

SECOND REGULAR SESSION

[PERFECTED]

HOUSE BILL NO. 1330

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE VEIT.

3074H.01P

DANA RADEMAN MILLER, ChiefClerk

AN ACT

To authorize the conveyance of certain state property.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located in Cole County, Missouri, to the Heartland Port Authority of Central Missouri. The property to be conveyed is more particularly described as follows:

Part U.S. PRIVATE SURVEY NO. 2616 including a part of LOTS 3 and 4 and part the area designated as Sand Bar on the Plat of Subdivision, Ewing Farm, per plat of record in Plat Book 1, page 69, Cole County Recorder's Office, being situated in said U.S. PRIVATE SURVEY NO. 2616, Township 44 North, Range 10 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Northeast Fractional Quarter of Section 20, Township 44 North, Range 10 West; thence S2°22'44"W, along the Quarter Section Line, 1162.70 feet; thence N87°37'16"W, on direct line, 2452.07 feet to the northeasterly corner of the property described by deed of record in Book 460, page 169, Cole County Recorder's Office; thence S74°30'25"W along the northerly boundary of said property described in Book 460, page 169, 198.43 feet to the POINT OF BEGINNING for this description; thence continuing along the boundary of said property

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

19 described in Book 460, page 169 the following courses: S74°30'25"W, 973.89
20 feet; thence S16°54'16"E, 507.55 feet; thence S7°50'42"E, 86.00 feet; thence
21 leaving the boundary of said property described in Book 460, page 169,
22 S88°51'47"W, 758.00 feet; thence S4°29'17"E, 766.46 feet to a point 50 feet
23 northerly from, measured at right angles to the center of an existing
24 roadway, known as No More Victims Road; thence westerly, parallel to the
25 center of said roadway, the following courses: N86°59'30"W, 480.89 feet;
26 thence, on a curve to the right, having a radius of 1258.73 feet, an arc
27 distance of 172.85 feet (the chord of said curve being N83°03'27"W, 172.72
28 feet); thence, on a curve to the left, having a radius of 1087.38 feet, an arc
29 distance of 194.86 feet (the chord of said curve being N84°15'26"W, 194.60
30 feet); thence N89°23'27"W, 14.08 feet; thence leaving said parallel line,
31 N23°37'34"E, 544.20 feet; thence N3°51'51"E, 2512.45 feet, to a point on the
32 southerly high bank of the Missouri River; thence continuing easterly along
33 the said southerly high bank of the Missouri River the following courses:
34 N87°18'29"E, 96.47 feet; thence S88°20'06"E, 123.50 feet; thence
35 N71°28'05"E, 34.80 feet; thence S89°52'27"E, 97.36 feet; thence
36 N86°05'47"E, 71.36 feet; thence N81 °27'04"E, 96.93 feet; thence
37 S77°57'35"E, 54.54 feet; thence S37°42'55"E, 51.38 feet; thence
38 N89°54'43"E, 17.99 feet; thence N14°37'35"E, 57.63 feet; thence
39 S85°58'53"E, 91.33 feet; thence N78°13'33"E, 121.85 feet; thence
40 N87°21'39"E, 303.95 feet; thence N85°25'32"E, 213.61 feet; thence
41 S51°13'29"E, 16.59 feet; thence N67°29'52"E, 127.39 feet; thence
42 N78°46'34"E, 47.36 feet; thence N68°47'51"E, 184.29 feet; thence
43 N79°10'13"E, 110.57 feet; thence N82°13'29"E, 135.81 feet; thence
44 N73°05'08"E, 71.69 feet; thence N65°24'55"E, 73.93 feet; thence
45 N60°00'41"E, 92.56 feet; thence N80°46'44"E, 67.85 feet; thence
46 N69°53'55"E, 89.88 feet; thence leaving said southerly high bank of the
47 Missouri River, S5°50'18"W, 1474.74 feet; thence N69°52'27"W, 90.00 feet;
48 thence S18°51'43"W, 425.00 feet to the POINT OF BEGINNING.
49 TOGETHER WITH the area between the southerly waters edge of the
50 Missouri River and the southerly high bank of the Missouri River described
51 above.

52 2. The commissioner of administration shall set the terms and conditions for the
53 conveyance as the commissioner deems reasonable. Such terms and conditions may

54 include, but not be limited to, the number of appraisals required and the time, place, and
55 terms of the conveyance.

56 3. The attorney general shall approve the form of the instrument of conveyance.

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, or convey an easement over, on, or under property located in Cole County, Missouri,
3 to the Heartland Port Authority of Central Missouri. The easement is more particularly
4 described as follows:

5 Along with the right of ingress and egress over a strip of ground for an
6 existing roadway known as No More Victims Road in Lots 2 & 3 of the Plat
7 of Subdivision, Ewing Farm, as per plat of record in Plat Book 1, page 69,
8 Cole County Recorder's Office, being situated in U.S. PRIVATE SURVEY
9 NO. 2616 and in Fractional Section 19, Township 44 North, Range 10 West,
10 more particularly described as follows:

11 From the northwest corner of the Northeast Fractional Quarter of Section
12 20 Township 44 North, Range 10 West; thence $S2^{\circ}22'44''W$, along the
13 Quarter Section Line, 1162.70 feet; thence $N87^{\circ}37'16''W$, on direct line,
14 2452.07 feet to the northeasterly corner of the property described by deed
15 of record in Book 460, page 169, Cole County Recorder's Office; thence,
16 along the boundary of said property described in Book 460, page 169, the
17 following courses: $S74^{\circ}30'25''W$, 1172.32 feet; thence $S16^{\circ}54'16''E$, 507.55
18 feet; thence $S7^{\circ}50'42''E$, 86.00 feet; thence leaving the boundary of said
19 property described in Book 460, page 169, $S88^{\circ}51'47''W$, 758.00 feet; thence
20 $S4^{\circ}29'17''E$, 766.46 feet to a point 50 feet northerly of, measured at right
21 angles to the center of an existing roadway, known as No More Victims
22 Road and being the POINT OF BEGINNING for this description; thence
23 $S3^{\circ}00'30''W$, 100.00 feet to a point 50 feet southerly from, measured at right
24 angles to the center of said roadway; thence westerly, parallel to the center
25 of said roadway, the following courses: $N86^{\circ}59'30''W$, 480.89 feet; thence,
26 on a curve to the right, having a radius of 1358.73 feet, an arc distance of
27 186.58 feet (the chord of said curve being $N83^{\circ}03'27''W$, 186.44 feet); thence,
28 on a curve to the left, having a radius of 987.38 feet, an arc distance of
29 176.94 feet (the chord of said curve being $N84^{\circ}15'26''W$, 176.70 feet); thence
30 $N89^{\circ}23'27''W$, 98.75 feet; thence, on a curve to the left, having a radius of
31 3336.96 feet, an arc distance of 344.53 feet (the chord of said curve being
32 $S87^{\circ}39'05''W$, 344.37 feet); thence $S84^{\circ}41'37''W$, 154.13 feet; thence on a
33 curve to the left, having a radius of 1628.82 feet, an arc distance of 96.99 feet

34 (the chord of said curve being S82°59'15"W, 96.98 feet) thence
35 S81°16'54"W, 260.95 feet; thence on a curve to the right, having a radius of
36 7773.26 feet, an arc distance of 362.27 feet (the chord of said curve being
37 S82°37'00"W, 362.23 feet); thence S83°57'07"W, 172.61 feet; thence on a
38 curve to the right, having a radius of 1939.04 feet, an arc distance of 123.13
39 feet (the chord of said curve being S85°46'16"W, 123.11 feet); thence
40 S87°35'25"W, 305.56 feet; thence on a curve to the right, having a radius of
41 2266.43 feet, an arc distance of 579.68 feet (the chord of said curve being
42 N85°04'58"W, 578.10 feet); thence N77°45'21"W, 297.61 feet; thence leaving
43 the aforesaid parallel line, S16°55'27"W, 47.95 feet to a point on the
44 northerly line of the Missouri Pacific Railroad right-of-way; thence westerly,
45 along the northerly line of said railroad right-of-way, on a curve to the right,
46 having a radius of 2745.07 feet, an arc distance of 100.01 feet (the chord of
47 said curve being N72°06'07"W, 100.00 feet) to a point on the Range Line,
48 being westerly line of the aforesaid Fractional Section 19, Township 44
49 North, Range 10 West; thence N2°46'47"E, along the Range Line, 139.85
50 feet to a point 50 feet northerly of, measured at right angles to the center of
51 the aforesaid roadway known as No More Victims Road; thence easterly,
52 parallel to the center of said roadway, the following courses: S77°45'21 "E,
53 424.03 feet; thence on a curve to the left, having a radius of 2166.43 feet, an
54 arc distance of 554.10 feet (the chord of said curve being S85°04'58"E,
55 552.59 feet); thence N87°35'25"E, 305.56 feet; thence on a curve to the left,
56 having a radius of 1839.04 feet, an arc distance of 116.78 feet (the chord of
57 said curve being N85°46'16"E, 116.76 feet); thence N83°57'07"E, 172.61
58 feet; thence on a curve to the left, having a radius of 7673.26 feet, an arc
59 distance of 357.60 feet (the chord of said curve being N82°37'00"E, 357.57
60 feet); thence N81°16'54"E, 260.95 feet; thence on a curve to the right, having
61 a radius of 1728.82 feet, an arc distance of 102.95 feet (the chord of said
62 curve being N82°59'15"E, 102.93 feet); thence N84°41'37"E, 154.13 feet;
63 thence on a curve to the right, having a radius of 3436.96 feet, an arc
64 distance of 354.85 feet (the chord of said curve being N87°39'05"E, 354.69
65 feet); thence S89°23'27"E, 84.67 feet; thence continuing S89°23'27"E, 14.08
66 feet; thence on a curve to the right, having a radius of 1087.38 feet, an arc
67 distance of 194.86 feet (the chord of said curve being S84°15'26"E, 194.60
68 feet); thence on a curve to the left, having a radius of 1258.73 feet, an arc

69 distance of 172.85 feet (the chord of said curve being S83°03'27"E, 172.72
70 feet); thence S86°59'30"E, 480.89 feet to the POINT OF BEGINNING.

71 2. The commissioner of administration shall set the terms and conditions for the
72 conveyance as the commissioner deems reasonable. Such terms and conditions may
73 include, but not be limited to, the number of appraisals required and the time, place, and
74 terms of the conveyance.

75 3. The attorney general shall approve the form of the instrument of conveyance.

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in
3 property located in the City of Fulton, Callaway County, Missouri, which is more
4 particularly described as follows:

5 Part of Block 3 of Martha T. Dyers Subdivision, as per plat of record in Plat
6 Book P, page 83, Callaway County Recorder's Office, also being part of Lot
7 1 and part of Lot 3 of Block 89 of the New City Plat in the City of Fulton, as
8 recorded in Plat Book 2, page 80, Callaway County Recorder's Office and
9 also being part of the East Half of the Northwest Quarter of Section 16,
10 Township 47 North, Range 9 West, in the City of Fulton, Callaway County,
11 Missouri, more particularly described as follows:

12 BEGINNING at the southeasterly corner of Lot 5 of Block 3 of said Martha
13 T. Dyer's Subdivision, thence continuing N87°40'08"W, along the southerly
14 line of said Lot 5 and the westerly extension thereof, 317.56 feet to the
15 southeasterly corner of Lot 22 of said Martha T. Dyer's Subdivision; thence
16 continuing N87°40'08"W, along the southerly line of Lot 22 of said Martha
17 T. Dyer's Subdivision, 277.32 feet to the easterly right-of-way line of a
18 portion of State Street vacated by Bill No. 289, Ordinance No. 519, Dated
19 April 10, 1923; thence N1°02'38"E, along said vacated and the existing
20 easterly right-of-way line of said State Street, 349.96 feet to the
21 southwesterly corner of Lot 25 of Block 3 of said Martha T. Dyer's
22 Subdivision; thence S87°40'08"E, along the southerly line of said Lot 25,
23 12.00 feet; thence N1°02'38"E, parallel to the existing easterly right-of-way
24 line of said State Street, 180.47 feet to the southerly right-of-way line of East
25 8th Street; thence S87°10'02"E, along the southerly right-of-way line of East
26 8th Street, 588.68 feet to the westerly right-of-way line of Hillcrest Street
27 (formerly known as Nolley Street); thence S1°39'41"W, along the westerly
28 right-of-way line of Hillcrest Street, 525.18 feet to the point of beginning.

29 Containing 7.19 acres.

30 **2. The commissioner of administration shall set the terms and conditions for the**
31 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
32 **include, but not be limited to, the number of appraisals required and the time, place, and**
33 **terms of the conveyance.**

34 **3. The attorney general shall approve the form of the instrument of conveyance.**

Section 4. 1. The governor is hereby authorized and empowered to sell, transfer,
2 **grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri,**
3 **including all possibilities of reverter or reversionary interests, in property located in St.**
4 **Francois County, Missouri. The property to be conveyed is more particularly described as**
5 **follows:**

6 **Parcel 1: All of that part of Lots 89 and 92 of F. W. Rohland's Subdivision**
7 **of U. S. Survey No. 2969, Township 35 North, Range 5 East, St. Francois**
8 **County, Missouri, lying East of the City of Farmington Treatment Plant,**
9 **North of the Treatment Plant access road, and West of property under**
10 **private ownership. Containing approximately 46.17 acres, more or less.**

11
12 **Also a tract of land situated in part of Lot 92 of F. W. Rohland's**
13 **Subdivision, U. S. Survey 2969, Township 35 North, Range 5 East, St.**
14 **Francois County, Missouri. Containing approximately 14.69 acres, more or**
15 **less.**

16
17 **Parcel 2: Part of lots 84, 85, 86, 87, 93 and 96 of F.W. Rohland's subdivision**
18 **of U.S. Survey 2969, township 35 north, range 5 east, more particularly**
19 **described as: Beginning at the northeast corner of a tract of land recorded**
20 **in deed book 585 at page 734 of the land records of St. Francois county;**
21 **thence along the north line of said tract north 86 degrees 15 minutes west,**
22 **800.96 feet to a point, said point being on the east right-of-way line of U.S.**
23 **highway 67; thence along said right-of-way line north 03 degrees 45 seconds**
24 **east, 1,554.90 feet to a point, thence leaving said right-of-way line south 82**
25 **degrees 17 minutes 10 seconds east, 2,953.41 feet to a stone at a fence corner;**
26 **thence north 64 degrees 27 minutes 42 seconds east, 1,367.83 feet to a point;**
27 **thence north 07 degrees 13 minutes east, 310.0 feet to a point; thence south**
28 **82 degrees 45 minutes east, 52.0 feet to a point on the west line of U.S.**
29 **Survey 339; thence along said west line south 07 degrees 21 minutes 31**
30 **seconds west, 2,600.00 feet to a point; thence leaving said west line north 82**
31 **degrees 32 minutes 01 second west, 1,379.12 feet to a point; thence in a**

32 straight line in a westerly direction to a point on the east line of a tract of
33 land recorded in deed book 585 at page 734, said point being located south
34 03 degrees 44 minutes 23 seconds west, 55.00 feet from the northeast corner
35 of said tract; thence along the east line of said tract north 03 degrees 44
36 minutes 23 seconds east, 55.00 feet to the point of beginning, containing
37 156.35 acres, more or less.

38

39 Parcel 3: All that part of Lots 77, 79, 96, 97, 98, 99, 100, 101, and 102 of R.
40 W. Rohland's Subdivision of U. S. Survey No. 2969 now owned by the State
41 of Missouri for State Hospital No. 4, and lying West of the West right-of-way
42 line of U. S. Highway 67 and containing 165 acres, more or less, and more
43 particularly described as follows:

44

45 A part of Lots Seventy-seven (77), Seventy-nine (79), Ninety-six (96), Ninety-
46 seven (97), Ninety-eight (98), Ninety-nine (99), One Hundred (100), One
47 Hundred and One (101) and One Hundred and Two (102) of F. W.
48 Rohland's Subdivision of U. S. Survey No. 2969, as recorded in Volume "F",
49 Page 441, in the Recorder's Office of St. Francois County, Missouri, all
50 being part of Township 35 North, Range 5 East, in St. Francois County,
51 Missouri and being more particularly described as follows: Beginning at a
52 stone being the Northeast corner of Lot No. 100 of said F. W. Rohland's
53 Subdivision of U. S. Survey No. 2969; thence S. 7° 17' 20" West along the
54 East line of Lot #100 of said Rohland's Subdivision, 1561.64 feet to the
55 Southeast corner of said Lot #100; thence South 82° 17' 10" East along the
56 North line of Lot #96 of said Rohland's Subdivision, 272.28 feet to the
57 Westerly line of Missouri State Route 67; thence South 3° 45' 00" West
58 along the Westerly line of Missouri State Route 67, 2001.07 feet to a point on
59 the centerline of the abandoned Missouri Pacific Railroad as per disclaimer
60 deed in Book 698, Page 283 in the Recorder's Office of St. Francois County,
61 Missouri; thence North 51° 46' 15" West along the centerline of said
62 abandoned Missouri Pacific Railroad, 2946.80 feet; thence North 39° 01' 34"
63 East 439.20 feet; thence South 50° 58' 26" East along a southerly line of the
64 L.V. McGee Property, 50.0 feet; thence North 39° 01' 34" East along the
65 easterly line of said L.V. McGee Property and the extension thereof 172.00
66 feet to the centerline of Second Street; thence easterly along the centerline
67 of Second Street the following courses and distances; South 50° 58' 26" East

68 125.77 feet; thence South 78° 28' 15" East 161.12 feet; thence North 81° 03'
69 45" East 264.70 feet; thence North 69° 49' 45" East 104.00 feet; thence North
70 66° 45' 45" East 385.50 feet to a point on the easterly extension of the North
71 line of Lots #48 and #49 of the Town of Delassus; thence leaving Second
72 Street N. 51° 42' 15" West along said extension and the North line of Lots
73 #48 and #49 of Delassus, 1602.80 feet to the Northwest corner of Lot #49 of
74 Delassus; thence North 38° 15' 45" East along the westerly line of Lots "B"
75 and "D" of Delassus, 578.94 feet to the North line of Lot #101 of said
76 Rohland's Subdivision; thence South 82° 18' 14" East along the North line
77 of said Lot #101, 557.52 feet to the Southwest corner of Lot #79 of said
78 Rohland's Subdivision; thence North 6° 40' 05" East along the westerly line
79 of said Lot #79, and the East line of a tract of land conveyed to Hues W. and
80 Esther Pratt per deed of record in Book 260, Page 564, in the Recorder's
81 Office of St. Francois County, Missouri, 986.85 feet to the northeasterly
82 corner of said Pratt Tract; thence North 38° 24' 49" East 571.59 feet to the
83 southerly line of Missouri State Rte. "W"; thence northeasterly along the
84 southerly line of said Rte. "W", the following courses and distances North
85 66° 29' 30" East 190.16 feet; thence South 23° 30' 30" East 10.0 feet; thence
86 North 66° 29' 30" East 99.33 feet; thence North 65° 32' 30" East 102.12 feet;
87 thence South 24° 27' 30" East 20.0 feet; thence North 65° 32' 30" East 99.21
88 feet to the northwesterly corner of the Missouri State Highway Department
89 maintenance tract; thence leaving said Rte. "W", South 24° 27' 30" East
90 along the westerly line of said Highway Tract 606.30; thence North 65° 26'
91 55" East along the southerly line of said Highway Tract, 391.65 feet to the
92 West line of Missouri State Rte. 67; thence South 4° 06' 20" East along the
93 West line of said Rte. 67, 414.24 feet; thence South 03° 45' 00" West 999.18
94 feet to the North line of Lot # 95 of said Rohland's Subdivision; thence
95 North 81° 58' 50" West along the North line of Lot #95, 175.73 feet to the
96 point of beginning, containing 168.49 acres, more or less. Legal description
97 based upon a survey of State Hospital No. 4, Farmington, MO performed by
98 Larry V. Bricky, Surveyor #1188 in August, 1979.

99

100 Parcel 4: A part of Lots 92, 93, 96 and 97 of F. W. Rohland's Subdivision
101 of U. S. Survey No. 2969 as recorded in Volume "F", Page 441, in the Office
102 of the Recorder of Deeds of St. Francois County, Missouri, all in s Township
103 35 North, Range 5 East of the Fifth Principal Meridian, St. Francois County,

104 Missouri, and more particularly described as follows: Commencing at the
105 Northeast corner of said Lot 97 at an existing iron railroad rail monument
106 and running thence North 7 degrees 06' 23" East, 32.12 feet along the East
107 line of said Lot 96 to a point of beginning; and running thence South 86
108 degrees 29' 00" East, 255.18 feet; thence South 3 degrees 31' 00" West,
109 1,091.40 feet; thence North 51 degrees 56' 46" West, 972.32 feet along the
110 North right-of-way line of the Missouri Pacific Railroad; thence North 3
111 degrees 31' 00" East, 540.15 feet along the east right-of-way line of U. S.
112 Highway No. 67; thence South 86 degrees 29' 00" East 545.78 feet to the
113 point of beginning; said tract containing 15.000 acres.

114 2. The commissioner of administration shall set the terms and conditions for the
115 conveyance as the commissioner deems reasonable. Such terms and conditions may
116 include, but not be limited to, the number of appraisals required and the time, place, and
117 terms of the conveyance.

118 3. The attorney general shall approve the form of the instrument of conveyance.

Section 5. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, or convey an easement over, on, or under property located in St. Francois County,
3 Missouri. The easement is more particularly described as follows:

4 Parcel 5: A permanent easement-for maintenance and construction . to be
5 fifteen (15) feet in total width, with five (5) feet to the right or west of the
6 following described centerline and ten (10) feet to the left or east of the
7 following described centerline. And, a temporary easement for use during
8 construction to be twenty-five (25) feet in total width, and to extend no more
9 than twenty (20) feet on either side of the following described centerline:
10 Commencing on the centerline of Missouri State Route "W" at the West line
11 of Lot 63 of F. W. Rohland's Subdivision of said Survey No. 2969 and
12 running thence South 65° 17' 55" West, 137.79 feet along the centerline of
13 said Route "W"; thence South 15° 50' 50" East, 30.36 feet to a point of
14 beginning on the South right-of-way line of said Route "W" and the North
15 property line of the above described property; and running thence South 15°
16 50' 50" East, 192.61 feet, along said easement centerline; thence South 30°
17 30' 50" West, 870.31 feet; thence South 67° 45' 05" West, 247.08 feet; thence
18 South 25° 31' 40" West, 1,873.38 feet; thence South 3° 31' 00" West 210.00
19 feet along a line parallel to and 215 feet easterly from the centerline of U. S.
20 Highway No. 67, to a point of termination of said centerline on the south line

21 of aforesaid Lot 80 and the south line of the above described property;
22 aforesaid centerline being 3,393.38 feet in length.

23

24 A permanent easement for maintenance and construction to be fifteen (15)
25 feet in width, with five (5) feet to the right or west of the following described
26 centerline and ten (10) feet to the left or east of the following described
27 centerline. And, a temporary easement for use during construction to be
28 twenty-five (25) feet in width, with five (5) feet to the right or west of the
29 following described centerline and twenty (20) feet to the left or east of the
30 following described centerline. Said centerline begins at a point on the north
31 line of said Lot 96, which is South 86° 29' East, 130.00 feet from the
32 centerline of U. S. Highway No. 67, and runs thence South 3° 31' 00" West,
33 1,554.39 feet parallel to the centerline of said Highway 67 to a point of
34 termination, which is on the North line of a 15.000 acre tract. The West line
35 of this easement strip is contiguous with the East right-of-way line of said
36 Highway 67.

37 2. The commissioner of administration shall set the terms and conditions for the
38 conveyance as the commissioner deems reasonable. Such terms and conditions may
39 include, but not be limited to, the number of appraisals required and the time, place, and
40 terms of the conveyance.

41 3. The attorney general shall approve the form of the instrument of conveyance.

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