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CERTIFIED-FILED FOR RECORD
4/8/2025 1:26:04PM

Gerald Smith
Recorder of Deeds
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 3
RECORDING FEE: $27.00

THIS DOCUMENT WAS ERECORDED

Gerald Smith, Recorder of Deeds
ST. LOUIS COUNTY MISSOURI
41 S Central Ave, Clayton, MO 63105

Type of Instrument: WARRANTY DEED

Grantor: CHILDS, ANDREW

Grantee: SOLD FAST LLC

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

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of **3** pages, (this page inclusive), was filed for record in my office on the **8** day of **April** **2025** at **1:26 pm** and is truly recorded as the document number printed above.

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

BTG

Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

20,610,081

GENERAL WARRANTY DEED (INDIVIDUAL)

Investors Title Company, Inc.

This Deed, Made and entered into as of this 7th day of April, 2025, by and between

Andrew Childs and Wanda Childs , a married couple
Grantor's Mailing Address: 3755 Park Crest Drive, Saint Louis, MO 63125
party or parties of the first part as **Grantor(s)**, and

Sold Fast, LLC
Grantee's Mailing Address: 2103 Parkway Drive, Saint Charles, MO 63304
party or parties of the second part as **Grantee(s)**.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar 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 Saint Louis, State of Missouri, to-wit:

Adjusted Lot 45 of Boundary Adjustment Plat of Lots 45 and 46 of Park Crest Hills Annex, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 316 Page 66 of the Saint Louis County Records.

Together with all improvements thereon known and numbered as 3755 Park Crest Drive, Saint Louis, MO 63125

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

Locator No: 27H230572

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.



291979-1146-0

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns 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 2025 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 first above written.

Andrew Childs

Andrew Childs

Wanda Childs

Wanda Childs

State of Missouri

} ss.

County of Saint Louis

On this 7th day of April, 2025, before me personally appeared

Andrew Childs and Wanda Childs , a married couple

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they 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 my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

L Ditmeyer Melita

Print Notary Name

THE BELOW BOX IS USED FOR NOTARY EXPIRATION AND NOTARY SEAL OR STAMP ONLY

My commission expires:

L. DITMEYER-MELITA
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 17, 2027
ST. CHARLES COUNTY
COMMISSION #15383042