

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY FROM THE ST. LOUIS COUNTY COLLECTOR AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS TO EFFECTUATE THE CONVEYANCE**

WHEREAS, there are properties located within the City of Cool Valley that are subject to several years of delinquent taxes and have not been sold despite being offered at not less than three tax sales; and

WHEREAS, such properties are normally subject to nuisance conditions due to lack of maintenance and upkeep and, therefore, have a blighting effect on the neighborhood; and

WHEREAS, the City has developed plans for redevelopment of certain properties, now or in the future, in order to improve the parcels or maintain such parcels so that they no longer have an adverse effect on the surrounding areas.

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

**Section 1. Authorization of Acquisition of Parcels.** The Board of Aldermen hereby authorizes the acquisition of the following parcel from St. Louis County and, further, authorizes the payment of the recording fees to St. Louis County as required:

<u>Address</u>	<u>Locator Number</u>
1301 Weleba	13H420774

**Section 2. Further Authority.** The City shall, and the officers, agents and employees of the City are hereby authorized and directed to, take such further action and execute the "Bid Form" attached hereto for such property, to acknowledge the deed on behalf of the City, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

**Section 3. Effective Date.** This ordinance shall be in full force and effect both from and after the date of its passage and approval by the Mayor and Board of Aldermen.

**PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF COOL VALLEY THIS 27<sup>th</sup> DAY OF April, 2016.**

AYES: *A. Robinson, M. Johnson, F. Blackwell, D. Johnson*  
NAYS:   
ABSENT:

*Viola J. Murphy*  
\_\_\_\_\_  
Presiding Officer

Attest:

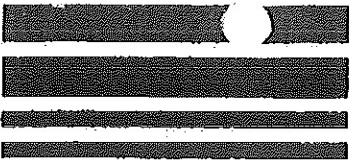
Deborah Jones Daniels  
Deborah Jones Daniels, City Clerk

APPROVED THIS 27th DAY OF April, 2016.

Viola J. Murphy, Mayor  
Viola J. Murphy, Mayor

Attest:  
Deborah Jones Daniels  
Deborah Jones Daniels, City Clerk





\* 2016071300191 \*

GERALD E SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT: COLL-D  
GRANTOR: COUNTY OF ST L BY COLL ETAL  
TO: [blank]  
GRANTEE: CITY OF COOL VALLEY

PROPERTY DESCRIPTION: HOME CREST L: 14 B: 2 PB: 17 PG: 50

Lien Number

Notation

Locator  
13H420774

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPE is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number  
00191

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annex instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 13 day of July 2016 at 08:46AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

SDW2  
Deputy Recorder



*Gerald E. Smith*  
Recorder of Deeds  
St. Louis County, Miss

Mail to:

[Empty rectangular box for mailing address]

Destination code: 201 P

RECORDING FEE 27.00  
(Paid at the time of Recording)

✓ 2  
***St. Louis County Missouri***

St. Louis County Government Center  
41 South Central Avenue  
Clayton, Missouri 63105

**Collector's Deed for Taxes**

**(Post Third Tax Sale)**

THIS INDENTURE is made and entered into this 27TH day of JUNE, 2016.

WITNESSETH THAT:

**WHEREAS**, the real estate taxes for the years 2009, 2010, 2011, 2012, 2013, 2014, & 2015 estate described in this indenture were returned delinquent in the name of **JOHN W & KATHY H/W**, the owner of record, on January 1, 2015: and,

**WHEREAS**, said real estate had been recorded along with other tracts in the Office of the Revenue for St. Louis County, State of Missouri, being the County to which said above mentioned estate due, the same having been properly assessed and levied against the said lands, as delinquent for taxes, costs and charges for the aforesaid years; and,

**WHEREAS**, **JOHN W & KATHY C ARBUCKLE H/W**, as the owner of record, is the Mark R. Devore is the Collector of Revenue for St. Louis County; and,

**WHEREAS**, said real estate known and numbered as **1301 WELEBA AVE** with Location 13H420774, is more particularly described as follows:

**LOT 14 IN BLOCK 2 OF HOME CREST, A SUBDIVISION IN ST. LOUIS COUNTY MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THE SOUTH 10 FEET CONVEYED BY DEED RECORDED IN BOOK 2185 PAGE 456.**

**WHEREAS**, the real estate hereinbefore described, after having been duly advertised, was sold for at least three successive years by the said Collector for non-payment of taxes, costs and charges, such offerings being made at the County Council Chambers of the St. Louis County Government the said County and State; and

**WHEREAS**, at the aforesaid offerings, no person offered a sum therefore equal to the said taxes with interest, penalty and costs; and,

**WHEREAS**, on the 27TH day of JUNE, 2016, Collector, having received the highest offer for the estate in the sum of **N/A (\$N/A)** made by **CITY OF COOL VALLEY**, the unpaid taxes, interest and charges were struck off the Collector's records and the real estate sold to **CITY OF COOL VALLEY OF HILL DRIVE ST LOUIS MO 63121** for said price and sum; and,

DEED TO CORPORATION



*Steven V. Stenger*  
County Executive

Saint Louis  
**COUNTY**  

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**REVENUE**

*Gregory F. Quinn*  
Director of Revenue

DATE: June 7, 2016

CITY OF COOL VALLEY  
100 SIGNAL HILL DRIVE  
COOL VALLEY, MO 63121

Dear Sir or Madam,

This letter is in regards to properties currently on the St Louis County Post Third Tax Sale Listing being held in the name of THE CITY OF COOL VALLEY. We are unable to hold the properties indefinitely, so we would ask that you reply to this letter no later than JULY 8 2016 to secure a hold on the properties listed on the attached page.

Please find enclosed a bid form for your convenience (please send one form per property). For EACH property, please send a \$30 check, payable to the Recorder of Deeds, along with the completed bid form and an ordinance that allows the municipality to take possession of the property. If all properties are listed on one ordinance, you can just send one copy.

Please mail all documents to:

Collector of Revenue  
ATTN: Delinquent Tax Department  
41 S Central Ave  
St Louis, MO 63105

If you have any questions, please don't hesitate to contact us at (314) 615-7865.

Sincerely,

Collector of Revenue  
Delinquent Tax Department  
41 S Central Ave  
St Louis, MO 63105

COLLECTION DIVISION

*Steven V. Stenger*  
*County Executive*

Saint Louis  
**COUNTY**  

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**REVENUE**  

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*Gregor*  
*Director*

LISTING OF POST THIRD PROPERTIES CURRENTLY ON HOLD FOR  
THE CITY OF COOL VALLEY

13H420774    1301 WELEBA AVE    SAINT LOUIS MO    63121

COLLECTION DIVISION

Steven V Stenger  
County Executive

# Saint Louis COUNTY REVENUE

Gr  
Dir

DATE \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY/ZIP \_\_\_\_\_ PHONE # \_\_\_\_\_

I AM SUBMITTING A BID IN THE AMOUNT OF \$ N/A, FOR LOCAL

# \_\_\_\_\_ Property Address \_\_\_\_\_

I UNDERSTAND AND AGREE TO THE FOLLOWING:

Payment is in the form of cashier's check or money order made payable to "Collector of Rev  
separate payment of an amount determined by the length of the legal description (\$30.00-\$33  
required for publication of a collector's deed. In accordance with Chapter 140.250 RSMo; at  
approval, a collector's deed will be recorded and issued.

**It must be noted that, the Supreme Court of Missouri has determined that deeds of trus  
mortgages and other security interests may not be extinguished by tax sales pursuant to  
140 R.S. Mo. Said liens may remain in full force and effect. Therefore, in Collector of l  
Tax Sales, the County only transfers such interest as it possess in the property at the tin  
sale. Issuance of a collector's deed, alone, does not convey clear title. The Collector can  
warranty, guarantee, or other affirmation as to the title to be transferred by any sale.**

I HEARBY CERTIFY THAT:

I am a resident of Missouri, or I represent an out of state entity and reside in St Louis County  
filed required nonresident agent form).

I certify that neither, I, nor any entity that I represent, owe any delinquent real or personal pr  
(supporting documentation attached).

I further state that I have examined the plat of this property, and understand that this office m  
guarantee, as to the condition or suitability of this property for any intended purpose.

Signed \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

Real Estate Taxes Paid \_\_\_\_\_ Personal Property Taxes Paid \_\_\_\_\_ No Property in STI

Tax Statement (s) attached \_\_\_\_\_ Parcel Not in Bankruptcy \_\_\_\_\_

Economic Council: Approved \_\_\_\_\_ Date of Approval: \_\_\_\_\_ NA \_\_\_\_\_

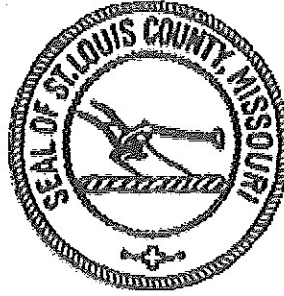
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

COLLECTION DIVISION



ST. LOUIS COUNTY, MISSOURI



# Real Estate Tax Amounts Due

## Taxes Are Due

Effective 4/25/2016.

**Locator Number:** 13H420774  
**Owner Name:** Arbuckle John W & Kathy C H/W  
**Property Location:** 1301 Weleba Ave  
**Subdivision:** Home Crest  
**Block Number:** 2  
**Lot Number:**  
**School Sub Code:** 111AH  
**Legal Description:** Lot Pt 14 N Part  
**Assessed Value:** The 2016 total assessed value will not be available until the end of May.

### Real Estate Taxes Due:

Locator Number - 13H420774					
Tax Year	Taxes	Interest	Penalties	Sewer Lateral Fee	Amount Due
2015	\$1,046.06	\$83.68	\$22.59	\$50.00	\$1,202.33
2014	\$1,197.85	\$311.44	\$30.19	\$50.00	\$1,589.48
2013	\$1,160.86	\$500.84	\$32.78	\$50.00	\$1,744.48
2012	\$1,360.54	\$831.13	\$43.43	\$50.00	\$2,285.10
2011	\$1,357.39	\$1,069.91	\$48.15	\$50.00	\$2,525.45
2010	\$1,317.11	\$1,290.77	\$52.16	\$50.00	\$2,710.04
2009	\$1,271.58	\$1,475.03	\$54.93	\$50.00	\$2,851.54
Total Amount Due >>					\$14,908.42

St. Louis County Parcel Map

