

ACT OF DONATION AND
QUITCLAIM DEED

* UNITED STATES OF AMERICA

*

BY

*

THE MITCHELL COMPANY, INC.
AND
ORMOND COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION, INC.

*

*

TO

*

PARISH OF ST. CHARLES

*

* * * * *

BE IT KNOWN, that on the dates and at the places as hereinafter set forth,
BEFORE US, the undersigned Notaries Public, duly commissioned and
qualified in and for the Parishes and State as hereinafter set forth, and before the
undersigned competent witnesses, personally came and appeared:

THE MITCHELL COMPANY, INC., an Alabama corporation, duly
authorized to do business in the State of Louisiana, appearing herein
through its agent, duly authorized by virtue of a resolution of the
Board of Directors of said corporation, a copy of which is annexed
hereto;

Mailing Address: 41 North Belt Line Highway
Third Floor
Mobile, Alabama 36608

AND

ORMOND COUNTRY CLUB ESTATES HOMEOWNERS
ASSOCIATION, INC., a Louisiana non-profit corporation, domiciled
in the Parish of Jefferson, State of Louisiana, recorded with the
Secretary of State in Non-Profit Corporations Book 344, and in
Charter Book 348, folio 137, Instrument No. 95-22027 of the
conveyance records of Jefferson Parish, represented herein through
its agent, duly authorized by virtue of a resolution of the Board of
Directors of said corporation, a copy of which is annexed hereto.

Mailing Address: 212 Terry Parkway
Gretna, Louisiana 70056-2525

(hereinafter referred to as "Donors")

who declare that they do by these presents, hereby give, donate, deliver, quitclaim
and transfer, without any warranty of title, but with full rights of substitution

and subrogation, all rights Donors have herein and do by this formal Act of Donation and Quitclaim Irrevocably give, donate, quitclaim and deliver unto:

ST. CHARLES PARISH, 18048 River Road, Hahnville, Louisiana, 70057, represented herein by Albert D. Lague, its Parish President,

Mailing Address: Post Office Box 302
Hahnville, Louisiana 70057

(hereinafter referred to as "Donee"),

all of their right, title and interest which Donors have or may have in and to the following described property:

ONE CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 14, T 12 S, R 8 E, and Section 3, T 13 S, R 8 E, ORMOND COUNTRY CLUB ESTATES, SECTION 12, St. Charles Parish, Louisiana, forming a portion of former Parcel 10A-2-A, all located and measuring as per plan of resubdivision made by J. J. Krebs & Sons, Inc., Job No. 4920041, dated January 26, 1994, revised July 13, 1994, registered in the Conveyance Records of St. Charles Parish in COB 488, folio 763, and being a portion of Parcel 11 and described as follows:

Commencing at the northwesterly most point of Parcel 11, which point is the point of beginning; thence running along a line South 30 degrees, 0 minutes, 24 seconds East, a distance of 68 feet to a point; thence running along a line South 59 degrees, 59 minutes, 36 seconds West, a distance of 105 feet to a point; thence running along a line fronting on proposed Nottaway Drive North 30 degrees, 0 minutes, 24 seconds West, a distance of 53.62 feet to a point; thence along a curve having a radius of 20 feet, a distance of 33.46 feet to a point; thence running along a line fronting on Longview Drive North 66 degrees, 51 minutes, 24 seconds East, a distance of 83.39 feet to the point of beginning.

This donation is made and accepted subject to the following:

1. All servitudes and restrictions of record;
2. The sewer lift station servitude located in the northwesterly part of the portion of ground; and
3. The five foot servitude running along Longview Drive.

Being the same property acquired by Donor herein by Act of Sale before Shirley H. Kirkes, Notary Public, dated October 1, 1993, registered in COB 471, folio 274, Instrument No. 178269, of the conveyance records of St. Charles Parish, Louisiana.

Further, pursuant to that certain plan of resubdivision of J. J. Krebs & Sons, Inc., dated September 9, 1996, approved by the St. Charles Parish Council on November 4, 1996, under Ordinance No. 96-11-1, said lot of ground is designated as Lot 224, in Square C of Ormond

Country Club Estates, Section 12, Phase D-1.
(hereinafter the "Property").

TO HAVE AND TO HOLD the property unto Donee, its heirs, successors
and assigns forever.

AND NOW INTO THESE PRESENTS COMES DONEE, who hereby
acknowledges receipt of the said donation of said property with gratitude and
appreciation.

The parties hereby waive tax researches issued by the Parish of St. Charles
and the production of conveyance and mortgage certificates by the Parish of St.
Charles and hereby release us, Notaries, of any liability therefrom. Further, no
title examination has been performed whatsoever and the parties release us,
Notaries, from any liability.

THUS DONE AND PASSED, in my office in New Orleans, Louisiana, on the
23rd day of ~~September~~ ^{October}, 2003, in the presence of the undersigned competent
witnesses, with the said appearer and me, Notary, after due reading of the whole.

WITNESSES:

Darlene A. Walsh

Blanche Lusaintseman

Darlene A. Walsh

Blanche Lusaintseman

DONORS:

THE MITCHELL COMPANY, INC.,
An Alabama corporation

By: 
Randy Opatowsky, Agent

ORMOND COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION, INC.,
A Louisiana non-profit corporation

By: 
Randy Opatowsky, Agent

Lillian E. Evrich
NOTARY PUBLIC

THUS DONE AND PASSED, in my office in *Hahnville*, Louisiana, on the *22nd* day of *October*, 2003, in the presence of the undersigned competent witnesses, with the said appearer and me, Notary, after due reading of the whole.

WITNESSES:

ST. CHARLES PARISH

Barbara J. Jones
Valerie Forthelast

By: *Albert D. Laque*
Name: *Albert D Laque*
Title: *Parish President*
Date: *10/21/03*

Brenda M. Dike
NOTARY PUBLIC