

State of Missouri, Be it Remembered that on this Twentieth day of July A.D. eighteen hundred and seventy two before me  
County of St. Louis, The undersigned a Notary Public in and for said County came Arthur Cutler trustee of Mattie A.  
Briggs, Mattie A. Briggs and James S. Briggs 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 severally acknowledged the same to be  
their act and deed for the purposes therein mentioned. And the said Mattie A. Briggs having first been by me made  
acquainted with the contents of the foregoing conveyance and acknowledged the same as a voluntary and separate act and deed  
from her husband that she consented thereto and relinquished all her right, title and interest in the real  
estate therein mentioned, fully and without compulsion or undue influence of her said husband and in full testimony  
whereof I have hereunto set my hand and Official Seal the day and year last above written

Robt. A. Belts Notary Public

Filed and Recorded August 17<sup>th</sup> 1872 at 2 P.M. W. C. Bennett Recorder

This deed made and entered into this first day of July Eighteen hundred and seventy two by and between William  
A. Brauner and Henrietta F. his wife of the City and County of St. Louis and State of Missouri, parties of the first  
part and the people of the City and County of St. Louis parties of the second part, Witnesseth that whereas by an Act  
of the General Assembly of the State of Missouri approved March 25<sup>th</sup> 1872 and entitled "an Act to establish  
Forest Parks a Public Park was thereby established and the Real Estate embraced within the boundaries de-  
scribed in said Act was thereby set apart and appropriated as a Public Park for the use and enjoyment of  
the said people forever. And whereas it was provided in said Act that the Commissioners of said Park named  
in said Act, or at least a majority of them, should have power to agree with any or all of the owners of  
the Real Estate embraced within the Park or Avenue described in said Act for the purchase of the same at a  
reasonable price and that in such case the deed from such owners should be to the People of the  
City and County of St. Louis and should vest in them and their posterity forever an undivided estate in  
fee simple absolute to the land, to be used for such Park forever. Subject only to the payment of the purchase  
money of the same; and whereas said parties of the first part are the owners of that portion of the premises  
embraced within said Park hereinafter mentioned and described, and they and the Commissioners of  
said Park have made an agreement for the purchase of the same for the purposes mentioned in said  
act, and upon the Terms and conditions hereinafter set forth. Now therefore the said parties of the first  
part in consideration of the premises and of the sum of Seven Thousand and thirty nine and <sup>00/100</sup> (no. 7000<sup>00</sup>)  
dollars, to them to be paid as hereinafter set forth do by these presents grant, bargain and sell unto the  
people of the City and County of St. Louis and their posterity forever, the following described Real Estate  
in the County of St. Louis, State of Missouri, and located within the boundaries described for said Park in the  
Act aforesaid, to wit: Lots Five (5) Six (6) Seven (7) and eight (8) numbered and recorded on the plat  
of "Glasby's Subdivision of the East part of Lot No. 11 the Gratiot Leagues Square and of that por-  
tion of Surveys Nos. 3057, 3207 and 3208 conveyed by J. C. Cabanne to Albion H. Glasby" which said  
plat is recorded with the Commissioners Report in partition in the Office of the Recorder of St. Louis  
County in Book 326 page 25 and 26, said lots above described containing ten acres and fifty six  
thousandths of an acre (10<sup>000</sup>/<sub>1000</sub>) and being the same premises originally assigned to William R. Glasby  
in the partition among the heirs of Albion H. Glasby deceased, a Copy of which is of Record in the  
Recorder's Office in Book 326 page 27 et seq. and subsequently acquired by said William A.  
Brauner by deed from the said William R. Glasby January 11<sup>th</sup> 1871 and Recorded in the Re-  
corder's Office in Book 416 page 350 on the 1<sup>st</sup> day of January 1871. To have and to hold the same with  
the appurtenances thereto to be conveyed to the said people of the City and County of St. Louis and their  
posterity forever to be used and for a public Park forever. This deed and conveyance is however  
made subject to the following conditions, reservations, restrictions and agreements to wit: That  
the said Commissioners of said Park in consideration of this conveyance and the agreement hereinafter  
after contained, have assumed and agreed to discharge and pay as they respectively shall see, cer-  
tain liens and encumbrances now existing upon and against the premises herein before described  
to wit: A certain deed of trust executed by said Brauner to William R. Glasby bearing date



January 14<sup>th</sup> 1874 and recorded in the Office of the Recorder of St. Louis County, in Book 422 page 172 to secure certain notes therein described; and said Commissioners have also for the consideration aforesaid issued and delivered to said parties of the first part certain "Forest Park Bonds" authorized to be issued by the act aforesaid numbered respectively from One (1) to ten (10) inclusive and bearing date July 1<sup>st</sup> 1872 payable twenty years after the date thereof, each of said Bonds being for the sum of Five hundred dollars and amounting in the aggregate to Five thousand (\$5000) dollars and having semi annual <sup>interest</sup> Coupons attached thereto for interest at the rate of seven per cent per annum; and said Bonds are issued for the purchase money of the premises herein conveyed. Now if the said Bonds and each and every installment of interest on each and all of the same be paid by said Commissioners, or the City or County of St. Louis or by any other person or Corporation in behalf of said Commissioners or said City or people aforesaid as the same respectively fall due, and the said deed of trust above mentioned be discharged as above provided then this deed shall become absolute and the said premises shall ipso facto stand released from the lien or encumbrance herein reserved, and the said parties of the first part or their legal representatives shall also formally release said premises from said lien. But if anyone or more of said Bonds or any one or more semi annual installment of interest or any part thereof or anyone or more of said Bonds remains unpaid after the maturity thereof, or said deed of trust be not discharged as above provided then the lien herein reserved may be foreclosed in the manner provided by the Statutes of the State of Missouri for the foreclosure of Mortgages and deeds of trust, and the notice of proceedings to foreclose shall be served upon the President or other Executive Officer of the said Commissioners and the Mayor of the City of St. Louis and the presiding Judge of the County Court of St. Louis County; and the Court wherein such proceedings to foreclose may be instituted may in such case order a sale of said premises or order and decree the title of the same to be reinvested in said parties of the first part and the possession thereof restored to them, and generally to make any order to decree concerning said property that may be just & equitable in the premises. In Witness whereof the said parties of the first part have hereunto set their hands and seals the day & year first above written.

W. A. Brawner (Seal) Henrietta F. Brawner (Seal)

State of Missouri. Be it Remembered that on this Fifth day of August eighteen hundred and seventy two (County of St. Louis) before me the undersigned a Notary Public within and for the County aforesaid duly commissioned and qualified, personally came William A. Brawner and Henrietta F. Brawner 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 they acknowledged the same to be their act and deed for the purposes therein mentioned. And the said Henrietta F. Brawner wife of the said William A. Brawner having been by me first made acquainted with the contents of said instrument, acknowledged to me upon an examination of her separate and apart from her said husband that she executed the same and relinquished her right of dower in the Real Estate therein described and every other right and interest therein fully & without compulsion or undue influence of her said husband. In Witness whereof I hereunto set my hand and office my Notarial Seal the day and year last above written.

Aug. 11. Charles H. Notary Public

Filed and Recorded August 17 1872 at 11<sup>55</sup> am. W. C. Kennett Recorder

the Stamp of <sup>20</sup> This was made and entered into the 2<sup>nd</sup> day of August A.D. 1872 by and between Wm. M. Aug. 16. 72 } between William M. Maurice and Sarah F. his wife of the City and County of St. Louis, State of Missouri parties of the first part and Edward R. Rowe of the same place party of the second part. Witnesseth, that in consideration of the sum of Eight thousand Four hundred dollars to them paid and secured to be paid by said party of the second part and of the covenants and conditions herein after set forth the said parties of the first part hereby grant bargain and sell, Convey and Confirm unto the said party of the second part and his heirs and assigns forever, the following described Real Estate situated in the City and County of St. Louis, State of Missouri, viz: Two lots numbered seven and eight (7 & 8) and the Northern most part of lot number six (6) in a tract of land known as "Boston Place" according