

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the July Adjourned

Term. 20 08

In the County Commission of said county, on the

8th

day of

July


20 08

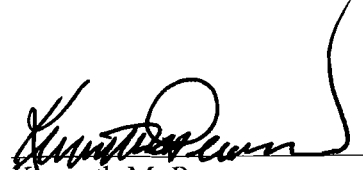
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 5904 Kent Drive, Columbia.

Done this 8th day of July, 2008.

ATTEST:


 Wendy S. Noren
 Clerk of the County Commission


 Kenneth M. Pearson
 Presiding Commissioner


 Karen M. Miller
 District I Commissioner


 Skip Elkin
 District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement)	July Session
5904 Kent Drive)	April Adjourned
)	Term 2008
)	Commission Order No. <u>337-2008</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 8th day of July 2008, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high
4. The location of the public nuisance is as follows: 5904 Kent Drive, Columbia, MO, a/k/a parcel# 12-415-20-01-064.00 01, Gregory Heights Addition #3, Lot 83, Section 20, Township 49, Range 12 as shown by deed book 2839 page 0169, Boone County
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 11th day of June 2008, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public

nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



Boone County Clerk

HEARING NOTICE

Concorde Acceptance Corp
7929 Brookriver Drive #500
Dallas, TX 75247

An inspection of the property you hold a lien on located at 5904 Kent Drive (parcel # 12-415-20-01-064.00 01) was conducted on May 22, 2008 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Tuesday, July 08, 2008 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the _____ day of _____
2008 by _____.

HEARING NOTICE

Randy Nelsen
1709 Starlight Drive
Columbia, MO 65202

An inspection of the property you own located at 5904 Kent Drive (parcel # 12-415-20-01-064.00 01) was conducted on May 22, 2008 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

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If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

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Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the _____ day of _____
2008 by _____.

TAKEN 06/26/08 @ ~ 10:00 AM
5904 KENT DRIVE



Randy Nelsen/Concorde Acceptance Corp
5904 Kent Drive – weeds violation
TIMELINE

- 05/22/08: citizen complaint received
- 05/22/08: initial inspection conducted
- 05/28/08: notice sent via certified mail – owner never signed for notice
- 06/11/08: notice posted in local newspaper
- 06/26/08: 2nd inspection conducted – violation not abated
- 06/26/08: pictures taken at ~ 10:00 am

MAY 23 2008

Call Inquiry

SUNGARD PUBLIC SECTOR
HTE NavLine



<input checked="" type="checkbox"/> 1743 <input checked="" type="checkbox"/> Events <input checked="" type="checkbox"/> Email log <input checked="" type="checkbox"/> Reminders <input checked="" type="checkbox"/> Work requests	Call Information Call ID: 1743 Status: Open Entity: City of Columbia Comments Julia Young called - high weeds at either 5902 or 5900 Kent Dr	
	Call Details Call type: CE-County Nuisance Entry date/time: 05/22/2008 11:55:24 Entry user ID: Vellema, Kristine - Health E Origin: Telephone Work group: Environmental Health	Contact Information Contact ID: 154830 Contact name: Undefined Home phone: (573) 999-9999 Customer: Location: Service:
	Call Assignment/Notification Contact notification: None Notification date: Email updates: No Notification user: Vellema, Kristine - Health E Forward to user: Vellema, Kristine - Health E	Close Information Close date/time: 00:00:00 Close user: Elapsed time: .54 Hours Action taken:
	<p>Print</p> <p>Cancel</p> <p>Exit</p> <p>Refresh</p> <p>Toggle Inform...</p>	

5904' weeds/plant

6000' weeds/trash

MW

MAY 23 2008

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) ss.
County of Boone)

I, SASHA MCMILLIN, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion June 11, 2008
- 2nd Insertion _____
- 3rd Insertion _____
- 4th Insertion _____
- 5th Insertion _____
- 6th Insertion _____
- 7th Insertion _____
- 8th Insertion _____
- 9th Insertion _____
- 10th Insertion _____
- 11th Insertion _____
- 12th Insertion _____
- 13th Insertion _____
- 14th Insertion _____
- 15th Insertion _____
- 16th Insertion _____
- 17th Insertion _____
- 18th Insertion _____
- 19th Insertion _____
- 20th Insertion: _____
- 21st Insertion: _____
- 22nd Insertion: _____

\$64.97
Printer's Fee

By: *Sasha McMillin*
Sasha McMillin

Subscribed & sworn to before me this 11 day of June, 2008



Notary Public
RUBY WHEELER
My Commission Expires
July 18, 2010
Boone County
Commission #06915807

**NOTICE OF DECLARATION OF PUBLIC NUISANCE
AND ORDER OF ABATEMENT**

To: Randy Nelsen
1709 Starlight Drive
Columbia, MO 65202

Concorde Acceptance Corp
7929 Brookriver Drive #500
Dallas, TX 75247

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Health Department, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

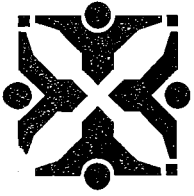
Property Description:
Gregory Heights Addition #3, Lot 83, Section 20, Township 49, Range 12, Boone County, Missouri, as shown by deed book 2839 page 0169

Type of Nuisance:
Growth of weeds in excess of twelve inches high.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone County Health Department, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: June 11, 2008.

Stephanie Browning, Director,
Columbia/Boone County Health
Department
INSERTION DATE: June 11, 2008.



HEARING NOTICE

Randy Nelsen
1709 Starlight Drive
Columbia, MO 65202

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You are herewith notified that a hearing will be held before the County Commission on Tuesday, July 08, 2008 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

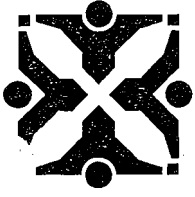
If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 26 day of June 2008 by KU.



HEARING NOTICE

Concorde Acceptance Corp
7929 Brookriver Drive #500
Dallas, TX 75247

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Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 26 day of June 2008 by KV.



Tom Schauwecker
Boone County Assessor

Boone County Government Center
801 East Walnut
Columbia, MO 65201-7732

(573) 886-4270 Office
(573) 886-4254 Fax



Parcel 12-415-20-01-064.00 01

Property Location 83 A+B KENT DRIVE

City **COLUMBIA (C1)** Road **COUNTY ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **NELSEN RANDY**
 Address **1709 STARLIGHT DR**
 City, State Zip **COLUMBIA, MO 65202**

Subdivision Plat Book/Page **0010 0037**
 Section/Township/Range **20 49 12**

Legal Description **GREGORY HEIGHTS ADD #3**
LOT 83
 Lot Size **70 x 165**

Deed Book/Page **2839 0169 0887 0881**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	12,700	39,000	51,700	RI	2,413	7,410	9,823
Totals	12,700	39,000	51,700	Totals	2,413	7,410	9,823

Previous Year's Tax
 Year **2007** Amount **\$598.21**

Residence Description

Year Built **1972**
 Use **DUPLEX (102)**

Basement **CRAWL SPACE (2)** Attic **NONE (1)**

Bedrooms **4** Main Area **1,612**
 Full Bath **2** Finished Basement Area **0**
 Half Bath **0**
 Total Rooms **8** Total Square Feet **1,612**

www.ShowMeBoone.com, Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

Boone County, Missouri
Unofficial Document



Recorded In Boone County, Missouri

Date and Time 11/03/2005 at 02:52:44 PM

Instrument # 2005031993 Book 2839 Page 169

Grantor RIDDLES, MARJORIE L

Grantee NELSEN, RANDY

Instrument Type WD
Recording Fee \$27.00 S
No of Pages 2

Bettie Johnson
Bettie Johnson, Recorder of Deeds



(Space above reserved for Recorder of Deeds Certification)

GENERAL WARRANTY DEED

This Deed, made and entered into this 31st day of October, 2005 by and between
Marjorie L. Riddles, a single person

Grantor(s),

of the County of Boone, State of Missouri party of the first part, and
Randy Nelsen

Grantee(s),

Grantee(s) address: 1709 Starlight Drive Columbia, MO 65202
of the County of Boone, State of Missouri party of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Boone and the State of Missouri, to-wit:

Lot Eighty-three (83) of GREGORY HEIGHTS SUBDIVISION ADDITION NUMBER THREE (3) REPLAT NUMBER ONE (1) as shown by the plat recorded in Plat Book 10, Page 37, Records of Boone County, Missouri.

Boone County, Missouri
Unofficial Document **BOONE COUNTY MO NOV 3 2005**

Subject to building lines, conditions, restrictions, easements and zoning regulations of record if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that the said party or parties and the heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2005 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year above written.

Marjorie L. Riddles
Marjorie L. Riddles

STATE OF MISSOURI)
COUNTY OF Boone) ss.

On this 31st day of October, 2005 before me personally appeared:
Marjorie L. Riddles, a single person

to me known to be the person or persons described in and who executed the same as her
free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public

My Commission Expires:

MAUREEN A. DALTON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF BOONE
MY COMMISSION EXPIRES: OCT 07, 2006

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 08

In the County Commission of said county, on the

8th

day of

July

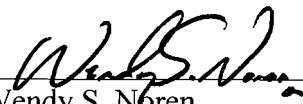
20 08

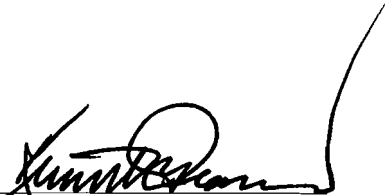
the following, among other proceedings, were had, viz:

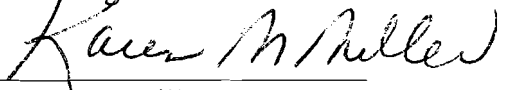
Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 719 Demaret Drive, Columbia.

Done this 8th day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement)	July Session
719 Demaret Drive)	April Adjourned
)	Term 2008
)	Commission Order No. <u>338-2008</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 8th day of July 2008, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high
4. The location of the public nuisance is as follows: 719 Demaret Drive, Columbia, MO, a/k/a parcel# 17-313-11-01-042.00 01, Fairway Meadows, Block 1, Lot 26, Section 11, Township 48, Range 12 as shown by deed book 3182 page 0040, Boone County
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 11th day of June 2008, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public

nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



Boone County Clerk

HEARING NOTICE

Douglas W. Bixby
719 Demaret Drive
Columbia, MO 65202

An inspection of the property you own located at 719 Demaret Drive (parcel # 17-313-11-01-042.00 01) was conducted on May 27, 2008 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Tuesday, July 08, 2008 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

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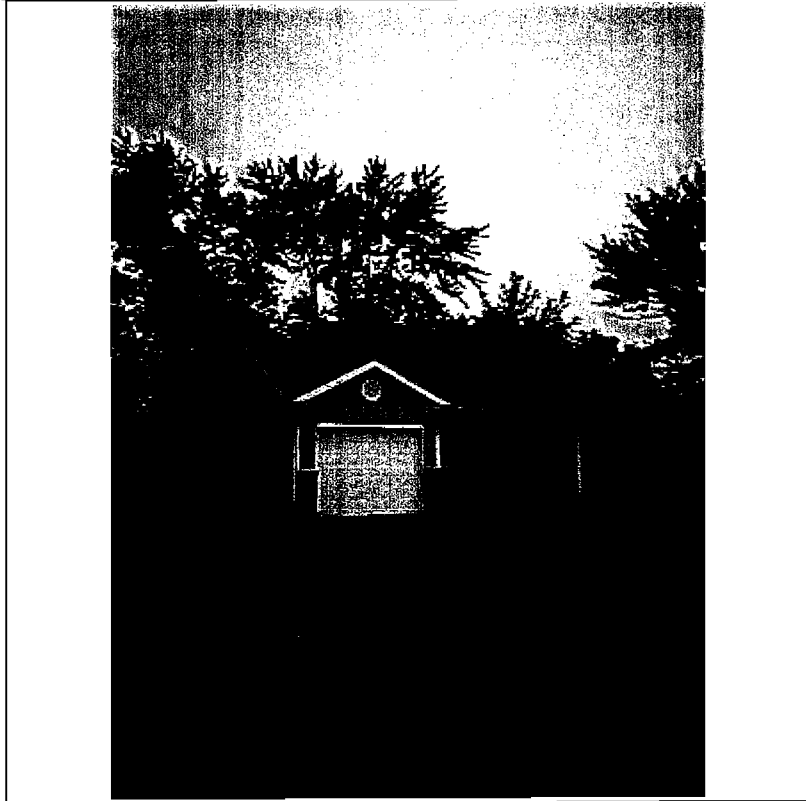
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Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the _____ day of _____
2008 by _____.

TAKEN 06/26/08 @ ~ 9:30 AM
719 DEMARET DRIVE



Douglas Bixby
719 Demaret Drive – weeds violation
TIMELINE

- 05/22/08: citizen complaint received
- 05/27/08: initial inspection conducted
- 05/28/08: notice sent via certified mail
- 06/11/08: notice signed for by owner's representative
- 06/26/08: 2nd inspection conducted – violation not abated
- 06/26/08: pictures taken at ~ 09:30 am



Tom Schauwecker
Boone County Assessor

Boone County Government Center
801 East Walnut
Columbia, MO 65201-7732

(573) 886-4270 Office
(573) 886-4254 Fax



Parcel 17-313-11-01-042.00 01

Property Location 719 DEMARET DR

City *Road* COUNTY ROAD DISTRICT (CO) *School* COLUMBIA (C1)
Library BOONE COUNTY (L1) *Fire* BOONE COUNTY (F1)

Owner **BIXBY DOUGLAS W**
Address **719 DEMARET DR**
City, State Zip **COLUMBIA, MO 65202-**

Subdivision Plat Book/Page **1884 0164**
Section/Township/Range **11 48 12**

Legal Description **FAIRWAY MEADOWS BLK 1**
LOT 26
Lot Size **69.64 x 120**
Irregular shape **Y**

Deed Book/Page **3182 0040 1776 0114**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	24,000	77,000	101,000	RI	4,560	14,630	19,190
Totals	24,000	77,000	101,000	Totals	4,560	14,630	19,190

Previous Year's Tax

Year **2007** Amount **\$1,168.66**

Residence Description

Year Built **2002**
Use **SINGLE FAMILY (101)**

Basement	NONE (1)	Attic	NONE (1)
Bedrooms	3	Main Area	1,128
Full Bath	1	Finished Basement Area	0
Half Bath	0		
Total Rooms	6	Total Square Feet	1,128

www.ShowMeBoone.com, Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.



Grantor BOYCE, SAM

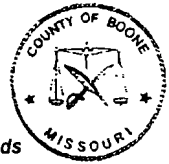
Grantee BIXBY, DOUGLAS W

Instrument Type WD

Recording Fee \$27.00 S

No of Pages 2

Bettie Johnson
Bettie Johnson, Recorder of Deeds



File Number: 220540

GENERAL WARRANTY DEED

This Deed, Made and entered on July 16, 2007 by and between

Sam Boyce and Tammy Boyce, husband and wife of the County of Boone, State of Missouri, Party or Parties of the First Part, GRANTOR, and

Douglas W. Bixby, a single person whose Mailing Address is 719 Demaret Dr., Columbia, MO, 65202 Party or Parties of Second Part, GRANTEE.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of BOONE and State of Missouri, to-wit:

Lot Twenty-six (26) of Fairway Meadows Block No. One (1) as shown by the Lot Line Adjustment Survey recorded in Book 1884, Page 164, records of Boone County, Missouri.

Also known as: 719 Demaret Dr., Columbia, MO,

Subject to building lines, conditions, restrictions, and easements, and zoning regulations of record, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

Boone County, Missouri
Unofficial Document

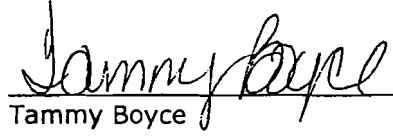
BOONE COUNTY MO JUL 17 2007

The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2007 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hand or hands the day and year first above written.



Sam Boyce

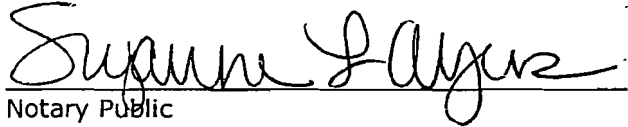


Tammy Boyce

STATE OF MISSOURI)
)ss
COUNTY OF BOONE)

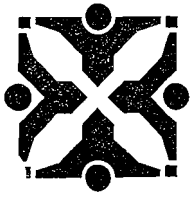
On July 16, 2007, before me personally appeared Sam Boyce and Tammy Boyce, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My term expires: _____ **SUZANNE L. AYERS**
Notary Public - Notary Seal
State of Missouri
County of Cooper
My Commission Expires July 28, 2007



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT

DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

Douglas W. Bixby
719 Demaret Drive
Columbia, MO 65202

An inspection of the property you own located at 719 Demaret Drive (parcel # 17-313-11-01-042.00 01) was conducted on May 27, 2008 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Tuesday, July 08, 2008 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 26 day of June 2008 by KH.

Call Inquiry

SUNGARD PUBLIC SECTOR
HTE NavLine



- ★ 1742
- Events
- Email log
- Reminders
- Work requests

Call Information

Call ID: 1742 Status: Open Entity: City of Columbia

Comments

714 DEMARET THIS IS AN APARTMENT COMPLEX AND THE PERSON SAID THE LANDLORD TOLD HER THAT HE DIDN'T HAVE ANYONE TO MOW IT BECAUSE THE BUSINESS HE OWNS IS GOING UNDER AND SAID HE WOULD NOT BE MOWING IT TO SAVE ON MONEY. SHE WOULD LIKE US TO TAKE A LOOK AND SEE IF WE CAN HELP GET HIM TO MOW abated 6/18/08 719 still high - hearing set

Call Details

Call type: CE-Food
Entry date/time: 05/22/2008 11:39:04
Entry user ID: Nichols, Denise M. - HL-ASA
Origin:
Work group: Environmental Health

Contact Information

Contact ID: 154830
Contact name: Undefined
Home phone: (573) 999-9999
Customer:
Location:
Service:

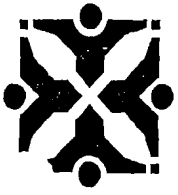
Call Assignment/Notification

Contact notification: None
Notification date: 06/18/2008
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health E

Close Information

Close date/time: 06/18/2008 11:51:10
Close user: Vellema, Kristine - Health Environ
Elapsed time: 648.78 Hours
Action taken: CALL COMPLETED

- Print
- Cancel
- Exit
- Refresh
- Toggle Inform...



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

**NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH
HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT**

Douglas W. Bixby
719 Demaret Drive
Columbia, MO 65202

An inspection of the property you own located at 719 Demaret Drive (parcel # 17-313-11-01-042.00) was conducted on May 27, 2008 and revealed growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the weeds have not been cut by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the weeds are not cut and removed as ordered, the County Commission may have the weeds cut and removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the weeds are cut within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 27 day of May 2008 by DN.

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407
www.GoColumbiaMo.com

6126

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Douglas W. Bixby 719 Demaret Drive Columbia, MO 65202</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p>285 Prado Rd - Suite A San Luis Obispo, CA 93401</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) **7008 0150 0001 1734 9073**

7008 0150 0001 1734 9073

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32

Kris Health
Env. Health

MAY 28 2008
Postmark Here
USPS

Sent To Douglas W. Bixby
 Street, Apt. No.; or PO Box No. 719 Demaret Dr.
 City, State, ZIP+4 Columbia MO 65202

PS Form 3800, August 2006 See Reverse for Instructions