And I also certify that I was duly qualified to act as such notary Public on the
26th day of May A.D. 1875, and that my term of office as such expires on the 25th day of May A.D. 1881.

Copy of Seal
A. J. De Meuil
Notary Public
St. Louis County, Mo.

Given under my hand & official seal this 26th day of July A.D. 1875.

Alexander J. De Meuil

Notary Public St. Louis Co. Mo.

Filed and recorded July 26th 1875 @ 5²⁰ P. M. D. H. MacAdam Recorder.

Note: The word "first" in line 5 page 417 of this record is written over an erasure and the word "official" in line 21 page 417 of this record is interlined in the original deed.

This Deed made and entered into this fourteenth day of July eighteen hundred and seventy five by and between Gerard B Allen and Eugenia L. Allen his wife (formerly Carr) and James Carrigan and Mary Ann Carrigan his wife all of the City and County of St. Louis and State of Missouri parties of the first part, Richard Delaney of the same place party of the second part and the said Mary Ann Carrigan wife of the said James Carrigan of the same place party of the third part, witnesseth, that the said parties of the first part in consideration of the sum of ten dollars to them in hand paid by the said party of the third part the receipt of which is hereby acknowledged and the further sum of one dollar to them paid by the said party of the second part the receipt of which is hereby also acknowledged do by these presents remise release and forever quit claim unto the said party of the second part the following described tract or parcel of land situated in the City and County of Saint Louis and State of Missouri viz:

Lots numbered nineteen and twenty (19 + 20) of Block numbered thirteen (13) of Carr's addition to the City of Saint Louis and in City Block numbered nine hundred and fifty eight (958) of said City. Being the same property conveyed by Michael Foly and wife to said Richard Delaney trustee of Mary Ann Carrigan as aforesaid by deed dated 2nd August 1873 and Recorded Book 480 page 216 and heretofore quit claimed by said Gerard B. Allen and wife to James and Mary Ann Carrigan by deed dated 7th October 1873 and recorded Book 501 page 131 (The object of this conveyance being to correct certain mistakes and to vest the full title to said property in said Delaney trustee of said Mary Ann Carrigan as aforesaid).

To have and to hold the same with all the rights, privileges and appurtenances thereto belonging or in anywise appertaining unto him the said party of the second part his heirs and assigns forever. In trust however to and for the sole and separate use benefit and behoof of the said Mary Ann Carrigan wife of said James Carrigan and the said Richard Delaney party of the second part hereby covenants and agrees to and with the said party of the third part that he will support and