

354-2010

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

July Session of the July Adjourned

Term. 20 10

In the County Commission of said county, on the 22<sup>nd</sup> day of July 20 10

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 910 W Peabody Road, (parcel # 06-903-35-00-016.01 01).

Done this 22<sup>nd</sup> day of July, 2010.

ATTEST:

Wendy S. Noren KS  
Wendy S. Noren  
Clerk of the County Commission

Kenneth M. Pearson  
Kenneth M. Pearson  
Presiding Commissioner

Karen M. Miller  
Karen M. Miller  
District I Commissioner

Absent  
Skip Elkin  
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

|                           |   |                                      |
|---------------------------|---|--------------------------------------|
| In Re: Nuisance Abatement | ) | July Session                         |
| 910 W Peabody Road        | ) | June Adjourned                       |
| Columbia, MO 65202        | ) | Term 2010                            |
|                           | ) | Commission Order No. <u>384-2010</u> |

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 22nd day of July 2010, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco
4. The location of the public nuisance is as follows: 910 W Peabody Road E ½ SW Exc Sur 554-315 a/k/a parcel # 06-903-35-00-016.01 01 Section 35, Township 50, Range 13 as shown by deed book 3521 page 0017, Boone County
5. The specific violation of the Code is: derelict/unlicensed/junk-filled/dismantled/inoperable automobiles violation of 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the \_\_\_ day of \_\_\_, 20\_\_\_, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current

- year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

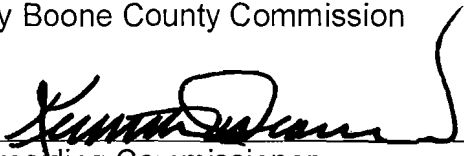
**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

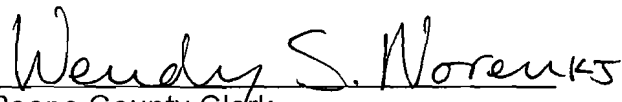
It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

  
\_\_\_\_\_  
Presiding Commissioner

ATTEST:

  
\_\_\_\_\_  
Boone County Clerk

ACTIVITY LOG  
910 W Peabody Road

4/13/10 citizen complaint received

4/13/10 inspection conducted

4/13/10 Notification of determination of public health hazard and/or nuisance and order for abatement sent via Certified mail

5/2/10 Notice returned to the Health Department as unclaimed

5/12/10 notice posted in Columbia Daily Tribune

6/1/10 reinspection conducted – vehicles still present

6/2/10 referred to County Commissioners for guidance to proceed

6/7/10 Hearing notice sent via First Class Mail

6/21/10 Mr. Unnerstall called and asked for the hearing date to be changed to a time in the afternoon so he could attend.

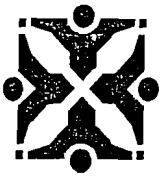
6/21/10 New hearing notice sent via First Class Mail

6/29/10 Hearing set for 7/8/10 cancelled

6/29/10 New Hearing notice sent via First Class Mail – hearing set for 7/13/10 at 9:30AM

7/12/10 Mr. Unnerstall called and asked for the hearing date to be changed to a time in the afternoon so he could attend.

7/12/10 New hearing notice sent via First Class mail – hearing set for 7/22/10 at 1:30PM



# CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH

## HEARING NOTICE

Donald J Unnerstall  
1223 Clinkscates  
Columbia, MO 65202

An inspection of the property you own located at 910 W Peabody Road (parcel # 06-903-35-00-016.01 01) was conducted on April 13, 2010 and revealed the following derelict/ unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco . This condition is declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.9.

**You are herewith notified that a hearing will be held before the County Commission on Thursday, July 22, 2010 at 1:30 PM in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri.** The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

~~If the nuisance is not removed as ordered, the County Commission may have the nuisance removed.~~  
All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

  
Kala Gunier  
Environmental Health Specialist

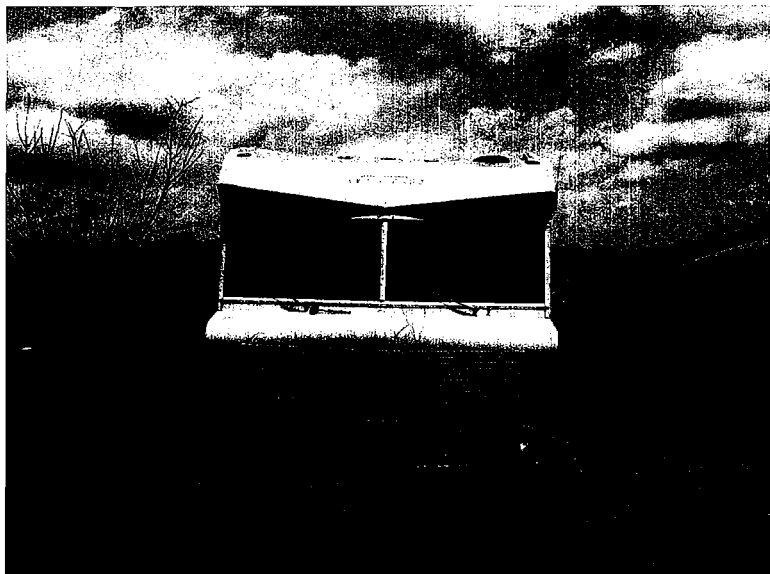
This notice deposited in the U.S. Mail, first class postage paid on the 13 day of July, 2010 by PH

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015  
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407  
[www.GoColumbiaMo.com](http://www.GoColumbiaMo.com)



910 W Peabody Road  
10 derelict vehicles in  
pasture.  
Pictures taken 6/1/10 by  
Kala Gunier

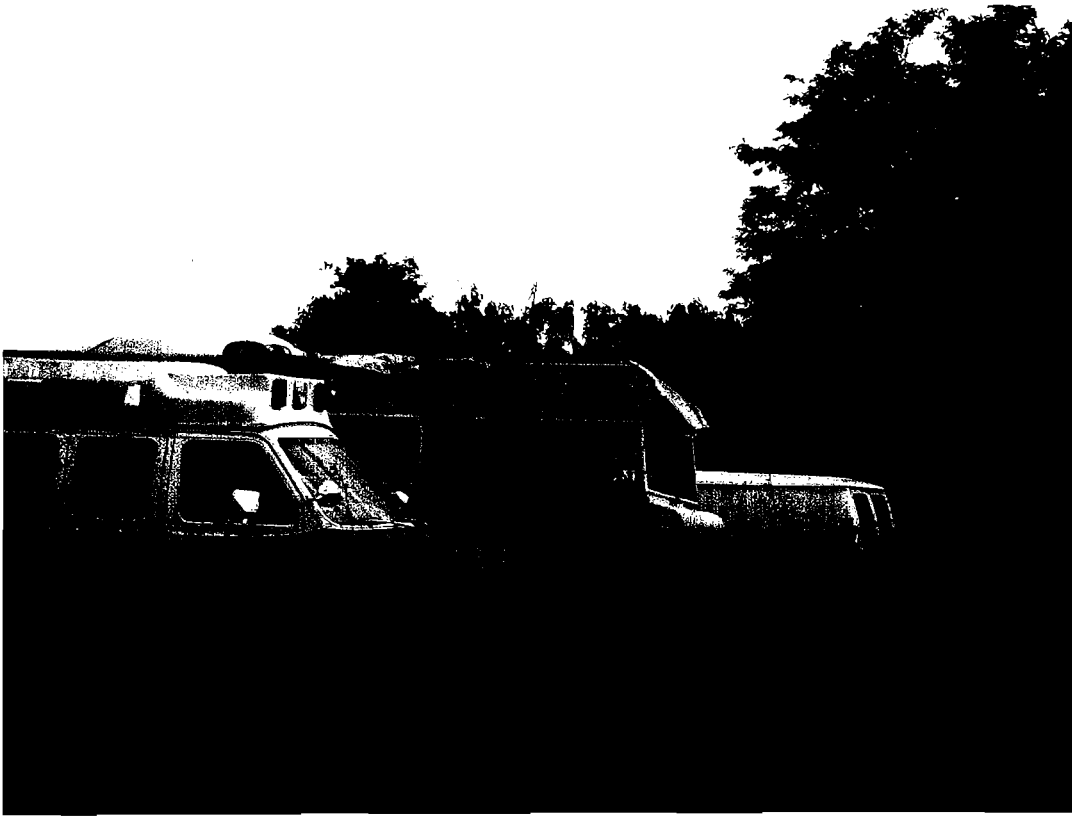
Close up of vehicles in pasture





Close up of vehicles in pasture





View of vehicles from end of driveway





**BEFORE THE COUNTY COMMISSION OF  
BOONE COUNTY, MISSOURI**

|                           |   |                            |
|---------------------------|---|----------------------------|
| In Re: Nuisance Abatement | ) | June Session               |
| 910 W Peabody Road        | ) | May Adjourned              |
| Columbia, MO 65202        | ) | Term 2010                  |
|                           | ) | Commission Order No. _____ |

**FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT**

**NOW** on this 22nd day of June 2010, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

**Findings of Fact and Conclusions of Law**

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco
4. The location of the public nuisance is as follows: 910 W Peabody Road E ½ SW Exc Sur 554-315 a/k/a parcel # 06-903-35-00-016.01 01 Section 35, Township 50, Range 13 as shown by deed book 3521 page 0017, Boone County
5. The specific violation of the Code is: derelict/unlicensed/junk-filled/dismantled/inoperable automobiles violation of 6.9 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the \_\_\_ day of \_\_\_\_, 20\_\_, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current

- year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

**Order For Abatement Chargeable As a Special Assessment To The Property**

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

**WITNESS** the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri  
By Boone County Commission

ATTEST:

\_\_\_\_\_  
Presiding Commissioner

\_\_\_\_\_  
Boone County Clerk

ACTIVITY LOG  
910 W Peabody Road

4/13/10 citizen complaint received

4/13/10 inspection conducted

4/13/10 Notification of determination of public health hazard and/or nuisance and order for abatement sent via Certified mail

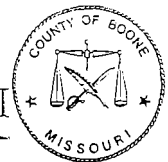
5/2/10 Notice returned to the Health Department as unclaimed

5/12/10 notice posted in Columbia Daily Tribune

6/1/10 reinspection conducted – vehicles still present

6/2/10 referred to County Commissioners for guidance to proceed

6/7/10 Hearing notice sent via First Class Mail



## HEARING NOTICE

Donald J Unnerstall  
1223 Clinkscapes  
Columbia, MO 65202

An inspection of the property you own located at 910 W Peabody Road (parcel # 06-903-35-00-016.01 01) was conducted on April 13, 2010 and revealed the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco . This condition is declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.9.

You are herewith notified that a hearing will be held before the County Commission on June 22, 2010 at 9:30 AM in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 8 day of June, 2010 by KH.

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015  
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407  
www.GoColumbiaMo.com

**AFFIDAVIT OF PUBLICATION**

STATE OF MISSOURI ) ss.  
County of Boone )

I, Pati McDonald, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

- 1st Insertion \_\_\_\_\_ May 12, 2010
- 2nd Insertion \_\_\_\_\_
- 3rd Insertion \_\_\_\_\_
- 4th Insertion \_\_\_\_\_
- 5th Insertion \_\_\_\_\_
- 6th Insertion \_\_\_\_\_
- 7th Insertion \_\_\_\_\_
- 8th Insertion \_\_\_\_\_
- 9th Insertion \_\_\_\_\_
- 10th Insertion \_\_\_\_\_
- 11th Insertion \_\_\_\_\_
- 12th Insertion \_\_\_\_\_
- 13th Insertion \_\_\_\_\_
- 14th Insertion \_\_\_\_\_
- 15th Insertion \_\_\_\_\_
- 16th Insertion \_\_\_\_\_
- 17th Insertion \_\_\_\_\_
- 18th Insertion \_\_\_\_\_
- 19th Insertion \_\_\_\_\_
- 20th Insertion: \_\_\_\_\_
- 21st Insertion: \_\_\_\_\_
- 22nd Insertion: \_\_\_\_\_

\$68.53

Printer's Fee

By: *Pati McDonald*  
Pati McDonald

Subscribed & sworn to before me this 12 day of May, 2010

*[Signature]*  
Notary Public  
RUBY WHEELER  
My Commission Expires  
July 18, 2010  
Boone County  
Commission #00015607



**NOTICE OF DECLARATION OF PUBLIC NUISANCE AND ORDER OF ABATEMENT**

To: Donald J Unnerstall  
1223 Clinkscapes  
Columbia, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Health Department, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Peabody Road parcel number 06-903-35-00-016.01 01 Boone County, Missouri as shown by deed book 3521 page 0017

Type of Nuisance: the following derelict/ unlicensed/ junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone County Health Department, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: \_\_\_\_\_

Stephanie Browning, Director,  
Columbia/Boone County Health Department  
INSERTION DATE: May 12, 2010.

NOTICE OF DECLARATION OF PUBLIC NUISANCE  
AND ORDER OF ABATEMENT

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To: Donald J Unnerstall  
1223 Clinkscles  
Columbia, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Health Department, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Peabody Road parcel number 06-903-35-00-016.01 01 Boone County, Missouri as shown by deed book 3521 page 0017

Type of Nuisance: the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco on the premises.

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone County Health Department, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: \_\_\_\_\_

Stephanie Browning, Director, Columbia/Boone County Health Department



## NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Donald J Unnerstall  
1223 Clinkscales  
Columbia, M 65202

An inspection of the property you own located at 910 W Peabody Road (parcel # 06-903-35-00-016.01 01) was conducted on April 13, 2010 and a revealed the following derelict/unlicensed/junk-filled/dismantled/inoperable vehicles: red 4 door Nissan car, a blue and white Ford ambulance, a red Ford F-150 truck, two (2) Winnebago RV's, two (2) beige Ford vans, a white Econoline Ford van, a beige/rusted GMC truck and a brown Bronco on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.9. In order to correct this violation, the vehicle must be legally licensed, repaired, removed from the premises, stored in a garage or similar enclosure, or enclosed within a locked, fenced area that is not clearly visible from adjacent property within **15 days** after the receipt of this notice. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance is not abated as ordered, the County Commission may have the nuisance abated with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Kala Gunier  
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 13 day of April 2010 by KU.

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015  
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407  
[www.GoColumbiaMo.com](http://www.GoColumbiaMo.com)

**Parcel** 06-903-35-00-016.01 01**Property Location** PEABODY ROAD

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|         |                   |                           |                   |                 |
|---------|-------------------|---------------------------|-------------------|-----------------|
| City    | Road              | COUNTY ROAD DISTRICT (CO) | School            | HARRISBURG (R8) |
| Library | BOONE COUNTY (L1) | Fire                      | BOONE COUNTY (F1) |                 |

|                 |                     |
|-----------------|---------------------|
| Owner           | UNNERSTALL DONALD J |
| Address         | 1223 CLINKSCALES    |
| City, State Zip | COLUMBIA, MO 65202  |

|                            |          |
|----------------------------|----------|
| Subdivision Plat Book/Page |          |
| Section/Township/Range     | 35 50 13 |

|                   |                         |
|-------------------|-------------------------|
| Legal Description | E1/2 SW EXC SUR 554-315 |
| Deeded Acreage    | 60                      |

|                |                                   |
|----------------|-----------------------------------|
| Deed Book/Page | <u>3521 0017</u> <u>0555 0144</u> |
|----------------|-----------------------------------|

| Current Appraised |        |       |        | Current Assessed |       |       |       |
|-------------------|--------|-------|--------|------------------|-------|-------|-------|
| Type              | Land   | Bldgs | Total  | Type             | Land  | Bldgs | Total |
| FA                | 14,810 | 1,000 | 15,810 | FA               | 1,777 | 120   | 1,897 |
| RA                |        |       |        | RA               |       |       |       |
| Totals            | 14,810 | 1,000 | 15,810 | Totals           | 1,777 | 120   | 1,897 |

|                     |                 |
|---------------------|-----------------|
| Previous Year's Tax |                 |
| Year 2009           | Amount \$108.87 |

[www.ShowMeBoone.com](http://www.ShowMeBoone.com), Boone County, Missouri. 801 East Walnut Columbia, MO 65201 USA.

APR 13 2010

APR 13 2010



Call ID . . . . . : 4275  
Customer ID . . . :

~~Type information, press Enter.~~

**Comment**

910 W Peabody Road  
derelict behicles  
4 door red Nissan, blue and white Ford ambulance.  
red F150 truck, 2 winnebago rv's, 2 beige Ford van  
s, white econoline ford van, rusty GMC truck, brow  
n Bronco

**User ID**

MAGUNIER 4/13/10  
MAGUNIER 4/13/10  
MAGUNIER 4/13/10  
MAGUNIER 4/13/10  
MAGUNIER 4/13/10  
MAGUNIER 4/13/10  
MAGUNIER  
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MAGUNIER  
MAGUNIER  
MAGUNIER

More...

F10=Display sequence F12=Cancel

Boone County, Missouri  
Unofficial Deed



Recorded In Boone County, Missouri

Date and Time 07/13/2009 at 11:26:16 AM

Instrument # 2009019070 Book 3521 Page 17

Grantor UNNERSTALL, MARY M

Grantee UNNERSTALL, DONALD J

Instrument Type QTCL  
Recording Fee \$30.00 S  
No of Pages 3

*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



Name: Donald J Unnerstall  
Address: 1223 Clinpscales Rd  
City: Columbia  
State/Zip: MO. 65202

Space above reserved for use by Recorder's Office

Document prepared by:

Name Mary M. Unnerstall  
Address 1223 Clinpscales Rd  
City/State/Zip Columbia, Mo, 65202

Property Tax Parcel/Account Number 06-903-35-00-016.01

### Quitclaim Deed

This Quitclaim Deed is made on July 13, 2009, between  
Mary M. Unnerstall, Grantor, of 1223 Clinpscales  
Columbia, City of Columbia, State of Missouri,  
and Donald J Unnerstall, Grantee, of 1223 Clinpscales  
Columbia, City of Columbia, State of Missouri 65202

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 910 West Peabody Road, City of City Columbia, State of Missouri:

*See Page 3 for legal discription*

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

★NOVA Quitclaim Deed Pg.1 (01-09)

Boone County, Missouri  
Unofficial Document

BOONE COUNTY MO JUL 13 2009

Dated: July 13, 2009

Mary M. Understall  
Signature of Grantor

MARY M. Understall  
Name of Grantor

[Signature]  
Signature of Witness #1

Robert Goldfarb  
Printed Name of Witness #1

Elizabeth A. Moore  
Signature of Witness #2

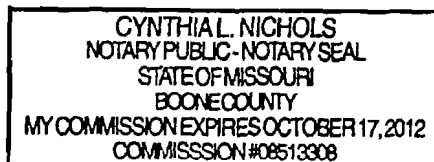
Elizabeth A. Moore  
Printed Name of Witness #2

State of Missouri County of Boone  
On July 13<sup>th</sup>, 2009, the Grantor, Mary Understall,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature CYNTHIA L. NICHOLS

Notary Public,  
In and for the County of Boone State of Missouri  
My commission expires: 10-17-2012 Seal

Send all tax statements to Grantee.



\*NOVA Quitclaim Deed Pg 2 (01-09)

My Chas. Abbott, deputy  
Recorder

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Columbia, Missouri, on the day and year  
A. M. on the 20th day of NOVEMBER  
Page 144 Book 555  
AD. 1985, duly filed for record  
County of Boone  
STATE OF MISSOURI

IN THE RECORDER'S OFFICE  
My term expires  
My office in  
COUNTY OF BOONE  
IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal at  
Columbia, Missouri, on the day and year first above written  
1985  
Betsy J. Ayranc  
County Public

STATE OF MISSOURI  
County of Boone  
On this 20th day of November 1985  
Made E. Davis & Gyneth B. Davis, h/w,  
Austin Hill & Clara Hill, h/w,  
WITNESSES  
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.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same hereon  
set forth, unto the said party or parties of the First Part, their heirs, assigns and assigns forever, and the heirs, assigns and assigns  
of each party or parties forever, against the lawful claims of all persons whatsoever, EXCEPT FOR TAXES falling  
due and payable in 1985 and thereafter.

Subject to easements and restrictions of record.  
point of beginning and containing 20.00 acres.  
of the W 1/2 of the SW 1/4 of Section 35; thence S 0°57'E, 839.67 feet to the  
thence N 0°57'W, 366.57 feet; thence N 85°44'W, 777.83 feet to the East line  
of Section 35; thence N 1°12'W, 409.24 feet; thence N 85°44'W, 559.02 feet;  
of Section 35, S 88°29'E, 1334.40 feet to a found stone, the South 1/4 corner  
Page 477 and the point of beginning; thence continuing along the South line  
said surveys, S 88°29'E, 1324.0 feet to the SE corner of survey in Book 400,  
document #600-35528; thence along the south line of Section 35 as shown by  
Book 400, Page 477, and Book 474, Page 570, said corner also shown on corner  
Starting at an iron, the SW corner of Section 35 as shown by surveys in  
Missouri, EXCEPT twenty (20) acres located as follows:  
five (5), Township fifty (50) North, Range Thirteen (13), Boone County,  
The East half (E 1/2) of the Southwest quarter (SW 1/4) of Section Thirty-  
four (34), Township fifty (50) North, Range Thirteen (13), Boone County,  
as described real estate located in the County of Boone, in the State of Missouri, to wit:

WITNESSETH That the said party or parties of the First Part, for and in consideration of the sum of the Dollars and other  
valuable considerations paid by the said party or parties of the Second Part, the party or parties of the Second Part, the balance  
do hereby purchase Grant, Bargain and Sell, Convey and Convey unto the said party or parties of the Second Part, the above  
described real estate located in the County of Boone, in the State of Missouri, to wit:  
of Morgan  
County, State of Missouri  
party or parties of the second part  
of Boone  
County, State of Missouri  
Donald J. Unnerscall & Mary M. Unnerscall  
(Grantor's mailing address is ) Box 83, Rocky Mount  
party or parties of the first part, and  
Eighty-five (85) by and between  
Austin Hill & Clara Hill, h/w and  
Made E. Davis & Gyneth B. Davis, h/w,  
THIS DEED, Made and entered into this 20th day of November  
A D One Thousand Nine Hundred and  
Document No. 15747 recorded in Book 555 page 144  
BETTIE JOHNSON, Recorder of Deeds  
Filed for record on November 20 1985 at 10:30 o'clock A. M. in Boone County, Mo.  
Warranty Deed  
144



CITY OF COLUMBIA /

1005 W. WORLEY STREET  
P.O. Box 6015  
COLUMBIA, MISSOURI 65205-6015



7008 2810 0001 2431 8191

777-ARJ0 ANNUAL REPORT

STN 10  
4-16-10

Donald J. Unnerstall  
1223 Clinkscates  
Columbia, MO 65202

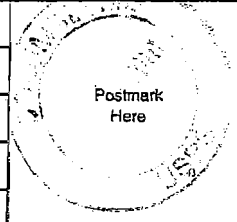
4-23  
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Donald J. Unnerstall  
 1223 Clinkscates  
 Columbia, MO 65202