



October 28, 1964

No. 367

Dr. Earl Dawson, President
Lincoln University
Jefferson City, Missouri

Dear Sir:

You request this office to examine the abstract of title covering the following described real estate:

"The southerly 98 feet 8 inches of Inlots Nos. 740 and 741, more particularly described as follows: Beginning at the southwesterly corner of said Inlot No. 740, thence easterly along the southerly line of Inlots Nos. 740 and 741, 208 feet 9 inches to the southeasterly corner of Inlot No. 741; thence northerly along the easterly line of said Inlot, 98 feet 8 inches; thence westerly parallel with the southerly line of said Inlots Nos. 741 and 740, 208 feet 9 inches to the westerly line of Inlot No. 740; thence southerly along the westerly line thereof, 98 feet 8 inches to the point of beginning.

"All of Inlots Nos. 742 and 743.

"All of Inlots Nos. 843, 844, 845 and 846, and all that part of Elm Street which has been vacated by the City of Jefferson and which lies between Jackson Street and Marshall Street; EXCEPT that part conveyed to the City of Jefferson for street purposes by Quitclaim Deed of record in Book 45, page 6, Cole County Recorder's Office; and EXCEPT the southerly 60 feet of Inlot No. 846, conveyed to Leona Ferguson by Warranty Deed of Record in Book 53, page 180, Cole County Recorder's Office.

"All of the above being in the City of Jefferson, Missouri."

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We are informed that Lincoln University desires to purchase real estate within the above described tract, to wit:

"Beginning at the point of intersection of the Southern Right of Way line of Missouri State Highways 50 and 63 (Rex Whitton Expressway) and the Eastern Right of Way line of Jackson Street; proceeding Southerly along the Eastern Right of Way line of Jackson Street a distance of 200 feet to a point; thence Easterly 90 degrees a distance of 145 feet to a point; thence Northerly 57 degrees 40 minutes East, 161 feet to a point; thence Northerly, along a line of 281 feet from and parallel to the Eastern Right of Way line of Jackson Street, a distance of 105 feet to the Southern Right of Way line of Missouri State Highways 50 and 63; thence Westerly along aforesaid Right of Way line to the point of beginning."

We have examined the abstract of title prepared by Nelson Vincent Abstract and Insurance Company continued to September 23, 1964 at 1:30 p.m., covering the above real estate and it is the opinion of this office that marketable title is vested in the St. Louis Union Trust Company of St. Louis, Missouri, and Forrest P. Carson, as trustees, subject to the following:

1. You should ascertain that there has been no work done or material furnished within the past six months in connection with construction on this property, as the possibility exists that Mechanics' Liens might attach.
2. You should obtain a certificate of the Clerk of the U. S. District Court for the Western District of Missouri, showing no bankruptcy, pending suits, judgments or liens upon the property.
3. You should ascertain that the Federal Estate and Missouri Inheritance Taxes have been paid on both the estate of Hugh Stephens and the estate of Bessie Miller Stephens.
4. You should ascertain the rights of persons in possession, if any, who are not shown of record.
5. You should determine that no recordings affecting

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this property appear subsequent to the date of the abstractor's certificate.

6. General taxes for 1963 and prior are shown to be paid.

7. You will take subject to any encroachments, easements, measurements, party walls, or other facts which a correct survey of the premises would show.

The foregoing opinion which I hereby approve, was prepared by my assistant, Louis C. DeFec.

Very truly yours,

THOMAS F. EAGLETON
Attorney General

LCD:df