

use and then due and unpaid, and all interest earned thereon; and, if not enough therefor, said principal note, whether due or not, and all interest earned therefor and thereon; and, if not enough therefor, then the party towards whom payment is due, shall be liable; and in case all of said demands be fully satisfied from said bonds, and any of said interest notes remain, the same shall be canceled, and the balance of said bonds, if any, shall be paid to the said party of the first part, or his legal representatives. And the said party of the second part covenants faithfully to perform and fulfill the trust herein created in business, whereof, the said parties have herewith set their hands and seals this day and year first above written.

R. W. Sullivan, } Seal Benjamin F. Webster } Seal

State of Missouri }  
County of St. Louis }  
I, Benjamin F. Webster, Notary Public, within and for the County and State, aforesaid, do hereby certify, that on this Twenty ninth day of October, Eighteen hundred and seventy two, before me the undersigned, a Notary Public, within and for the County and State, aforesaid, came Robert W. Sullivan, whose name is subscribed to the foregoing instrument of writing, as party thereto, and acknowledged the same to be his act and deed for the purposes therein mentioned. In testimony whereof, I have hereunto subscribed my name, and set my Notary Seal this day and year first above written.

This and recorded October 29 1872 5 P.M.  
W. Kenneth Recorder

F. E. Flanagan Notary Public  
St. Louis Mo.

This Deed, made and entered into this Second day of October Ad Eighteen hundred and seventy two, by and between William P. Emanuel and Maria L. Griswold his wife, formerly of Terra Haute, State of Indiana, but now residing in the City and County of St. Louis, 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 1872, and entitled "An Act to establish 'Forest Park', a public Park was thereby established, and the real estate embraced within the boundaries described in said Act was thereby set apart, and appropriated to 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, 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 St. 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 parties of the first part are the owners of that portion of the premises embraced within said Park, hereinafter described and mentioned, 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 Eighty two thousand and seven hundred and forty Two dollars to here to be paid as hereinafter set forth, do hereby 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: First, Beginning at a point where the north line of Dorsey Avenue (forty feet wide) intersects the west line of Kings Highway, <sup>sixty feet wide, and running thence northwesterly along the west line of Kings Highway</sup> eighty hundred and seventy four (874) feet to the north line of Euclid near North Avenue, as laid out by the Act of the General Assembly aforesaid; thence easterly along the north line of North Avenue, laid out as aforesaid, twenty eight hundred and six feet, two and one half inches (2806' 10 1/2") to the east line of Union Avenue or Euclid Kings Highway, forty feet wide; thence southwardly along the east line of said Union Avenue eight hundred and sixty four feet nine inches (864' 9") to the north line of Dorsey Avenue, forty feet wide; thence easterly along the north line of Dorsey Avenue, twenty eight hundred and five feet, seven inches (2805' 7") to the place of beginning; being part of United States Survey No. 2052, 1237, and 2058, in Township 40 N. Range 7 East and containing fifty six (56) acres, or sixty five arpents and eighty four hundredths of an arpent, (165 3/4) Also, a part of a tract or lot of land, called the "Home Place" situated in said County of St. Louis; being a subdivision of a part of the Gratiot League Square and a part of Survey No. 2052, 1237, and 2058, called "Hockessin" a plot of which is on file in the Recorder's office of said County; commencing at the north west corner of the "Home Place" being also the north east corner of lot, thirty four (34) of said subdivision, called "Hockessin"; thence with south line of Dorsey Avenue, South eighty three degrees East one hundred and ninety two feet six inches (192' 6"); thence South seven degrees west and parallel with the west line of the "Home Place" five hundred and ninety eight feet eight inches (598' 8"); thence north eighty three degrees West one hundred and ninety two feet six inches (192' 6") to the west line of the "Home Place"; thence north seven degrees East with the west line of the "Home Place" five hundred and ninety eight feet eight inches (598' 8") to the place of beginning; and containing three arpents and two hundredths of an arpent; being the same premises conveyed by Messrs. and Messrs. to John Charles Cabanne by deed, dated June

1<sup>st</sup> 1854 and recorded in Book 151 Page 1434 of the Recorder's Office of St. Louis County. To have and to hold the same, with the appertaining names thereto belonging unto the said People of the City and County of St. Louis and their posterity forever, to have and to hold for a Public Park forever. This Deed and conveyance is however made subject to the following conditions, reservations, restrictions, and agreements, to-wit: Whereas, the said Commissioners of said Parks, in consideration of this conveyance and the agreements herein contained, have issued and delivered to said parties of the first part, certain "Trunk Park Bonds" authorized to be issued by the act aforesaid, numbered respectively from 11 to 20 and 1099 to 1104 inclusive, and bearing date July 1<sup>st</sup> 1852 and payable twenty years after the date thereof, each for the sum of One hundred dollars, and having semi-annual interest coupons attached for interest on said bonds, at the rate of seven per cent per annum; the said bonds being 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 person or corporation in behalf of said Commissioners, or said City, or the People of said City or County aforesaid, as the same respectively falls due then this deed shall become absolute, and the said premises shall ipso facto stand released from the lien and encumbrances herein retained and reserved; and said parties of the first part, or their representatives, shall also formally release said premises from the same. But if any one or more of said bonds remains unpaid after the maturity thereof, then the lien or encumbrance 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 the proceedings to foreclose shall be served upon the President, or the Executive Officers of said Commissioners, the Mayor of the City of St. Louis, and the Presiding Judge of the County Court of St. Louis County then in office. And the Court where such proceedings to foreclose may be instituted may in such case, order a sale of said premises or order or decree the title to the same to be reserved to said parties of the first part, and the possession thereof restored to them; and generally to make any order or decree concerning said property, that may be just and equitable in the premises. And it is further understood and agreed by the parties hereto, that if at any time before the maturity of the bonds executed and delivered to said parties of the first part as aforesaid, it shall be deemed desirable by said Commissioners to subject all of the real estate embraced within the limits of said "Trunk Park" to a general lien or encumbrance for the purpose of securing all of the bonds issued by said Commissioners under the Act aforesaid; then and in such a case the said parties of the first part shall and will release the specific lien herein reserved, and the premises herein conveyed may be subjected to such general lien or encumbrance aforesaid; provided, however, that the bonds issued as aforesaid to said parties of the first part, shall in such an event be embraced among the bonds to be secured by such general lien or encumbrance. And said parties of the first part, agree with said Commissioners, that the payment of the six and twelve month interest coupons on said bonds may be postponed and deferred until the maturity of the eighteen month interest coupons; and all coupons not paid as herein due shall bear 4 per cent interest. In witness whereof said parties of the first part, have hereunto set their hands and seals this 24<sup>th</sup> day of October 1852.

William J. Griswold (Seal) Maria W. Griswold (Seal)

State of Missouri }  
County of St. Louis }  
Know all men by these presents, that on this Twenty third day of October A.D. Eighteen hundred and seventy two I, the undersigned, a Notary Public, in and for the County aforesaid, came William J. Griswold and Maria L. 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 Maria L. wife of William J. Griswold, having first, been by me made acquainted with the contents of the foregoing conveyance, acknowledged on an examination separate and apart from her husband, that she executed the same, and relinquished all her interest, whether of law or otherwise in the Real Estate therein mentioned freely and without compulsion or undue influence of her said husband. (Seal)

In testimony whereof, I have hereunto set my hand and official seal the day and year last above written.  
 W. Kennerly Recorder  
 The Huntington Notary Public  
 St. Louis County Mo.

This Deed, made and entered into this Twenty eighth day of October Eighteen hundred and seventy two by and between Mrs Louisa Walker of the City and County of St. Louis Missouri, party of the first part, Henry Harrison of the same place, party of the second part, and Mrs Sarah A. Wilson (wife of James Wilson) of same place party of the third part, It is recited: That the said party of the first part, in consideration of the sum of Fourteen hundred dollars to her in hand paid by the said party of the second part, receipt whereof is hereby acknowledged, hath granted, bargained and sold, and by these presents doth grant, bargain and sell, convey and confirm, unto the said party of the second part, his heirs and assigns, the following described lot or parcel of ground in City Block No 173 of the City of St. Louis Mo, having a front of twenty eight, and 1/2 feet (28 1/2) on the west line of Emily Street, and running back for depth on its north line, a distance of one hundred and eight, and 1/2 feet (108 1/2), and on its south line (which is