

Filed and Recorded January 30th 1873Land Records Book 0462.342-343, Archives
St. Louis City Recorder of Deeds and Vital Records Registrar

Notary Public,

This Deed, made and entered into this nineteenth day of November eighteen hundred and seventy two by and between Robert Forsyth of the County of St. Louis, State of Missouri party of the first part and the People of the City and County of Saint Louis, parties of the second part, Witnesses, That whereas, by an act of the General Assembly of the State of Missouri approved March 25th 1872 and entitled "An act to establish Forest Park", a public park was hereby established and the real estate embraced within the boundaries described in said Act was thereby set apart and appropriated as a public Park for the free 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 thereof should have power to agree with any or all of the owners of the real estate embraced within the Park or Avenues described in said Act for the purchase of the same at a reasonable price, and that in such cases the deeds from such owners should be to the people of the City and County of Saint Louis and should vest in them and their posterity forever an indefeasible 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 party of the first part is the owner of that portion of the premises embraced within said Park and Avenues hereafter described and he and the Commissioners of said Park have made an agreement for the purchase of the same for the purpose mentioned in said Act, and upon the terms and conditions hereafter set forth, Now therefore, the said party of the first part in consideration of the premises and of the sum of two hundred and three thousand, eight hundred and forty three ⁶⁰/₁₀₀ dollars \$203,843 ⁶⁰/₁₀₀ to him to be paid as hereafter set forth doth hereby grant, bargain and sell unto the people of the City and County of Saint 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: A Tract of land containing 246 ⁶⁵/₁₀₀₀ Acres and being of part No. 8 Survey 378 in the name of Marie Louise Le. Paffin in Township 45 North Range 68th East of the 5th Principal meridian and more particularly described as follows, to wit: Commencing at the South East corner of the aforesaid No. 8 Survey 378, and running thence Northwardly along the centre line of Union Avenue 2062 feet 3/4 in. to the Northern line of North Avenue as established by the act of the General Assembly of the State of Missouri entitled an act to establish Forest Park, approved March 25 A. D. 1872, thence Westwardly along the northern line of said North Avenue 114 chains 18 links to the East line of Skinner's road, thence Southwardly along the Eastern line of said Skinner's road 1129 feet 5 inches to the northern line of land conveyed by Thomas Skinner to the people of the city and

County of Saint Louis, thence eastwardly along the northern line of said last mentioned tract of land 5199 feet 81 inch to the north West corner of the tract of land conveyed by Wash to Forsyth by deed recorded in Book P³ page 86, thence southwardly along the western line of said mentioned tract 14 chains 59 links to the northern line of land formerly owned by Albani H. Glasby, thence eastwardly along the northern line of said Glasby tract 2331 feet, 7 inches to the place of beginning being in all 2416 ^{06/6}/₁₀₀₀ acres, more or less. To have and to hold the same with the appurtenances thereto belonging unto the said people of the City and County of Saint Louis and their posterity forever, to be used as and for a public Park forever. This Deed is however made subject to the following conditions, reservations restrictions and agreements to wit: Whereas, the Commissioners of said Park in consideration of this conveyance and the agreements hereinafter contained have issued and delivered to said party of the first part certain "Forest Park Bonds" authorized to be issued by the act aforesaid numbered respectively from seven hundred & twenty one to eleven hundred & twenty eight included, and bearing date July 1st A. D. 1872, payable twenty year after the date thereof, each of said bonds being for the sum of five hundred dollars and having semi-annual interest 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 interest coupon attached thereto shall be paid by said Commissioners, or the City or County of St. Louis or by any other persons or corporation in behalf of said Commissioners or said people aforesaid as the same respectively fall due then this deed shall become absolute and the said premises shall ipso facto stand released from the lien herein reserved, and the said party of the first part or his legal representatives shall also formally release said premises from said lien. But if any one or more of said Bonds, or any one or more of said interest coupons (except as hereinafter provided) remains unpaid after the maturity thereof, 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 officers of the said Commissioners and the Mayor of the City of St. Louis, and the Presiding Justice of the County Court of St. Louis County then in office, 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 party of the first part, and the possession thereof restored to him, and generally may make any order or decree concerning said property that may be just and equitable in the premises. And the said party of the first part hereby agrees with said Commissioners that payment of the interest coupons on said Bonds which mature on the first day of January and first day of July in the year eighteen hundred and seventy three, may be deferred until the first day of January eighteen hundred and seventy four bearing interest at the rate of seven per cent per annum from their maturity. In Witness whereof the said party of the first part has hereunto set his hand and seal, and the said Commissioners of Forest Park have caused these presents to be signed by their President and their Common seal to be hereunto affixed and countersigned by their Secretary, the day and the year first above written.

State of Missouri
County of St. Louis }
Robt Forsyth (seal) Leven H. Baker, President of the Commissioners of Forest Park, John H. Smith, Secretary of the Commissioners of Forest Park.
Be it remembered, that on this the thirtieth day of January A. D. eighteen hundred and seventy three before me the undersigned a Notary Public in and for the County of aforesaid came Robert Forsyth who is personally known to me to be the same person whose name is subscribed to the foregoing instrument of writing as a party thereto and he acknowledged the same to be his act and deed for the purposes therein mentioned. In testimony whereof I have hereunto set my hand and seal the day and year last above mentioned.
Filed and Recorded January 30th 1873 at 3³⁰ P. M. W. L. Kennett Recorder }
Thos Huntington }
Notary Public.

This Deed, made and entered into the twenty second day of January eighteen hundred and seventy three by and between Joshua L. Tracy and Leatharine L. Tracy his wife and Benjamin Tompkins trustee of said