

CASH SALE

UNITED STATES OF AMERICA

BY: ST. CHARLES PARISH

STATE OF LOUISIANA

TO: NABUT BROTHERS LLC

PARISH OF ST. CHARLES

BE IT KNOWN, on the dates herein written below;

BEFORE the undersigned, Notaries Public, duly commissioned and qualified, in and for the Parish of St. Charles, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY, CAME AND APPEARED:

ST. CHARLES PARISH (-***1208)**, a political subdivision of the State of Louisiana, herein represented by Matthew Jewell, its Parish President, whose mailing address is P.O. Box 302, Hahnville, LA 70057; authorized pursuant to Ordinance No. 23-3-2 adopted by St. Charles Parish Council on the 13th day of March, 2023, a certified copy of which is attached hereto and made a part hereof;

hereinafter referred to as seller who declared that it does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with warranty of title only and subject to the "As Is" clause set out below, and with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, and including an assignment or subrogation of seller's personal rights to sue for property damages, unto:

NABUT BROTHERS LLC (***-1918)** a Louisiana limited liability company represented herein by Mohamed W. Nabut, its Manager pursuant to the Certificate of Authorization, attached hereto and made a part hereof, with a stated mailing address of P.O. Box 1054, Hahnville, LA 70054;

hereinafter referred to as purchasers, here present accepting, and purchasing for itself, its successors, and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, on the left descending bank of the Mississippi River, in what is known as "GOOD HOPE SUBDIVISION", the lots herein conveyed are designated by the numbers eighteen (18) and nineteen (19) in Block ' P' on a plan of survey of said Good Hope Subdivision made by J. A. Carmena, Civil Engineer, dated Good Hope, La. , February 14th, 1921, a copy of which is filed in the office of the Clerk of Court and Recorder of this Parish for reference, and according to said plan, said lots adjoin each other, and measures as follows :

Lot Number Eighteen (18) has a width fronting on a twenty- six foot road running parallel with the right of way of the Yazoo & Mississippi Valley Railroad of Forty feet, Nine and one-half inches, (40' 9-1/2") by a depth on line of Lots 1 and 23 of Block "A" of One Hundred seven feet, Two and one-half

Inches (107' 2-1/2") a depth on line next to Lot 19 of Ninety-nine feet, Two and one-half inches (99' 2 1/2") and a width in the rear of Forty (40') feet.

Lot Number Nineteen (19) forms the corner of St. Charles Avenue and the above mentioned road, and has a width fronting on said road of Forty-seven feet, Nine and three-eighths Inches (47' 9-3/8") by a depth on line next to Lot Number 18 of Ninety-nine feet, Two and one-half inches (99' 2-1/2") a depth on line of St. Charles Avenue of Eighty-nine feet, Ten and one-eighth inches (89' 10-1/8") and a width in the rear of Forty-six feet, ten and one-quarter inches (46' 10-1/4").

AND

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all rights , ways , privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, on the left descending bank of the Mississippi River, in what is known as "GOOD HOPE SUBDIVISION" as per map of subdivision made by J . A. Carmena, Civil Engineer, dated February 14th, 1921, a copy of which is filed in the office of the Clerk of Court and Ex-Officio Recorder for reference; according to said map, the lots herein conveyed are designated by the numbers One (1) and Two (2) in Square "P", and adjoin each other and have the following measurements:

Lot Number One (1) has a width or front on St. Charles Street of Forty feet, Two and three-eighths inches (40' 2 -3/8") by a depth between equal and parallel lines of Eighty-six feet, ten and one-quarter inches (86' 10-1/4").

Lot Number Two (2) has a width or front on St. Charles Street of Thirty-nine feet, one inch (39' 1") by a depth of Eighty-six feet ten and one-quarter inches (86' 10-1/4") between equal and parallel lines. AND

A CERTAIN LOT OR PORTION OF GROUND, together with rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, designated as being Lot No. 23 in Block "A" of the Good Hope Subdivision as per plan of subdivision by J.A. Conino, Civil Engineer, dated Good Hope, Louisiana, February 1, 1920, a print whereof is filed in the office of the Clerk of Court for reference; said lot has the following dimensions: Thirty-three feet, one and one-half inches (33' 1-1/2") front on Railroad Avenue by a depth on its boundary line next to Lot No. 8 of Ninety feet (90'), and Ninety-six feet, five and seven-eighths inches (96' 5-7/8") on the line dividing it from Lot 24, and Thirty-two feet, five and three-quarter inches (32' 5-3/4") in width in the rear. AND

ONE (1) CERTAIN LOT OR PORTION OF GROUND, together with all rights, ways , privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, located in the Parish of St. Charles, State of Louisiana, on the left descending bank of the Mississippi River, in the town of Norco, in "GOODHOPE PLANTATION SUBDIVISION", and said lot herein conveyed is designated as lot number twenty-four in Block "A", and measures 25/100ths of an acre. AND

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, and designated on a plan of the "GOOD HOPE SUBDIVISION" made by J. A. Carmena, Civil Engineer, dated February 14, 1921 as LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK "A" OF SAID SUBDIVISION; according to which plan, said lots have the following dimensions: Lot Number Twenty- five (25) has a width of Thirty- three feet, one and three-eighths inches (33' 1-3/8"), fronting on a twenty-six foot (26') road running parallel with the right of way of the Y and M.V.R.R. by a depth on a line next to Lot Twenty-six of One Hundred nine feet, five and one-half inches (109' 5-1/2"), and a depth on line next to Lot twenty-four of One Hundred two feet, eleven and three-fourths inches (102' 11-3/4") and a width in the rear on line of Lot No. 1 of Thirty- two feet five and five-eighths inches (32' 5-5/8").

Lot Number Twenty-six (26) forms the corner of Block "A" at the above mentioned road and Good Hope Street, and has a width on said road of Forty feet, nine and one-half inches (40' 9-1/2") by a depth on line next to Lot No. 25 of One hundred nine feet, five and one-half inches (109' 5-1/2"), and a depth on line running along Good Hope Street of One hundred seventeen feet, five and one-half inches (117' 5-1/2") and a width in the rear next to line of Lot No. 1 of Forty-feet (40').

AND

A CERTAIN LOT OR PORTION OF GROUND, together with rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, designated on a plan of Good Hope Subdivision made by J.A. Conino, Civil Engineer, dated February 14, 1921, as Lot No. 1 in Block A of said Subdivision. According to said plan said lot measures Thirty feet, Ten and three-eighths inches (30' 10-3/8") front on Good Hope Street by depth between equal and parallel lines of One Hundred Thirty-seven feet, Five inches (137' 5").

Improvements thereon bear the Municipal No. 917 Third Street, Norco, LA 70079.

Being of the same property acquired by seller herein by Act of Cash Sale recorded June 25, 2007, in COB 694, folio 280 in the official records of St. Charles Parish, LA.

The above-described property is subject to the following:

1. Oil, gas, and mineral lease dated December 3, 1968 recorded in COB 84, folio 138 in the official records of St. Charles Parish, LA.
2. Any outstanding mineral conveyances, mineral reservations, mineral releases, mineral servitudes and any existing easements, servitudes, rights of ways, and leases of any nature or kind whatsoever, of record and in existence.
3. Encroachments, boundary disputes, overlaps, rights of parties in possession, servitudes, and other adverse matters, if any, as would be disclosed on a current, accurate survey and inspection of the subject property.

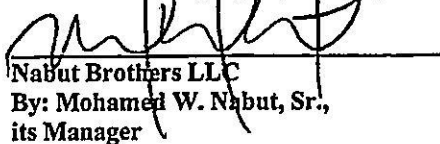
Covenants, conditions, or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that such covenants, conditions, or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.

The parties hereto declare that they do not hereby intend, by the execution of these presents, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish, or initiate any one or more of the foregoing which may not now or hereafter be binding upon the property and/or the parties hereto.

Seller makes no warranty as to the condition of the property being conveyed. Purchaser has had the opportunity to examine the property and is buying the above-described property in "as is-where is" condition with no implied or expressed warranty whatsoever, from either the Seller or the Sellers Agent. This "as is-where is" condition applies to all appliances, furniture, fixtures, and equipment, (if any), inspections and all improvements of property being conveyed. The parties hereto agree that this sale is subject to the following clauses, which shall be included in the act of sale:

Purchaser further acknowledges that the property hereby conveyed including the real estate, and all buildings and improvements erected thereon are conveyed by the Sellers "as is" and without warranty as to physical condition, and with the exclusion of and release by Purchaser of any and all legal and implied warranties and Purchaser expressly waives and all claims against Seller for vices or defects including any environmental hazards in said property. Purchasers further acknowledge it has fully inspected said property and is not relying on any representation as to its condition which has or may not have been made by the Seller. Purchaser further waives and releases Seller and its agents, employees, and insurers from any and all claims or causes of action which have arisen or might hereafter

arise, whether presently known or unknown, in redhibition or for loss or damage resulting in whole or part from the condition or defects or vices, including any environmental hazards, whether latent or patent in the property conveyed or any part thereof, whether such conditions, vices or defects give rise to such claims or cause of action should have been known to either Purchaser or Seller. Any liability in connection with any environmental protection rule, regulation order, requirement, or law, whether state, local or federal is hereby assumed by Buyer. The purchaser takes cognizance of all defects, apparent or not apparent, and does hereby acknowledge that the purchase price of said property reflects a diminution in price in order to compensate Purchaser for the condition of the improvements. The Purchaser, in consideration of the bid price at the auction herein waives all rights it may have to rescission of the sale or diminution of the purchase price under and by virtue of the terms of the Uniform Commercial/Civil Code of the state in which the property is located. Purchaser expressly waives any and all rights which it has or may have against Gilmore Auction & Realty Co., or the Seller, arising out of this purchase on account of any and all conditions of the property herein purchased.


Nabut Brothers LLC
By: Mohamed W. Nabut, Sr.,
its Manager

May 30, 2023

TO HAVE AND TO HOLD the above-described property unto the said purchaser, its heirs and assigns forever. Purchaser herein assumes all responsibility and liability in connection with reading and reviewing the instruments of record listed above before this transfer and do waive and release me, Notary, from any and all liability and responsibility in connection therewith.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED AND 00/100 (\$168,300.00) DOLLARS** Cash, which the said purchaser has well and truly paid, in ready and current money to the said seller who hereby acknowledges the receipt and sufficiency thereof and grants full acquittance and discharge therefor.

Purchaser accepts the above-described property subject to the restrictions referred to herein and agrees for itself, its successors and assigns to be bound thereby. Purchaser has made an independent inspection of the property and is satisfied with the property's condition and suitability for purchaser's intended use. To the extent purchaser intends to use the property as a domicile, the undersigned notary hereby advises purchaser of the need to file for the homestead exemption in the parish in which the property is located.

All State and Parish taxes up to and including the taxes due and exigible in 2022 have been paid as per representation by seller herein, taxes due and exigible for the year 2023 will be prorated by the parties hereto.

All parties hereby agree to waive the production of tax and mortgage certificates and hereby relieve and release me, Notary, for any liability regarding their non-production. Should any zoning, planning or other Parish ordinances affect this transfer, the parties hereto relieve me, Notary, from any liability or for any responsibility to determine or see to compliance of these

2023-0044

INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF ECONOMIC DEVELOPMENT & TOURISM)

ORDINANCE NO. 23-3-2

An ordinance to authorize the sale by St. Charles Parish for property located at 917 3rd Street, Norco, Louisiana; and to approve and authorize the attached Exclusive Rights of Sale Accelerated Marketing Listing Agreement with SVN/Gilmore Auction & Realty Company to act as St. Charles Parish's designated agent/auctioneer for the sale.

WHEREAS, St. Charles Parish is the owner of the property located at 917 3rd Street, Norco, Louisiana; and,

WHEREAS, St. Charles Parish previously used said property in conjunction with the River Parish Community Development Corp (RPCDC) for its Business Incubator Program; and,

WHEREAS, Hurricane Ida destroyed the improvements which were located on the property; and,

WHEREAS, St. Charles Parish no longer uses the property for the purpose for which it was previously intended; and,

WHEREAS, the subject property no longer serves a public purpose.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the St. Charles Parish Council hereby declares that the property located at 917 3rd Street, Norco, Louisiana, is no longer needed for a public purpose.

SECTION II. That the St. Charles Parish Council hereby approves the sale of property located at 917 3rd Street, Norco, Louisiana, in an amount not less than the appraised value.

SECTION III. That the Parish President is hereby authorized to execute the said Accelerated Marketing Listing Agreement with SVN/Gilmore Auction & Realty Company on behalf of St. Charles Parish.

SECTION IV. That the Parish President is hereby authorized to execute any and all documents deemed necessary to sell 917 3rd Street, Norco, Louisiana.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: BILLINGS, FONSECA, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-CORMIER

NAYS: NONE

ABSENT: DARENSBOURG GORDON

And the ordinance was declared adopted this 13th day of March, 2023, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Billings
SECRETARY: Michelle Dupontato
DLVD/PARISH PRESIDENT: March 14, 2023
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: Matt Jewell
RETD/SECRETARY: March 15, 2023
AT: 8:45am RECD BY: [Signature]

CERTIFIED TRUE & CORRECT AS PER
MINUTES DATED 3/13/23
Michelle Dupontato
SECRETARY
ST. CHARLES PARISH COUNCIL

**CERTIFICATE OF AUTHORITY
NABUT BROTHERS LLC**

The undersigned, being the manager(s) and members and certifying officials of NABUT BROTHERS LLC (the "Company") and acting in such capacity, hereby certify that at a meeting of the manager and members of the company held on May 30, 2023, the following resolutions were unanimously adopted:

That Mohamed W. Nabut, Sr., as Manager is hereby authorized for and on behalf of this Company to acquire the property more fully described below for a purchase price and sum of \$168,300.00 DOLLARS, according to such terms and conditions as he may deem best, and to execute and deliver for and on behalf of this Company such agreements and acts as may be necessary or required in connection with said sale:

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, on the left descending bank of the Mississippi River, in what is known as "GOOD HOPE SUBDIVISION", the lots herein conveyed are designated by the numbers eighteen (18) and nineteen (19) in Block "P" on a plan of survey of said Good Hope Subdivision made by J. A. Carmena, Civil Engineer, dated Good Hope, La., February 14th, 1921, a copy of which is filed in the office of the Clerk of Court and Recorder of this Parish for reference, and according to said plan, said lots adjoin each other, and measures as follows :

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Lot Number Nineteen (19) forms the corner of St. Charles Avenue and the above mentioned road, and has a width fronting on said road of Forty-seven feet, Nine and three-eighths inches (47' 9-3/8") by a depth on line next to Lot Number 18 of Ninety-nine feet, Two and one-half inches (99' 2-1/2") a depth on line of St. Charles Avenue of Eighty-nine feet, Ten and one-eighth inches (89' 10-1/8") and a width in the rear of Forty-six feet, ten and one-quarter inches (46' 10-1/4").

AND

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, on the left descending bank of the Mississippi River, in what is known as "GOOD HOPE SUBDIVISION" as per map of subdivision made by J. A. Carmena, Civil Engineer, dated February 14th, 1921, a copy of which is filed in the office of the Clerk of Court and Ex-Officio Recorder for reference; according to said map, the lots herein conveyed are designated by the numbers One (1) and Two (2) in Square "P", and adjoin each other and have the following measurements:

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- A CERTAIN LOT OR PORTION OF GROUND, together with rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, designated as being Lot No. 23 in Block "A" of the Good Hope Subdivision as per plan of subdivision by J.A. Conino, Civil Engineer, dated Good Hope, Louisiana, February 1, 1920, a print whereof is filed in the office of the Clerk of Court for reference; said lot has the following dimensions: Thirty-three feet, one and one-half inches (33' 1-1/2") front on Railroad Avenue by a depth on its boundary line next to Lot No. 8 of Ninety feet (90'), and Ninety-six feet, five and seven-eighths inches (96' 5-7/8") on the line dividing it from Lot 24, and Thirty-two feet, five and three-quarter inches (32' 5-3/4") in width in the rear. AND

ONE (1) CERTAIN LOT OR PORTION OF GROUND, together with all rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, located in the Parish of St. Charles, State of Louisiana, on the left descending bank of the Mississippi River, in the town of Norco, in "GOODHOPE PLANTATION SUBDIVISION", and said lot herein conveyed is designated as lot number twenty-four in Block "A", and measures 25/100ths of an

acre. AND

TWO CERTAIN LOTS OR PORTIONS OF GROUND, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, and designated on a plan of the "GOOD HOPE SUBDIVISION" made by J. A. Carmena, Civil Engineer, dated February 14, 1921 as LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN BLOCK "A" OF SAID SUBDIVISION; according to which plan, said lots have the following dimensions: Lot Number Twenty-five (25) has a width of Thirty-three feet, one and three-eighths inches (33' 1-3/8"), fronting on a twenty-six foot (26') road running parallel with the right of way of the Y and M.V.R.R. by a depth on a line next to Lot Twenty-six of One Hundred nine feet, five and one-half inches (109' 5-1/2"), and a depth on line next to Lot twenty-four of One Hundred two feet, eleven and three-fourths inches (102' 11-3/4") and a width in the rear on line of Lot No. 1 of Thirty-two feet five and five-eighths inches (32' 5-5/8").

Lot Number Twenty-six (26) forms the corner of Block "A" at the above mentioned road and Good Hope Street, and has a width on said road of Forty feet, nine and one-half inches (40' 9-1/2") by a depth on line next to Lot No. 25 of One hundred nine feet, five and one-half inches (109' 5-1/2"), and a depth on line running along Good Hope Street of One hundred seventeen feet, five and one-half inches (117' 5-1/2") and a width in the rear next to line of Lot No. 1 of Forty-feet (40')

AND

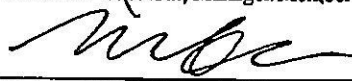
A CERTAIN LOT OR PORTION OF GROUND, together with rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, designated on a plan of Good Hope Subdivision made by J.A. Conino, Civil Engineer, dated February 14, 1921, as Lot No. 1 in Block A of said Subdivision. According to said plan said lot measures Thirty feet, Ten and three-eighths inches (30' 10-3/8") front on Good Hope Street by depth between equal and parallel lines of One Hundred Thirty-seven feet, Five inches (137' 5").

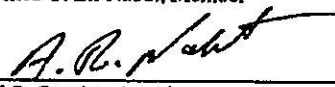
The above-described property bears municipal address of 917 Third Street, Norco, LA 70079.

Be It Further Resolved: That Mohamed W. Nabut, Sr., as Manager of the Company is hereby authorized to appear and answer on behalf of the Company and to sign all papers, acts, deeds, and documents that he may consider necessary or proper in order to carry the foregoing resolution into effect; and he is further authorized to pay the purchase price of the aforesaid property on behalf of the Company. All acts of the said manager done under the authority hereof are hereby ratified and confirmed and the undersigned hereby certifies his authority to act on behalf of the Company in accordance with these resolutions. To the extent the authority granted and/or certified herein exceeds or conflicts with any limits of authority placed upon the manager of the Company by any operating agreement of the Company, the operating agreement of the Company is hereby amended to authorize the above identified manager to act on behalf of the Company and bind the Company in accordance herewith.

Dated effective this 27th day of May, 2023.


Mohamed W. Nabut, Manager/Member


Mohamed Y. En-Nabut, Member


Abdel R. Ennabut, Member

regulations. The parties hereto further relieve me, Notary, from any liability or for any responsibility to determine the wetland delineation or flood zone determination pertaining to the above-described property.

The parties hereto declare that they have not requested an Environmental Site Assessment and/or Environmental Impact Study of the herein conveyed property; nor have they requested any kind of study or evaluation of the property or the buildings thereon for any harmful pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the usability of said property due to any considerations of the environment (including a declaration that the said property is "wetlands"). The parties further acknowledge that said Notary has advised them of the availability of obtaining any of the above evaluations or studies and they have chosen to proceed without such studies; and they do hereby relieve and release me, Notary, from any responsibility in connection therewith.

The seller herein further declared that it has conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises. No survey was requested of or made by the undersigned Notary and the parties hereto hereby relieve and release said Notary from any and all liability in connection therewith. All agreements and stipulations herein contained, and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto. As the context herein may require, the singular shall be deemed to include the plural and the masculine form shall be deemed to include the feminine and neuter.

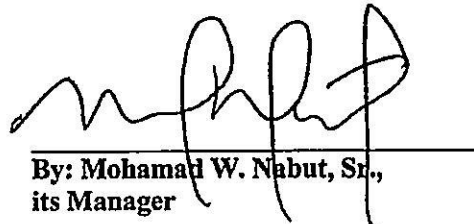
Purchaser declared that pursuant to La. Rev. Stat Ann § 9:2721, the address where property tax and assessment notices are to be mailed is: P.O. Box 1054, Hahnville, LA 70057.

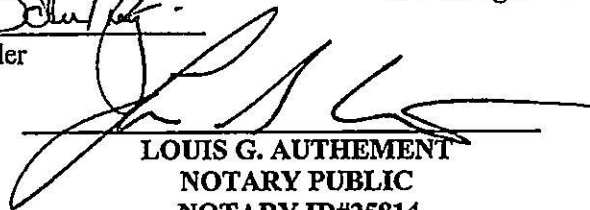
THUS, DONE AND PASSED at Luling, Louisiana, on this 30th day of May, 2023, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:


Patricia Comardelle


Melanie V. Schexnayder



By: Mohamad W. Nabut, Sr.,
its Manager



**LOUIS G. AUTHEMENT
NOTARY PUBLIC
NOTARY ID#25814
RIVERVIEW TITLE, LLC
13919 RIVER ROAD, STE. 300
LULING, LA 70070**

THUS, DONE AND PASSED at Luling, Louisiana, on this 22nd day of May, 2023, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

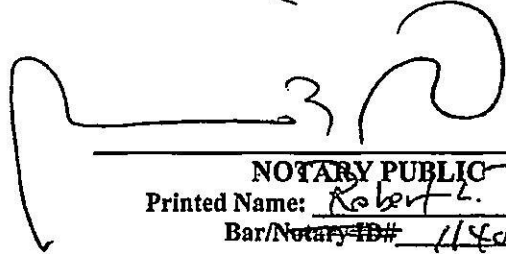

Printed Name: JOHN R. GIBBS


Printed Name: Michael Belmonte

ST. CHARLES PARISH



BY: MATTHEW JEWELL,
Its: PARISH PRESIDENT


NOTARY PUBLIC
Printed Name: Robert L. Raymond
Bar/Notary ID# 11418

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: 232137			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> <small>1.0 3/08 (232137.FRD)232137(1)</small>						
D. NAME AND ADDRESS OF BUYER:		E. NAME AND ADDRESS OF SELLER:		F. NAME AND ADDRESS OF LENDER:		
Nabuf Brothers LLC P.O. Box 1054 Hahnville, LA 70057		St. Charles Parish P.O. Box 302 Hahnville, LA 70057		Cash Sale		
G. PROPERTY LOCATION:		H. SETTLEMENT AGENT:		I. SETTLEMENT DATE:		
917 Third Street Norco, LA 70079 Lots 1,2,3,24,25 & 26, Sq. A & Lots 1,2,18 & 19, Sq. P, Goodhope Subd. St. Charles Parish, Louisiana		20-3932222 Louis G. Authement PLACE OF SETTLEMENT 13919 River Road, Ste 300 Luang, LA 70070		May 30, 2023		
J. SUMMARY OF BUYER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BUYER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price	168,300.00		401. Contract Sales Price	168,300.00		
102. Personal Property			402. Personal Property			
103. Settlement Charges to Buyer (Line 1400)	3,420.20		403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes to			406. City/Town Taxes to			
107. County Taxes to			407. County Taxes to			
108. Rents 05/30/23 to 08/01/23	38.71		408. Rents 05/30/23 to 08/01/23	38.71		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BUYER	171,758.91		420. GROSS AMOUNT DUE TO SELLER	168,338.71		
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money	16,830.00		501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)	17,050.00		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff First Mortgage			
205.			505. Payoff Second Mortgage			
206.			506.			
207.			507. (Deposit disb. as proceeds)			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes to			510. City/Town Taxes to			
211. County Taxes 01/01/23 to 05/30/23	801.01		511. County Taxes 01/01/23 to 05/30/23	801.01		
212. Rents to			512. Rents to			
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
220. TOTAL PAID BY/FOR BUYER	17,631.01		520. TOTAL REDUCTION AMOUNT DUE SELLER	17,851.01		
300. CASH AT SETTLEMENT FROM/TO BUYER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Buyer (Line 120)	171,758.91		601. Gross Amount Due To Seller (Line 420)	168,338.71		
302. Less Amount Paid By/For Buyer (Line 220)	(17,631.01)		602. Less Reductions Due Seller (Line 520)	(17,851.01)		
303. CASH (X FROM) (TO) BUYER	154,127.90		603. CASH (X TO) (FROM) SELLER	150,487.70		

By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement.

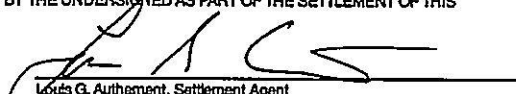
L. SETTLEMENT CHARGES				PAY FROM BUYERS FUNDS AT SETTLEMENT	PAY FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	168,300.00	%	15,300.00	
<i>Division of Commission (line 700) as Follows:</i>					
701. \$ 15,300.00	to	SVN/G2more Auction			
702. \$	to				
703. Commission Paid at Settlement					15,300.00
704. Advertising Fee	to	SVN/G2more Auction			1,500.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lenders Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Assumption Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. MIP Tollns. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium	for	1.0 years to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$	per month			
1002. Mortgage Insurance	months @ \$	per month			
1003. City/Town Taxes	months @ \$	per month			
1004. County Taxes	months @ \$	per month			
1005. Rents	months @ \$	per month			
1006.	months @ \$	per month			
1007.	months @ \$	per month			
1008.	months @ \$	per month			
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to	Louis G. Authement			250.00
1102. Abstract or Title Search	to	Al Cote Title Abstracting		459.50	
1103. Title Examination	to	Louis G. Authement		1,500.00	
1104. Title Insurance Binder	to	Louis G. Authement			
1105. Document Preparation	to	Louis G. Authement			
1106. Notary Fees	to	Louis G. Authement		400.00	
1107. Attorney's Fees	to	Louis G. Authement			
<i>(includes above item numbers:)</i>					
1108. Title Insurance	to	First American Title Insurance Co. of Louisiana		855.70	
<i>(includes above item numbers:)</i>					
1109. Lenders Coverage	\$				
1110. Owner's Coverage	\$	168,300.00		855.70	
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$	205.00	; Mortgage \$		Releases \$	205.00
1202. City/County Tax/Stamps: Deed				Mortgage	
1203. State Tax/Stamps: Deed				Mortgage	
1204. Fee for Certified Copies					
1205. Fee for No Work Affidavit					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				3,420.20	17,050.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer Nabut Brothers LLC
 By 
 Mohamed W. Nabut, Sr., its Manager

Seller St. Charles Parish
 By 
 Matthew Jewel, its Parish President

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.


 Louis G. Authement, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.



Certified Copy

St. Charles Parish Clerk of Court
P.O. Box 424
Hahnville, LA 70057

Phone (985) 783-6632

Lance Marino
Clerk of Court
Parish of St. Charles

Instrument Number: 475327

Book/Index: COB
Document Type: CASH SALE/DEED
Recording Date: 05/31/2023 12:46 PM CDT

Grantor 1: ST CHARLES PARISH
Grantee 1: NABUT BROTHERS LLC

THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.

I HEREBY CERTIFY THAT THE ATTACHED DOCUMENT WAS FILED FOR REGISTRY AND
RECORDED IN THE CLERK OF COURT'S OFFICE FOR ST. CHARLES PARISH, LOUISIANA.



Monica Cruz

Monica Cruz, Deputy Clerk