Karen Johnson Davidson County
Batch# 1260499 DEEDWARR
04/16/2025 11:04:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250416-0029045

WARRANTY DEED

FROM: Douglas LaClair and Karin LaClair, Husband and Wife

TO: The Douglas R. LaClair and Karin K. LaClair Joint Revocable Trust u/t/a dated January 27, 2023

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.
34 Sackston Woods Lane Creve Coeur, Missouri 63141	**Douglas R. and Karin K. LaClair, Trustees 34 Sackston Woods Lane Creve Coeur, Missouri 63141**	**160-15-D-25 00R**

This instrument is prepared by: Summers Compton Wells LLC
903 S. Lindbergh Blvd., Suite 200
St. Louis, Missouri 63131

STATE OF MISSOURI

COUNTY OF ST. LOUIS

The actual consideration or value, whichever is greater, for this transfer is ~~$10.00~~.

Affiant, Douglas R. LaClair

Subscribed and sworn to before me this 15 day of April, 2025.

Heni Takacs
Notary Public, Notary Seal
State of Missouri
St. Louis County
My Commission Expires 1/1/2028
Commission # 09509545

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Douglas LaClair and Karin LaClair, as husband and wife, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Douglas R. LaClair and Karin K. LaClair, Trustees of The Douglas R. LaClair and Karin K. LaClair Joint Revocable Trust u/t/a dated January 27, 2023, hereinafter called "Grantee" (whether one or more persons or entities), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Certain real property situated in the 9th Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No 25 (address designation #204), Phase 1, St Martin Square at Seven Springs Condominiums as established by Master Deed of record in Instrument No 20060310-0028319,

as amended of record in Instrument No 20061109-0139692, as corrected in Instrument No 20080730-0077840, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said Unit as set forth in the Master Deed, Exhibit E-3, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

BEING the same property conveyed to Douglas LaClair and Karin LaClair, husband and wife, as Tenants by the entireties by Warranty Deed from Jason M. Lindsey, an unmarried man and Matthew Lindsey, an unmarried man, dated 02/14/2025 and filed for record in Instrument No 20250218-0011899, Register's Office for Davidson County, Tennessee.

RESTRICTIONS

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Seven Springs Condominiums and filed of record in Instrument Nos 20060310-0028319, 20061109-0139692, 20080730-0077840 and 20090624-0058791 and of record in Book 4611, page 682, Instrument Nos 20000713-0069415, 20000731-0075531, 20000818-0081931, 20010803-0082967, 200110240-116171 and 200311070-163683, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

By-Laws of St Martin Square Association of record in Book 4611, page 692 and Instrument No 19991230-0308948, said Register's Office.

Subject to Charter for St Martin Square Association of record in Book 4611, page 674, Register's Office for said County.

Subject to Charter for St Martin Square Homeowners of record in Instrument Nos 20030610-0028319 and 20060217-0019487, Register's Office for said County.

Subject to Charter for Seven Springs Neighborhood HOA appearing of record in Instrument No 20040520-0059668, Register's Office for said County.

Subject to Charter for Seven Springs Brentwood HOA of record in Instrument No 20010726-0079648, Register's Office for said County.

Declaration of Easement appearing of record in Instrument No 200108030-082968, Register's Office for said County.

Stormwater Detention and Water Quality Device Agreement appearing of record in Instrument No 200408160-098712, Register's Office for said County.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems appearing of record in Instrument No 20150309-0019801, Register's Office for said County.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors or assigns forever, and we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the above described land to the Grantee and its successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is expressly made subject to reservations, restrictions and easements, covenants and conditions contained in the former instruments of record pertaining thereto and all easements and encroachments apparent from an inspection of the property.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the instruments creating ST. MARTIN SQUARE AT SEVEN SPRINGS and ST. MARTIN SQUARE CONDOMINIUM OWNERS ASSOCIATION, INC. Grantee further agrees hereto to pay all assessments whether special or general which are levied by ST. MARTIN SQUARE CONDOMINIUM OWNERS ASSOCIATION, INC. in connection with the above described property. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

<Signature Page to Immediately Follow>

IN WITNESS WHEREOF, the parties have executed this instrument as of the 15th day of April, 2025.

"GRANTOR"

Douglas LaClair, individually and as Husband of Karin K. LaClair

Karin LaClair, individually and as Wife of Douglas LaClair

"GRANTEE"

The Douglas R. LaClair and Karin K. LaClair Joint Revocable Trust u/t/a dated January 27, 2023

Douglas R. LaClair, Trustee

Karin K. LaClair, Trustee

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On this 15 day of April, 2025, before me personally appeared Douglas LaClair and Karin LaClair, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

IN WITNESS 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
Print Name: Heni Takacs

My Commission Expires:

Heni Takacs
Notary Public, Notary Seal
State of Missouri
St. Louis County
My Commission Expires 1/1/2028
Commission # 09509545

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On this 15 day of April, 2025, before me personally appeared Douglas R. LaClair and Karin K. LaClair, Trustees of The Douglas R. LaClair and Karin K. LaClair Joint Revocable Trust u/t/a dated January 27, 2023, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

IN WITNESS 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
Print Name: Heni Takacs

My Commission Expires:

Heni Takacs
Notary Public, Notary Seal
State of Missouri
St. Louis County
My Commission Expires 1/1/2028
Commission # 09509545

3375567.3

Certificate of Authenticity

I, Matthew Schaper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/15/2025.

Date

Affiant Signature

4-15-2025
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

My Commission Expires: 3-16-2029
Date

Notary's Seal (if on paper)

SHARON K. ROBERTSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 16, 2029
ST. CHARLES COUNTY
COMMISSION #13516927