

BILL NO. 1389
ORDINANCE NO. 1353

AN ORDINANCE ACCEPTING CERTAIN REAL ESTATE FROM THE
BECK/HENRIKSON FAMILY OF TROY, MISSOURI

WHEREAS, the the Beck/Henrikson Family of Troy, Missouri is the holder of a Collector's Deed for certain real estate located in the City of Troy, Missouri.

WHEREAS, the the Beck/Henrikson Family of Troy, Missouri wishes to quit claim its interest in the subject property to the City of Troy, Missouri.

WHEREAS, the City of Troy, Missouri, through its Board of Aldermen, seek to accept the dedication and to authorize the Mayor to execute the Quit Claim Deed accepting such dedication;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TROY, MISSOURI AS FOLLOWS:

SECTION 1: The City of Troy, Missouri hereby accepts the dedication of the real estate to be conveyed by the Beck/Henrikson Family of Troy, Missouri. The City of Troy, Missouri is hereby authorized to execute the acceptance of dedication/acceptance of the Quit Claim Deed made by the Beck/Henrikson Family of Troy, Missouri in the same form and format as is set forth in **Exhibit "A"**. The City Clerk is hereby authorized upon receipt of the fully executed Quit Claim Deed to record such Quit Claim Deed with the Lincoln County, Missouri Recorder of Deeds Office.


SECTION 2: Conflicts: All ordinances or parts of ordinances in conflict herewith are hereby repealed but shall otherwise remain in full force and effect.

SECTION 3: Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

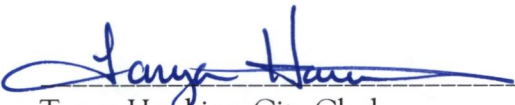
SECTION 4: Effective Date: This Ordinance shall be in full force and effect after its passage and approval as provided by law.

PASSED AND APPROVED THIS 18th DAY OF December, 2023.

ATTEST:



Mayor Ron Sconce, City of Troy



Tonya Hawkins, City Clerk

1st Reading: December 18, 2023

2nd Reading: December 18, 2023

EXHIBIT "1"
Quit Claim Deed



Recording Date/Time: 12/27/2023 at 02:10:13 PM

Instr #: 2023009854

Book: 2496 Page: 594

Type: DEED

Pages: 4

Fee: \$33.00 S 20230009365



Tracy K. Martin
Recorder of Deeds

DIANNE B HENRIKSON

DEED of GIFT OF REAL PROPERTY

THIS DEED, made and entered into this 19 day of December, 2023, by and between **RUDY D. BECK** and **SANDRA A. BECK**, husband and wife, and by **DIANNE HENRIKSON**, a single person, and **VICTOR R. HENRIKSON**, a single person, all of whom are Grantors herein, and the **CITY OF TROY, MISSOURI**, a 4th Class City in Lincoln County, State of Missouri, the Grantee herein, whose mailing address is: 800 Cap-Au-Gris, Troy, Missouri 63379.

WITNESSETH, that the Grantors, having been direct beneficiaries of a successful business founded by Phillip L. Beck, and believing in giving back to the community that contributed to that success, do now state their desire to donate the real property described herein below to the Grantee City of Troy, Missouri, and Grantors do hereby state no consideration of any kind is to be paid to Grantors for the transfer of said real property and further state it is their intention that the City of Troy, Missouri make use of said real property in such manner and for such purposes as the governing authority thereof may direct. Therefore, Grantors do by these presents **GIFT, GRANT, CONVEY AND CONFIRM** unto the said Grantee the following described real estate lying, being and situated in the County of Lincoln, State of Missouri to-wit:


See Exhibit "A" attached hereto.

SUBJECT TO: deed restrictions, easements, rights of way, and zoning regulations of record.

To have and to hold, the premises aforesaid, together with all and singular the rights, privileges, appurtenances, immunities and improvements thereto belonging or in any way appertaining unto the said Grantee and unto his successors and/or assigns **FOREVER**.

And the said Grantors hereby covenant that the Grantors are lawfully seized of an indefeasible estate in fee simple to these premises and may convey the same; that these premises are free from all encumbrances except as set forth above.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.



RUDY D. BECK



SANDRA A. BECK



DIANNE HENRIKSON

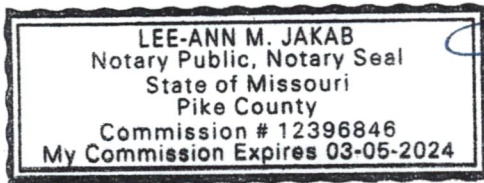


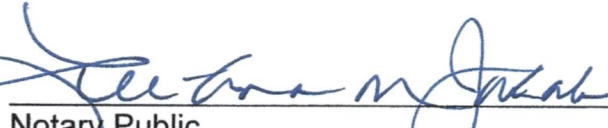
VICTOR R. HENRIKSON

STATE OF MISSOURI)
) SS.
COUNTY OF ST. CHARLES)

On this 19 day of December 2023, before me personally appeared **RUDY D. BECK** and **SANDRA A. BECK**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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





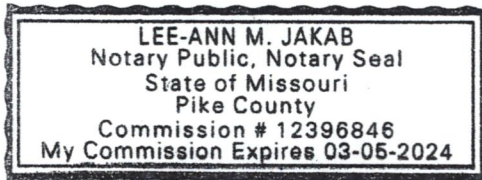
Notary Public
My Commission Expires: 03/05/2024

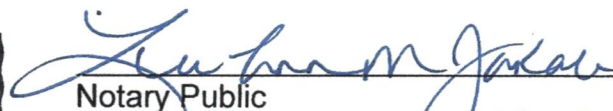
STATE OF MISSOURI)
) SS.
COUNTY OF LINCOLN)

On this 19 day of November, 2023, before me personally appeared

DIANNE HENRIKSON and **VICTOR R. HENRIKSON**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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





Notary Public
My Commission Expires: 03/05/2024

***The legal description contained herein is based on documents and information provided by Grantor(s) and Beck Estate Planning & Elder Law, LLC has not confirmed the accuracy of said legal description.**

EXHIBIT A
To
DEED OF GIFT

Grantors: Rudy D. Beck
Sandra A. Beck
Dianne Henrikson
Victor R. Henrikson

Grantee: City of Troy, Missouri

Suggested Property Description
1.64 Acre Tract

A tract of land being all of Lots 1 and 2 of Market Place (First Revision) City of Troy, Lincoln County, Missouri being more particularly described as follows;

Beginning at a found iron pin at the Northwest corner of said Lot 1; thence South 66 degrees 48 minutes 40 seconds East along the North line of said Lot 1 a distance of 200.91 feet to a found iron pin on the Westerly right-of-way North Lincoln Drive; thence along said Westerly right-of-way the following three courses, South 07 degrees 27 minutes 25 seconds East a distance of 206.76 feet to a found iron pin; thence South 11 degrees 38 minutes 26 seconds West a distance of 30.80 feet to a #5 rebar set; thence South 05 degrees 20 minutes 46 seconds East a distance of 81.33 feet to a found iron pin at the Southeast corner of said Lot 2; thence North 65 degrees 52 minutes 40 seconds West along the South line of said Lot 2 a distance of 310.59 feet to a found iron pin at the Southwest corner of said Lot 2; thence North 14 degrees 44 minutes 20 seconds East along the Westerly lines of said Lots 1 and 2 a distance of 277.46 feet to the Point of Beginning, containing 1.64 acres more or less.

All as per Survey #23-2002 as made in November 2023 by Norman D. Ellerbrock, Missouri Professional Land Surveyor #2001011921.