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EXHIBIT 1

Not an Official Court Document

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI

In re the Marriage of

SARAH (First) G (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Petitioner,

-and-

MATTHEW (First) P (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Respondent.

Case No. 22SL-DR01621

Division No. 65

FILED
SEP 07 2023
JOAN M. GILMER
CIRCUIT CLERK, ST LOUIS COUNTY

Judgment of Dissolution of Marriage

Parties

1. ☑ As used herein, "Wife" refers to Petitioner and "Husband" refers to Respondent.
   ☐ As used herein, "Husband" refers to Petitioner and "Wife" refers to Respondent.
2. Appearances (*Check all that apply*)
   ☐ Respondent remains in default as to the pleadings.
   ☐ Petitioner appears in person.
   ☐ Petitioner appears by attorney.
   ☐ Guardian ad Litem appears in person.
   ☐ Respondent appears in person.
   ☐ Respondent appears by attorney.
   ☑ Cause submitted upon affidavit of Petitioner.
   ☐ Third Party ____ appears in person.
   ☐ Third Party ____ appears by attorney.
   ☑ Cause submitted upon affidavit of Respondent.
3. The last four digits of Petitioner's Social Security Number are Petitioner's SSN and the last four digits of Respondent's Social Security Number are Respondent's SSN.
4. ☐ Respondent is not on active duty in the armed services of the United States now or any time since the filing of the petition herein.
   ☐ Respondent is on active duty in the armed services of the United States, but has waived his or her rights pursuant to the Servicemembers Civil Relief Act of 2003.

Jurisdiction

5. Thirty (30) days have elapsed since the filing of the petition herein.
6. ☑ The court has personal jurisdiction over Respondent.
   ☐ The court does not have personal jurisdiction over Respondent.
7. ☑ Petitioner has been a resident of the State of Missouri for at least ninety (90) days immediately prior to the filing of the petition herein.
   ☑ Respondent has been a resident of the State of Missouri for at least ninety (90) days immediately prior to the filing of the petition herein.

Marriage

8. The parties were married on 06/21/2008, and the marriage was registered in City of St. Louis.
9. The parties separated on or about 01/01/2022.
10. There is no reasonable likelihood that the marriage of the parties can be preserved, and the marriage is therefore irretrievably broken.

Children

11. Wife is not now pregnant.

Form CCFC187-04/19

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12. ☐ There are no unemancipated children born or adopted of the marriage.
☑ There is/are 3 unemancipated living child(ren) born or adopted of the marriage, hereinafter referred to as "child(ren)". The name(s) and age(s) of the child(ren) are:

Name of Child	Child's Age
Child's Name	11
Child's Name	11
Child's Name	11

It is therefore ordered, adjudged and decreed that:
13. The marriage of Petitioner and Respondent is dissolved.

Maintenance
14. Maintenance to Petitioner
☑ No maintenance is to be paid to Petitioner by Respondent. This order is not subject to modification.
☐ Respondent is ordered to pay to Petitioner the sum of _____ per month as and for maintenance. Said maintenance is _____ subject to modification.
Additional terms:
_____
☐ The court lacks jurisdiction to enter any orders with respect to maintenance of Petitioner.
15. Maintenance to Respondent
☑ No maintenance is to be paid to Respondent by Petitioner. This order is not subject to modification.
☐ Petitioner is ordered to pay to Respondent the sum of _____ per month as and for maintenance. Said maintenance is _____ subject to modification.
Additional terms:
_____
☐ The court lacks jurisdiction to enter any orders with respect to maintenance of Respondent.
16. Wage Assignment for Maintenance *(If maintenance is to be paid by either party)*
☐ Income withholding order shall be prepared by the obligee and issued by the Circuit Clerk upon the effective date of this order.
☐ Income withholding order shall not issue for the following reason(s):
_____

Child Custody *(If there are unemancipated children)*
17. ☐ The court does NOT have "jurisdiction" (as defined in the Uniform Child Custody Jurisdiction and Enforcement Act, §452.700, RSMo et seq.) over the custody arrangements of the child(ren) and therefore enters no further orders with respect to the custodial arrangements of the child(ren).
☑ The court has "jurisdiction" (as defined in the Uniform Child Custody Jurisdiction and Enforcement Act, §452.700, RSMo et seq.) over the custody arrangements of the child(ren).
The court approves the provisions of Part A of the parenting plan marked exhibit 2 pertaining to the custodial arrangements of the child(ren) and finds that the custodial arrangements contained in said parenting plan are in the best interests of the child(ren).

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Therefore, the court orders the provisions of Part A of the said parenting plan pertaining to the custodial arrangements of the child(ren) and incorporates by reference all of the terms and conditions pertaining to the custodial arrangements of the child(ren) set forth in Part A of said parenting plan as if fully set forth herein.

The sheriff or other law enforcement officers shall enforce the rights of any person to custody or visitation pursuant to RSMo. §452.425.

In the event of noncompliance with this order, the aggrieved party may file a verified motion for contempt. If custody, visitation, or third-party custody is denied or interfered with by a parent or third party without good cause, the aggrieved person may file a family access motion with the court stating the specific facts that constitute a violation of the custody provisions of the judgment of dissolution, legal separation, or judgment of paternity. The circuit clerk will provide the aggrieved party with an explanation of the procedures for filing a family access motion and a simple form for use in filing the family access motion. A family access motion does not require assistance of legal counsel to prepare and file.

Child Support *(If there are unemancipated children)*

18. ☐ The court does not have jurisdiction to enter any orders with respect to the support of the child(ren).
☑ The court orders the provisions of Part B of the parenting plan marked exhibit 2, pertaining to the support of the child(ren) and incorporates by reference all of the terms and conditions set forth in Part B of said parenting plan as if fully set forth herein.

Marital and Nonmarital Property and Marital Debt

19. Division of Property
☑ The parties have entered into a separation agreement marked exhibit 1 which is found to be not unconscionable. Said separation agreement is incorporated herein and the parties are ordered to perform the terms and conditions set forth therein as well as such further and other orders contained in this judgment.
☐ The parties have not entered into a separation agreement. All marital and non-marital property and marital debt are divided in exhibit _____. Said division is fair and equitable and the parties are ordered to perform the terms and conditions set forth therein.

20. Real Property
☑ The legal description of the real property or properties divided herein is more fully set forth in Exhibit(s) 1 which is incorporated into and made a part of this judgment.

21. Pension and Retirement Plans
If this judgment divides any pension or retirement benefits, the court intends its judgment to be a qualified domestic relations order and retains jurisdiction for the purpose of establishing or maintaining this order as a qualified domestic relations order or to revise or conform its terms so as to effectuate the expressed intent of this order.

22. Other Orders Concerning Property and Debt
☑ Respondent is ordered to pay to Petitioner the sum of $700,000.00 as and for a property distribution payment per the terms in Ex. 1.

23. This judgment divides all marital and nonmarital property and marital debt. No other marital or non-marital property or marital debt remains to be divided by the Court except as set forth herein.

Attorney's Fees

24. ☐ Petitioner shall pay to _____ the sum of _____ as and for Respondent's attorney's fees in addition to the sum of _____ previously ordered.

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☑ Respondent shall pay to Petitioner's counsel the sum of $ 55,000.00 as and for Petitioner's attorney's fees in addition to the sum of $ 0.00 previously ordered.

GAL Fees

25. ☐ Petitioner shall pay to _____ the sum of _____ as and for Guardian ad Litem fees in addition to the sum of _____ previously ordered. $2,300

☑ Respondent shall pay to GAL the sum of [illegible] as and for Guardian ad Litem fees in addition to the sum of _____ previously ordered.

Name Change

26. ☐ Wife is granted restoration of her Maiden/Former name of _____ (New Full Name)

Other Orders

27. ☑ Other orders are as per the attached Exhibit Number 1, which is incorporated by reference as if fully set forth herein.

Court Costs

28. ☑ Court costs are to be paid from the court cost deposit(s) previously posted.

☐ Court costs are waived.

Waiver of Right to Rehearing *(If case is heard by a Commissioner pursuant to RSMo. §487.010 et. seq.)*

☐ We, the undersigned parties, do hereby acknowledge receipt of the findings and recommendations of the commissioner, and waive the right to file a motion for rehearing in this case.

(If heard by a Family Court Judge)

Judge _____ Date _____

SO ORDERED:

Mary Greaves

Commissioner Division 65

September 06, 2023

All orders and these findings and recommendations of the Commissioner are confirmed and adopted as the judgment of the court.

KM Heggie

Judge _____ Date _____

A certified copy of this judgment is to be mailed to the following person(s): *(Check all applicable boxes)*

☑ Petitioner's Attorney	☑ Respondent's Attorney	☑ Guardian ad Litem
(Signature of Petitioner's Attorney)	*(Signature of Petitioner's Attorney)*	*(Signature of Petitioner's Attorney)*
David G. Waltrip #35000	Allison S. Lee #45153	Laura Stobie #62154
(Attorney's Name/Bar # - PRINTED)	*(Attorney's Name/Bar # - PRINTED)*	*(Attorney's Name/Bar # - PRINTED)*
8151 Clayton Rd., Ste. 200	120 S. Central Ave., Ste. 1600	825 Maryville Centre Dr., Ste. 300
(Street)	*(Street)*	*(Street)*
St. Louis, MO 63117	St. Louis, MO 63105	Town & Country, MO 63107
(City) (State) (Zip)	*(City) (State) (Zip)*	*(City) (State) (Zip)*
(314) 727-7755	(314) 725-9100	(314) 392-5200
(Telephone Number)	*(Telephone Number)*	*(Telephone Number)*

Form CCFC187-04/19

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☑ Petitioner	☑ Respondent	☐ Third Party
(Signature of Petitioner)	(Signature of Respondent)	(Signature of Third Party)
Petitioner's Address	Respondent's Address	
(Street)	(Street)	(Street)
Petitioner's Address	Respondent's Address	
(City) (State) (Zip)	(City) (State) (Zip)	(City) (State) (Zip)
(Telephone Number)	(Telephone Number)	(Telephone Number)

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IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI

SARAH (First) G (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Petitioner,

-and-

MATTHEW (First) P (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Respondent.

Case No. 22SL-DR01621

Division No. 65

Affidavit for Judgment

☑ I am the Petitioner/Plaintiff.

☐ I am the Respondent/Defendant.

Comes now the affiant, first having been duly sworn upon his or her oath, and states that the information contained in the attached judgment and all exhibits attached thereto is true and accurate according to his or her best information, knowledge and belief.

Affiant

Subscribed and sworn to this 23rd day of August, 2023.

Notary Public

My Commission Expires:

D. G. WALTRIP
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 15, 2024
ST. CHARLES COUNTY
COMMISSION #12513957

Form CCFC194 Rev. 07/21

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IN THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI

SARAH (First) G (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Petitioner,

-and-

MATTHEW (First) P (Middle) O'GRADY (Last) ____ (Jr./Sr./III)
Respondent.

Case No. 22SL-DR01621

Division No. 65

Affidavit for Judgment

☐ I am the Petitioner/Plaintiff.

☑ I am the Respondent/Defendant.

Comes now the affiant, first having been duly sworn upon his or her oath, and states that the information contained in the attached judgment and all exhibits attached thereto is true and accurate according to his or her best information, knowledge and belief.

Affiant

Subscribed and sworn to this 17th day of August, 2023.

Notary Public

My Commission Expires:

8-8-26

AMY J. NOLL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 8, 2026
ST. LOUIS COUNTY
COMMISSION #04381751

Form CCFC194 Rev. 07/21

Enter at Security level 3

mg 9/6/2023

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IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

FILED
09/07/23
JOAN M. GILMER
CIRCUIT CLERK
ST. LOUIS COUNTY, MO

In re: the Marriage of:	)	
SARAH G. O'GRADY,	)	
Petitioner,	)	Cause No.: 22SL-DR01621
v.	)	Division: 65
MATTHEW P. O'GRADY,	)	
Respondent.	)	

MARITAL SETTLEMENT AND SEPARATION AGREEMENT

This Marital Settlement and Separation Agreement ("Agreement") is signed by SARAH O'GRADY, Petitioner ("SARAH"), and MATTHEW P. O'GRADY, Respondent ("MATTHEW"). SARAH and MATTHEW are each individually referred to as a "Party" and are referred to together as the "Parties."

The Parties wish to settle all property rights, claims, and interests between them, to make provisions regarding the disposition of: (1) custody, visitation, and support of their unemancipated children, Children's Names, together referred to as the "Children"; (2) their property; (3) their debts; (4) maintenance; (5) attorneys' fees; (6) litigation costs; and (7) court costs.

All references to "Entry Date" refer to the date a judgment of dissolution of marriage is entered. All references to "Judgment" refer to the judgment of dissolution of marriage entered in this matter.

EXHIBIT
1

SLO
Initials

MPO
Initials

03961399.DOCX/1/0000-949
22544821.v1
23775609.v1

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THEREFORE, in consideration of the premises and of the mutual promises and agreements contained in this Agreement, the sufficiency of which they acknowledge, the Parties agree:

Initials Initials

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Terms of Marital Settlement and Separation Agreement

Initials

Initials

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IN WITNESS WHEREOF, the Parties have executed this instrument in counterparts, with the intention that each executed copy will be as effective as the original, effective on the date of execution by the last to sign.

SARAH O'GRADY, Petitioner

MATTHEW O'GRADY, Respondent

Approved as to form
DAVID WALTRIP, LLC

By: _____

Approved as to form
SANDBERG PHOENIX & VON GONTARD

By: _____

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ADDENDUM 1 – PROPERTY IN THE MARITAL RESIDENCE TO BE AWARDED TO MATTHEW

Terms of Marital Settlement and Separation Agreement

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Form CCFC179 – Parenting Plan Part A – Custody

Case Information	MOTHER: SARAH O'GRADY FATHER: MATTHEW O'GRADY	Case Number 22SL-DR01621 County ST. LOUIS COUNTY	Exhibit Number 2

1. Children's Information
2. Designation of Parties
3. Access to Records *
4. Children's Activities
5. Issues Not to Be Discussed in the Presence of Children *
6. Communication Methods Between Parents *

Terms of Parenting Plan

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* Denotes section with non-standard language.

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7. Telephone Contact with Children *

Terms of Parenting Plan

8. Types of Decisions *

9. Legal Custody

10. Residential Schedules *

* Denotes section with non-standard language.

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11. Notification of Change from Residential Schedule *

Terms of Parenting Plan

12. Transportation

13. Location of Exchanges *

14. Physical Custody

15. Relocation

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16. Dispute Resolution Procedure

Terms of Parenting Plan

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17. Additional Provisions Pertaining to Custody of the Children

Terms of Parenting Plan

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[redacted]

The following paragraphs differ from Form CCFC179: 3, 5 – 8, 10, 11, 12, 13.

Mother | Father | Guardian ad Litem

Attorney for Mother | Attorney For Father

Commissioner | Division 65

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Form CCFC181 – Parenting Plan Part B – Support

Case Information	MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
	FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

	Terms of Parenting Plan
1. Children's Information	[redacted]
2. Medical Insurance	[redacted]
3. Dental Insurance *	[redacted]
4. Cost of Medical and Dental Insurance *	[redacted]
5. Medical and Dental Expenses *	[redacted]

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6. Payment of Medical and Dental Expenses not Covered by Insurance *

7. Payment of Work-Related Child Care Costs

8. Child Care Expenses Unrelated to Employment

9. Method of Payment of Child Support

10. Is Child Support pursuant to Form 14?

11. Designation of Parties

12. Designation of Parent Paying Support

Terms of Parenting Plan

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13. Court-Ordered Child Support

Terms of Parenting Plan

14. Starting Date for Child Support

15. Additional Provisions Pertaining to Support of the Children*

The following paragraphs differ from Form CCFC181: _____.

Mother | Father | Guardian ad Litem

Attorney for Mother | Attorney For Father

Ju

Commissioner | Division 65

* Denotes section with non-standard language.

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Form CCFC182 – Addendum 1 to Parenting Plan Part B Protocol for Reimbursement of Medical, Education, and Extracurricular Expenses

Case Information

MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. Reimbursement of Medical, Education, and Extracurricular Expenses

[redacted]

Terms of Parenting Plan

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Form CCFC182 – Addendum __A__ to Parenting Plan Part B
College Expenses

Child's Name

Case Information

MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. College Expenses

Terms of Parenting Plan

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Form CCFC182 – Addendum __A__ to Parenting Plan Part B
College Expenses for Children's Names

Case Information

MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. College Expenses

Terms of Parenting Plan

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Form CCFC182 – Addendum _B___ to Parenting Plan Part B
Income Tax Exemptions

Case Information	MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
	FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. Income Tax Exemptions

[redacted]

Terms of Parenting Plan

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Form CCFC182 – Addendum __C__ to Parenting Plan Part B
Other Educational and Extraordinary Expenses

Case Information

MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. Other Educational and Extraordinary Expenses

Terms of Parenting Plan

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Parenting Plan Part C– Residential Schedules

Case Information	MOTHER: Sarah O'Grady:	Case Number 22SL-DR01621	Exhibit Number 2
	FATHER: Matthew O'Grady:	County ST. LOUIS COUNTY	

1. Children's Information

Terms of Parenting Plan

2. Weekly Schedule

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3. Holidays and Special days

Terms of Parenting Plan

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Terms of Parenting Plan

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3. Summer Break

Terms of Parenting Plan

4. Hierarchy of Schedules*

Mother

Father

Guardian ad Litem

Attorney for Mother

Attorney For Father

Commissioner Division 65

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Terms of Parenting Plan

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Respondent's Exhibit _____

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Terms of Parenting Plan

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Respondent's Exhibit _____

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Terms of Parenting Plan

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Respondent's Exhibit _____

Addendum D

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

In re the Marriage of:	)	
	)	
SARAH G. O'GRADY,	)	
	)	
Petitioner,	)	Cause No.: 22SL-DR01621
	)	
v.	)	Division: 65
	)	
MATTHEW P. O'GRADY,	)	
	)	
Respondent.	)	

OUR FAMILY WIZARD ORDER

[redacted]

Terms of Parenting Plan

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[redacted]

Terms of Parenting Plan

DATED: 8/25/23

SARAH O'GRADY, PETITIONER

DATED: 8/25/23

MATTHEW O'GRADY, RESPONDENT

SO ORDERED:

DATED: Not an Official Court Docu

Commissioner Division 65

September 06, 2023

Not an Official Court Document

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Addendum E

IN THE CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

IN RE THE MARRIAGE OF:	)	
	)	
SARAH G. O'GRADY,	)	
	)	
Petitioner,	)	
	)	Cause No.: 22SL-DR01621
v.	)	
	)	Division: 65
MATTHEW P. O'GRADY,	)	
	)	
Respondent.	)	

CONSENT JUDGMENT & ORDER
APPOINTING PARENTING COORDINATOR

Terms of Parenting Plan

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Terms of Parenting Plan

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Terms of Parenting Plan

IT IS SO AGREED:

PETITIONER

DATE: 8/23/23

RESPONDENT

DATE: 8/23/23

APPROVED AS TO FORM:

ATTORNEY FOR PETITIONER

DATE: 8-23-2023

ATTORNEY FOR RESPONDENT

DATE: 8/23/23

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Nicole Hahn

From: Allison Schreiber Lee <alee@sandbergphoenix.com>
Sent: Tuesday, October 10, 2023 3:26 PM
To: Nicole Hahn
Cc: David Waltrip
Subject: RE: O'Grady QCD and overpayment check [SAND-LIB1.FID2651384]

Nicole,
Matt has a check made out the two of them, for overpayment of the mortgage when he paid off the note (since it was in joint names), and Sarah will need to sign that the next time they see each other, so Matt can deposit that (since it's his money). Once she has signed that, we can resolve the quit claim issue.

Thank you

Very truly,
Allison

SANDBERG PHOENIX

Allison Schreiber Lee
Shareholder
120 S. Central Avenue, Suite 1600
Clayton, Missouri 63105
alee@sandbergphoenix.com
Main Tel: 314.725.9100 Direct: 314.425.8450
http://www.sandbergphoenix.com

AAML
AMERICAN ACADEMY OF MATRIMONIAL LAWYERS

ALLISON SCHREIBER LEE 2024 RECOGNIZED BY Best Lawyers

RATED BY Super Lawyers Top 50 St. Louis SuperLawyers.com

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From: Nicole Hahn <nicole.hahn@waltrip.com>
Sent: Thursday, October 5, 2023 2:46 PM
To: Allison Schreiber Lee <alee@sandbergphoenix.com>
Cc: David Waltrip <david.waltrip@waltrip.com>
Subject: O'Grady QCD

Allison,

The QCD that I attempted to file on Monday was returned to our office today for lack of address of grantee (see attached). I have revised the document to add the address of both parties and was able to maintain the same formatting with all conveying language on page 1 and signature block on page 2 (also attached).

Would you and your client consent to resubmitting the new page 1 with the original page 2 that was signed by Mr. O'Grady on September 26? If you prefer to have the deed resigned, I will update the date on page 1 and send you a new PDF.

Do you know if the PC order was sent to Kristin? I did a quick search of my and Dave's outbox and it does not appear that we forwarded it to her.

Regards,
Nicole

Nicole A. Hahn
Associate Attorney
David G. Waltrip, LLC
8151 Clayton Road, Suite 200
St. Louis, Missouri 63117
Phone 314 727-7755
Fax 314 880-7755
nicole.hahn@waltrip.com

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St Louis County Recorder

Gerald Smith
Recorder of Deeds
314-615-7100

RECEIVED
OCT 0 5 2023
By

October 02, 2023

DAVID G. WALTRIP, LLC; ATTORNEY AND COUNSELORS AT LAW
8151 CLAYTON ROAD, SUITE; 200
SAINT LOUIS, MISSOURI 63117

We are rejecting your QUITCLAIM DEED (transaction number 40191540) for the following reason(s):

1. Lacks address of Grantee, Assignee or Mortgagee (Lender)

******PLEASE LEAVE THIS NOTICE ATTACHED WHEN RETURNING DOCUMENTS AFTER MAKING CORRECTIONS ******

Thank you,

Gerald Smith
Recorder of Deeds

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DocId:20318687
Tx:40191540

QUIT CLAIM DEED

This Deed, made and entered into this 30 day of September, 2023, by and between MATTHEW P. O'GRADY, a single person, of the County of St. Louis, State of Missouri, Grantor, and SARAH G. O'GRADY, a single person, of the County of St. Louis, State of Missouri, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the delivery of good and valuable consideration and for the sum of One Dollar and no cents ($1.00) paid by the said Grantee, the receipt of which is hereby acknowledged by the Grantor, does by these presents Remise, Release and forever Quit-Claim unto the said Grantee, the following described real estate, situated in the County of St. Louis and State of Missouri, to-wit:

Petitioner's Address

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to her heir, successors, and assigns forever. So that neither the said Grantor, nor his heirs, nor any other persons for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

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MATTHEW P. O'GRADY, Grantor

State of Missouri)
) ss.
County of St. Louis)

On this 6th day of September, 2023, before me personally appeared MATTHEW P. O'GRADY, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his 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

My commission expires:

TAYLOR ELISE WAGNER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: July 29, 2024
Commission Number: 14610580

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QUIT CLAIM DEED

This Deed, made and entered into this 26th day of September, 2023, by and between MATTHEW P. O'GRADY, a single person, residing at [redacted] of the County of St. Louis, State of Missouri, Grantor, and SARAH G. O'GRADY, a single person, residing at [redacted] of the County of St. Louis, State of Missouri, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the delivery of good and valuable consideration and for the sum of One Dollar and no cents ($1.00) paid by the said Grantee, the receipt of which is hereby acknowledged by the Grantor, does by these presents Remise, Release and forever Quit-Claim unto the said Grantee, the following described real estate, situated in the County of St. Louis and State of Missouri, to-wit:

[redacted]

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to her heir, successors, and assigns forever. So that neither the said Grantor, nor his heirs, nor any other persons for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

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_____
MATTHEW P. O'GRADY, Grantor

State of Missouri)
) ss.
County of St. Louis)

On this _____ day of September, 2023, before me personally appeared MATTHEW P. O'GRADY, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his 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

My commission expires:

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David Waltrip

From: Allison Schreiber Lee <alee@sandbergphoenix.com>
Sent: Tuesday, October 17, 2023 12:22 PM
To: David Waltrip
Cc: Nicole Hahn
Subject: O'Grady: overpayment check and 2022 taxes [SAND-LIB1.FID2651384]

David,
It seems your client refused to sign the check for Matt's overpayment when he provided it to her on Saturday. This is contrary to what you said she would do, so I am asking that you speak with her about that.

Additionally, because your client filed the 2022 taxes separately, it increased the tax liability for both parties (my client's increased by $10,000). Matt is willing to help both of them by filing amended returns and filing jointly for 2022, and he would then pay the $10,000 that they receive back from the IRS on their joint return, to School Name toward tuition for Patricka and Lucy.

I would appreciate it if you would get back to me as soon as possible.

Very truly,
Allison

SANDBERG PHOENIX

Allison Schreiber Lee
Shareholder
120 S. Central Avenue, Suite 1600
Clayton, Missouri 63105
alee@sandbergphoenix.com
Main Tel: 314.725.9100 Direct: 314.425.8450
http://www.sandbergphoenix.com

AAML AMERICAN ACADEMY OF MATRIMONIAL LAWYERS

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RATED BY
Super Lawyers
Top 50
St. Louis
SuperLawyers.com

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OurFamilyWizard, LLC
701 N Washing Ave Suite 700
Minneapolis, MN 55401
https://www.OurFamilyWizard.com
Info@OurFamilyWizard.com

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Print Selected Expenses

David Waltrip generated this report on 10/24/23 at 02:05 PM and contains 3 expenses with the following filters applied:

Date: -

Creator:

Expense Categories:

Status:

Expense for:

All times are listed in America/Chicago timezone.

Selected Expense 1 of 3

school tuition

Purchase Date: 08/01/2023

Category: Personal

Amount: $8,586.05

To Be Paid: $0.00

Children: Name of Children

Receipt File: img_5452_1.jpg

Private Entry: No

Recurring: No

Expense History:

Created by Sarah OGrady 08/31/2023 3:42:54 PM

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Selected Expense 2 of 3

School supplies

Purchase Date: 08/29/2023

Category: Personal

Amount: $217.75

To Be Paid: $0.00

Children: Name of Children

Receipt File: img_5450.jpg

Private Entry: No

Recurring: No

Expense History:
Created by Sarah OGrady 08/31/2023 3:37:05 PM
Updated by Sarah OGrady 08/31/2023 3:44:50 PM

Selected Expense 3 of 3

Swimming

Purchase Date: 08/31/2023

Category: Personal

Amount: $1,971.14

To Be Paid: $0.00

Children: Name of Children

Receipt File: img_5451.jpg

Private Entry: No

Recurring: No

Expense History:
Created by Sarah OGrady 08/31/2023 3:33:35 PM
Updated by Sarah OGrady 08/31/2023 3:44:25 PM

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I just wanted to reach out about your payments for the coming year.

Last year you made an annual payments, so I wanted to see if you wanted to do that again this year.

The total tuition is $12,815.00...the payments would be due August 1st.

Please let me know...thanks!

Name of Business Manager

Business Manager

Name and Address of Children's School

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9:01

Customer #: Account Number

Sarah O'Grady:

The following payment was authorized and submitted on 08/29/2023.

PAYMENT DATE	08/30/2023
ACCOUNT HOLDER NAME	Sarah O'Grady
ACCOUNT	Financial Account Information
INSTITUTION AMOUNT	$325.00

This is a one-time payment and cannot be cancelled.

PAYMENT DETAILS - 2023-2024 SCHOOL YEAR

DUE DATE	DESCRIPTION	AMOUNT PAID
09/07/2023	Sarah O'Grady - Home and School	$140.00
09/07/2023	Sarah O'Grady - Manic Mondays	$35.00
09/07/2023	Sarah O'Grady - Wonder Workers	$150.00
	Total Amount	**$325.00**

Thank you,
FACTS Management Company

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view.form (3024×4032)

10/24/23, 2:08 PM

https://ofw.ourfamilywizard.com/ofw/infobank/myfiles/view.form?myfileid=26133181

Receipt

Refund Payment Receipt / Confirmation

Thank you! Please find below the details of your transaction.

Please print and retain this email for your records.
This receipt / confirmation has been emailed to Petitioner's Email Address

Child's Name

	Due	Paid
School Fees		$1,435.12
Parkway Swim Club		
2023/2024		
Athletic Fees		
PSC BLUE DUE 9/1	$1,435.12	$1,435.12
Student Total:		$1,435.12

Child's Name

	Due	Paid
School Fees		$1,435.12
Parkway Swim Club		
2023/2024		
Athletic Fees		
PSC BLUE DUE 9/1	$1,435.12	$1,435.12
Student Total:		$1,435.12

Cart Total:	$2,870.24
Service Charge:	$71.76
Payment Amount:	$2,942.00

School Receipt:
ReceiptID: 010000 Ref#: 870987835
AMOUNT: 2942.00
Response Code: 0 Auth: 06454C Time: 085214
Date Code: 20230831 Type: Visa
Card Type: Visa ISO Code: Trx#: 870987835 AVS#: CVD:

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EXHIBIT 5

8:55

Statement Period

October 01, 2023 (Current)

Oct 31

Balance

$2,014.07

PAY NOW

MAKE RECURRING PAYMENT

Balance Forward	**$1,994.07**
Oct 16, 2023	
Suspension Fee	$20.00
Total	**$2,014.07**

Minimum Balance

F&B Minimum	Quarterly Minimum
Min. To Spend	$90.00
Spent To Date	$0.00
Left to Spend	$90.00
Starting	Sep 01, 2023
Ending	Nov 30, 2023

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