

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ca.

October Session of the October Adjourned

Term. 20 19

County of Boone

In the County Commission of said county, on the

31st

day of

October

20 19

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

Now on this day, the County Commission of the County of Boone does hereby recognize County Counselor CJ Dykhouse for his outstanding legal work and dedication to all the citizens of Boone County.

Done this 31st day of October 2019.

ATTEST:

*Brianna L. Lennon*

Brianna L. Lennon  
Clerk of the County Commission

*Daniel K. Atwill*

Daniel K. Atwill  
Presiding Commissioner

*Fred J. Parry*

Fred J. Parry  
District I Commissioner

*Janet M. Thompson*

Janet M. Thompson  
District II Commissioner

**PROCLAMATION HONORING  
COUNTY COUNSELOR CJ DYKHOUSE  
FOR HIS EXPERT LEGAL WORK ON BEHALF  
OF BOONE COUNTY**

- Whereas,* in 2018, Ameren Corporation filed a complaint with the Boone County Board of Equalization after the filing deadline and, after being refused an extension, appealed the decision to the Missouri State Tax Commission; and
- Whereas,* this appeal required an extensive review process, thus creating a delay in the distribution of significant tax payments to public entities in Boone County; and
- Whereas,* CJ Dykhous, Boone County Counselor since 2008, successfully defended Boone County's position in this litigation, using his expertise to the benefit of the affected public entities; and
- Whereas,* as a result of Tax Commission's favorable decision, the County is now able to distribute Ameren's 2018 property tax payments, more than \$2.8 million, which had been held in escrow by Boone County Collector Brian McCollum; and
- Whereas,* students of Columbia public Schools, Southern Boone County R1 Schools, and Centralia R6 School District; residents of the City of Columbia; patrons of the Columbia/Boone County Library District; and Boone County residents served by the other affected public entities will all benefit from the results of CJ's leadership, expertise and persistence.
- Therefore,* we do hereby honor County Counselor CJ Dykhous for his outstanding legal work in defending the County of Boone's position in the litigation against Ameren Corporation, which is just one example of CJ's expertise and dedication to the County of Boone and its citizens.

IN TESTIMONY WHEREOF, this 31<sup>st</sup> day of October 2019.

---

Daniel K. Atwill, Presiding Commissioner

---

Fred J. Parry, District I Commissioner

---

Janet M. Thompson, District II Commissioner

ATTEST:

---

Brianna L. Lennon, County Clerk

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI

} ea.

October Session of the October Adjourned

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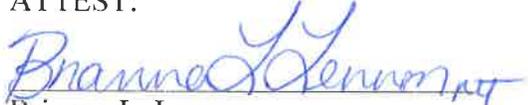
2019

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 765 Demaret Drive, parcel #17-313-11-01-148.00 01.

Done this 31st day of October 2019.

ATTEST:

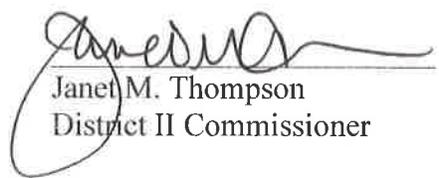
  
Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner



Fred J. Parry  
District I Commissioner



Janet M. Thompson  
District II Commissioner

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

In Re: Nuisance Abatement            )                            October Session  
      765 Demaret Drive                )                            October Adjourned  
      Columbia, MO                     )                            Term 2019  
  )                            Commission Order No. 475-2019

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 31<sup>st</sup> day of October 2019, 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: junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse on the premises.
4. The location of the public nuisance is as follows: 765 Demaret Drive, Fairway Meadows Subdivision, Block 4, Lot 19, a/k/a parcel# 17-313-11-01-148.00 01, Section 11, Township 48, Range 12 as shown in deed book 4718 page 0111, Boone County.
5. The specific violation of the Code is: junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse in violation of section 6.5 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 9<sup>th</sup> day of September to the lien holder and on the 25<sup>th</sup> day of September to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was 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

Photographs taken 10/14/19 @ ~ 3:30 pm  
765 Demaret Drive



AWP Properties/The Central Trust Bank  
765 Demaret Drive  
Health Department nuisance notice - timeline

- 9/3/19: citizen complaint received
- 9/4/19: citizen complaint received
- 9/4/19: initial inspection conducted
- 9/7/19: notice of violation notice sent to owner and lien holder, return receipt requested – owner notice never claimed
- 9/9/19: notice of violation to lien holder claimed
- 9/25/19: notice of violation to owner posted in local newspaper
- 10/14/19: reinspection conducted – violation not abated – photographs of violation taken at ~ 3:30 pm
- 10/19/19: hearing notice sent



Columbia/Boone County  
Public Health & Human Services



# HEARING NOTICE

A W P Properties LLC  
11255 Hecht Road  
Hallsville, MO 65255

An inspection of the property you own located at 765 Demaret Drive (parcel # 17-313-11-01-148.00 01) was conducted on September 4, 2019 and revealed junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on Thursday, October 31, 2019 at 1:30 p.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, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed, and abated. All costs of seizure, removal, and 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 N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 19<sup>th</sup> day of

October 2019 by Dur

573.874.7781  
573.874.7756 fax

1005 W. Worley Street  
Columbia, Missouri 65203

ColMo.gov





# HEARING NOTICE

The Central Trust Bank  
Commercial Loan Department  
111 E. Miller Street  
Jefferson City, MO 65101

An inspection of the property you hold lien on located at 765 Demaret Drive (parcel # 17-313-11-01-148.00 01) was conducted on September 4, 2019 and revealed junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on Thursday, October 31, 2019 at 1:30 p.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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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 N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 19th day of

October 2019 by DUR



**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Hailee Hansen, 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 \_\_\_\_\_ September 25, 2019
- 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: \_\_\_\_\_

\$69.25  
Printer's Fee

By: \_\_\_\_\_  
Hailee Hansen

Subscribed & sworn to before me this 1st day of October, 2019

Sandra Rother  
Notary Public

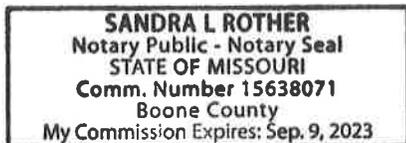
**NOTICE OF DECLARATION OF  
PUBLIC NUISANCE  
AND ORDER OF ABATEMENT**

A W P Properties LLC  
11255 Hecht Road  
Hallsville, MO 65255

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 Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Fairway Meadows Subdivision, Block 4, Replat 1, Lot 19 a/k/a 765 Demaret Drive as shown by deed book 4718 page 0111

Type of Nuisance: junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse



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 Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: September 13, 2019

Stephanie Browning, Director, Columbia/Boone County Department of Public Health

**INSERTION DATE:** September 25, 2019



Columbia/Boone County  
Public Health & Human Services



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

The Central Trust Bank  
Commercial Loan Department  
111 E. Miller Street  
Jefferson City, MO 65101

An inspection of the property you hold a lien on located at 765 Demaret Drive (parcel # 17-313-11-01-148.00 01) was conducted on September 4, 2019 and revealed junk, trash, rubbish, garbage, derelict and inoperable appliances, construction material and other refuse 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 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected 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 nuisance has not been removed as ordered under this notice, any property contributing to the nuisance is deemed forfeited, and the County Commission may have the nuisance seized, removed and abated with the cost of such seizure, removal and 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 above nuisance condition has been corrected 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 N. Vellema  
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 7<sup>th</sup> day of September 2019 by DUR

573.874.7781  
573.874.7756 fax

1005 W. Worley Street  
Columbia, Missouri 65203

CoMo.gov



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

7016 1970 0000 2005 9979

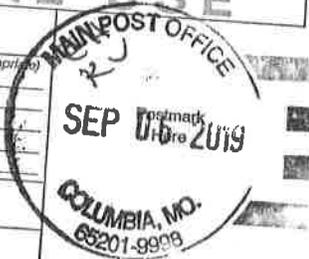
Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ **16.80**



Sent To

The Central Trust Bank Commercial Loan Dept  
 111 E Miller Street  
 Jefferson City, MO 65101

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

The Central Trust Bank  
 Commercial Loan Department  
 111 E Miller Street  
 Jefferson City, MO  
 65101



9590 9402 4574 8278 3231 55

2. Article Number (Transfer from service label)

7016 1970 0000 2005 9979

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Jan Hasfay*  Agent  Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

SEP 9 2019

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



Kristine Vellema &lt;kris.vellema@como.gov&gt;

**Fwd: Demaret...again...and again**

1 message

**Kala Tomka** <Michala.Wekenborg@como.gov>  
To: Kristine Vellema <kris.vellema@como.gov>

Tue, Sep 3, 2019 at 12:57 PM

For you!

----- Forwarded message -----

From: **Donna Rivers** <Donna.Rivers@como.gov>  
Date: Tue, Sep 3, 2019 at 12:56 PM  
Subject: Demaret...again...and again  
To: Kala Wekenborg-Tomka <Michala.Wekenborg@como.gov>

Shari (573-474-6032) called to make sure her neighbors had actually called in about this nuisance.

The address she is calling about is 758 Demaret, 50 plus garbage bags and bed frames in the backyard, in the front yard there are boxes, clothes, plastic tubs, trash bags, and screen doors.

She wishes to remain anonymous to the owners of the location, but is available for verification/questions.

Thanks!

Donna Rivers  
Senior Administrative Support Assistant  
Environmental Health  
Columbia/Boone County  
Department of Public Health and Human Services  
1005 W Worley, Columbia MO 65203  
573-874-7346

—  
Kala W. Tomka, MHA  
Environmental Public Health Supervisor  
Columbia/Boone County Public Health and Human Services  
573.874.7346 www.gocolumbiamo.com

***My e-mail address has changed to: michala.wekenborg@como.gov Thank you!***

## CONFIDENTIALITY STATEMENT

This email is from the Columbia/Boone County Department of Public Health and Human Services. It contains confidential or privileged information that may be protected from disclosure by law. Unauthorized disclosure, review, copying, distribution, or use of this message or its contents by anyone other than the intended recipient is prohibited. If you are not the intended recipient, please immediately destroy this message and notify the sender at the following email address: michala.wekenborg@como.gov or by calling 5738747346.



Kristine Vellema &lt;kris.vellema@como.gov&gt;

---

**Demaret**

1 message

**Donna Rivers** <Donna.Rivers@como.gov>

Wed, Sep 4, 2019 at 3:53 PM

To: Kala Wekenborg-Tomka &lt;Michala.Wekenborg@como.gov&gt;, Kristine Vellema &lt;Kris.Vellema@como.gov&gt;, Garth Baker &lt;garth.baker@como.gov&gt;

I know you are completing the process at these locations...I did call her back and let her know these had been reported numerous times.

She asks the inspector give her a call back with the status.

Voicemail

Wednesday 09/04/2019 @ 3:12 PM

Latoya Robinson

573-356-8460

758 A-B-C-D Demaret

800 A-B-C-D Demaret

Trash, ect.

Thanks,

Donna Rivers

Senior Administrative Support Assistant

Environmental Health

Columbia/Boone County

Department of Public Health and Human Services

1005 W Worley, Columbia MO 65203

573-874-7346

## Tom Schauwecker Assessor

**Parcel** 17-313-11-01-148.00 01      **Property Location** 765 DEMARET DR

<b>City</b>	<b>Road</b> COMMON ROAD DISTRICT (CO)	<b>School</b> COLUMBIA (C1)
<b>Library</b> COL BC LIBRARY (L4)	<b>Fire</b> BOONE COUNTY (F1)	

<b>Owner</b> A W P PROPERTIES LLC	<b>Subdivision Plat Book/Page</b> 0010 0120	
<b>Address</b> 11255 HECHT RD	<b>Section/Township/Range</b> 11 48 12	
<b>Care Of</b>	<b>Legal Description</b> FAIRWAY MEADOWS BLK 4 REPLAT 1	
<b>City, State, Zip</b> HALLSVILLE, MO 65255	LOT 19	
	<b>Lot Size</b> 165.15 × 96.00	
	<b>Irregular Shape</b> Y	
	<b>Deeded Acreage</b> .00	
	<b>Calculated Acreage</b> .00	
	<b>Deed Book/Page</b> 4718 0111 4654 0169 4549 0231 0427 0062	

**CURRENT APPRAISED**

Type	Total
RESIDENTIAL	110,800
<b>Totals</b>	<b>110,800</b>

**CURRENT ASSESSED**

Type	Total
RESIDENTIAL	21,052
<b>Totals</b>	<b>21,052</b>

**RESIDENCE DESCRIPTION**

<b>Year Built</b> 1975 (ESTIMATE)
<b>Use</b> FOUR-PLEX (104)
<b>Basement</b> FULL (4) <b>Attic</b> NONE (1)
<b>Bedrooms</b> 8 <b>Main Area</b> 1,674
<b>Full Bath</b> 4 <b>Finished Basement Area</b> 1,674
<b>Half Bath</b> 0
<b>Total Rooms</b> 16 <b>Total Square Feet</b> 3,348

**Boone County Assessor**

801 E. Walnut St., Rm 143  
Columbia, MO 65201-7733  
[assessor@boonecountymo.org](mailto:assessor@boonecountymo.org)

**Office** (573) 886-4251  
**Fax** (573) 886-4254

# Boone County, Missouri



Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 03/02/2017 at 09:48:18 AM

Instrument #: 2017003886 Book: 4718 Page: 111

Instrument Type: WD

Recording Fee: \$27.00 S

No. of Pages: 2

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds



Boone-Central Title Company  
File No. 1719992

## Missouri General Warranty Deed

This Indenture, Made on 1st day of March, 2017, by and between

765 Demaret LLC, a Missouri limited liability company,  
as GRANTOR, and

A. W. P properties LLC, a Missouri limited liability company,

as GRANTEE, whose mailing address is: ~~124 Old Cistmill Ln.  
Galena, MO 65656~~

765 Demaret Dr, Apt. C  
Columbia, MO 65202

Property Address: 765 Demaret Dr., Columbia, MO 65202

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of **Boone** and State of **Missouri**, to wit:

**LOT NINETEEN (19) OF FAIRWAY MEADOWS SUBDIVISION, BLOCK 4, REPLAT #1, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 120, RECORDS OF BOONE COUNTY, MISSOURI.**

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

# Nora Dietzel, Recorder of Deeds

# Boone County, Missouri

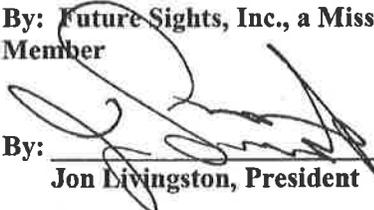
BOONE COUNTY MO MAR 02 2017

IN WITNESS WHEREOF, The GRANTEE has hereunto executed this instrument on the day and year above written.

Unofficial Document

**765 Demaret LLC, a Missouri limited liability company**

**By: Future Sights, Inc., a Missouri corporation, Sole Member**

By:   
**Jon Livingston, President**

State of Missouri }  
County of Boone } ss:

On this 1<sup>st</sup> day of Mar., 2017, before me, appeared Jon Livingston, to me personally known, who being by me duly sworn, did say that he is the President of Future Sights, Inc., a Missouri corporation, Sole Member of **765 Demaret LLC, a Missouri limited liability company**, and that said instrument was signed on behalf of the Company, and said Jon Livingston, acknowledged said instrument to be the free act and deed of said Company.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.



Notary Public

My Term Expires: 11-1-2018



AMANDA HEATH  
My Commission Expires  
November 1, 2018  
Boone County  
Commission #14962272

Nora Dietzel, Recorder of Deeds

# Boone County, Missouri



## Unofficial Document

Recorded in Boone County, Missouri

Date and Time: 03/02/2017 at 09:48:18 AM

Instrument #: 2017003888 Book: 4718 Page: 113

Instrument Type: DT

Recording Fee: \$57.00 S

No. of Pages: 12



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1. **TITLE OF DOCUMENT:** Deed of Trust
2. **DATE OF DOCUMENT:** March 1, 2017
3. **GRANTOR(S):** A W P PROPERTIES LLC
4. **GRANTEE(S):** THE CENTRAL TRUST BANK
5. **STATUTORY MAILING ADDRESS(ES):**
- GRANTOR'S ADDRESS:  
765 DEMARET DR APT C, COLUMBIA, MO 65202 3071
- GRANTEE'S ADDRESS:  
Commercial Loan Department, 111 E. Miller Street,  
Jefferson City, MO 65101
- RECORDATION REQUESTED BY:  
THE CENTRAL TRUST BANK, Commercial Loan  
Department, 111 E. Miller Street, Jefferson City, MO  
65101
- WHEN RECORDED MAIL TO:  
THE CENTRAL TRUST BANK, 111 E. Miller St., Jefferson  
City, MO 65101
6. **LEGAL DESCRIPTION:**  
Legal description of the property is set out in EXHIBIT "A".
7. **REFERENCE BOOK AND PAGE(S):**

Nora Dietzel, Recorder of Deeds