

St. Charles Parish Recording Page

Lance Marino
Clerk of Court
St. Charles Parish Courthouse
PO Box 424
Hahnville, LA 70057
(985) 783-6632

Received From :
DUFRENE, BRANDT JR
PO BOX 512
BOUTTE, LA 70039

First VENDOR
BEBE LA PROPERTIES LLC

First VENDEE
HIGHWAY 18 LLC

Index Type : CONVEYANCE

Entry Number : 443623

Type of Document : SALE

Book : 882 Page : 258

Recording Pages : 62

Recorded Information

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.

Lance Marino
Clerk of Court

On (Recorded Date) : 09/16/2019

At (Recorded Time) : 3:08:18PM



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CLERK OF COURT
LANCE MARINO
Parish of St. Charles
I certify that this is a true copy of the attached
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Recorded in Book 882 Page 258
File Number 443623



Sarah Buck
Deputy Clerk

Return To : DUFRENE, BRANDT JR
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BOUTTE, LA 70039

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Cart

CASH SALE

File No. 19-052E

UNITED STATES OF AMERICA

BY: BEBE LA PROPERTIES, LLC ET ALS

VARIOUS STATES

TO: HIGHWAY 18 LLC

VARIOUS COUNTIES/PARISHES

BE IT KNOWN, that on the undersigned dates, before the undersigned notaries public, duly commissioned and qualified for their respective states and parishes or counties,, duly commissioned and qualified, and in the presence of the undersigned of the undersigned competent witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

BEBE LA PROPERTIES, L.L.C. (XX-XXX-7468), a Louisiana Limited Liability Company domiciled in the Parish of St. Tammany, State of Louisiana, whose stated address is 100 Christwood Blvd, Apt. 111, Covington, LA 70433, herein represented by Edward W. Moore, Jr. by virtue of a unanimous Written Consent of Manager of LLC and Power of Attorney attached hereto and made a part hereof.

CATHERINE MARY BISSO also known as CATHERINE BISSO HOWARD (XXX-XX-6041) a person of the full age of majority and resident of Orleans Parish, State of Louisiana, who declared unto me, Notary Public, that she has been married but once and then to Michael R. Howard with whom she is living and residing at 911 State Street, New Orleans, LA 70118. Catherine Bisso Howard is hereby represented by Edward W. Moore, Jr. by virtue of a Power of attorney attached hereto and made a part hereof.

PEGGY HIGGINS SEWELL (XXX-XX-9400) a person of the full age of majority and resident of Dallas County, State of Texas, who declared unto me, Notary Public, that she has been married but twice, first to William Brooks Emory, from whom she was divorced and second to J. Carl Sewell, with whom she is living and residing at 4726 Drexel Drive, Dallas, TX 75205. Peggy Higgins Sewell is hereby represented by Edward W. Moore, Jr. by virtue of a Power of attorney attached hereto and made a part hereof.

ARCHIBALD T. HIGGINS, III (XXX-XX-3492) a person of the full age of majority and resident of St. Tammany Parish, State of Louisiana who declared unto me, Notary Public, that he has been married but once and then to Elizabeth Broussard Higgins and they currently live and reside together at 228 Natchez Trace, Covington, LA 70433. Archibald T. Higgins, III is hereby represented by Edward W. Moore, Jr. by virtue of a Power of attorney attached hereto and made a part hereof.

ELIZABETH BISSO MORRIS (XXX-XX-1350) a person of the full age of majority and resident of Essex County, State of Massachusetts who declared unto me, Notary Public, that she has been married but once and then to Frederic H. Morris, with whom she is living and residing at 18 Boardman, Manchester, MA 01944. Elizabeth Bisso Morris is hereby represented by Edward W. Moore, Jr. by virtue of a Power of attorney attached hereto and made a part hereof.

JOSEPHINE A. BISSO MOORE (XXX-XX-6970) A/K/A JOSEPHINE A. BISSO a person of the full age of majority and resident of Dallas County, State of Texas, who declared unto me, Notary Public, that she has been married but once and then to Edward W. Moore, Jr. and they currently live and reside together at 3601 University Boulevard, Dallas, TX 75225. Josephine A. Bisso Moore is hereby represented by Edward W. Moore, Jr. by virtue of a Power of attorney attached hereto and made a part hereof.

Hereinafter collectively referred to as sellers, who declared that they do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, without any warranty of title not even return of the purchase price or any portion thereof, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto:

HIGHWAY 18 LLC (XX-XXX-4303) a Louisiana Limited Liability Company domiciled in the Parish of St. Charles, State of Louisiana, whose stated address is P.O. Box 510, Boutte, LA 70039, herein represented by Brandt Dufrene, Sr. by virtue of a certificate of authority of Manager of Limited Liability Company attached hereto and made a part hereof.

hereinafter collectively referred to as purchasers, here present accepting, and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

**PARCEL A
LOT 19 & LOT 20 FASHION PLANTATION**

THAT PIECE OR PORTION OF GROUND BEING A PORTION OF LOT 19 & LOT 20 FASHION PLANTATION, SITUATED IN SECTIONS 12, 13, 71, 72 & 73, T-13-S, R-20-E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA PER AN ALTA/NSPS LAND TITLE SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 19 & LOT 20 FASHION PLANTATION". BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019". FOR CLARITY, THIS PARCEL IS DESIGNATED AS PARCEL A AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A GRATE BAR, AT THE SOUTH LINE OF LOT 19 OF FASHION PLANTATION AND THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18.

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 19 BEING THE NORTH LINE OF LOT 18 A BEARING OF S60°49'52"W A DISTANCE OF 8797.67' TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF PARCEL A BEING THE EAST RIGHT OF WAY OF LA HIGHWAY 3127 A BEARING OF N26°30'18"W A DISTANCE OF 513.61' TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF LOT 20 BEING THE SOUTH LINE OF LOT 21 A BEARING OF N61°39'15"E A DISTANCE OF 8855.71' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF PARCEL A BEING THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18 A BEARING OF S16°17'41"E A DISTANCE OF 279.05' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF PARCEL A BEING THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18 A BEARING OF S19°46'52"E A DISTANCE OF 115.36' TO A POINT;

THE POINT OF BEGINNING

AND

**PARCEL B
LOT 19 & 20 FASHION PLANTATION**

THAT PIECE OR PORTION OF GROUND BEING A PORTION OF LOT 19 & LOT 20 FASHION PLANTATION, SITUATED IN FRONT OF SECTIONS 12 & 13, T-13-S, R-20-E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA PER AN ALTA/NSPS LAND TITLE SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 19 & LOT 20 FASHION PLANTATION". BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019". FOR CLARITY, THIS PARCEL IS DESIGNATED AS PARCEL B AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A GRATE BAR, AT THE SOUTH LINE OF LOT 19 OF FASHION PLANTATION AND THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18.

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF PARCEL B BEING THE SOUTH LINE OF LOT 19 AND THE NORTH LINE OF LOT 18 A BEARING OF N60°49'52"E A DISTANCE OF 87.80' TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF A SELLOFF 82' X 6.3' PARCEL A BEARING OF N29°10'08"W A DISTANCE OF 6.30' TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF A SELLOFF 82' X 6.3' PARCEL A BEARING OF N60°49'52"E A DISTANCE OF 82.00' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF A SELLOFF 82' X 6.3' PARCEL A BEARING OF S29°10'08"E A DISTANCE OF 6.30' TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF PARCEL B BEING THE SOUTH LINE OF LOT 19 AND THE NORTH LINE OF LOT 18 A BEARING OF N60°49'52"E A DISTANCE OF 1738.64' TO A POINT AT THE MISSISSIPPI RIVER;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG A MEANDER LINE TO REPRESENT THE MEAN LOW WATER OF THE MISSISSIPPI RIVER A BEARING OF N05°30'39"W A DISTANCE OF 390.13' TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF PARCEL B BEING THE NORTH LINE OF LOT 20 AND THE SOUTH LINE OF LOT 21 A BEARING OF S61°39'15"W A DISTANCE OF 1984.20' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF PARCEL B BEING THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18 A BEARING OF S16°17'41"E A DISTANCE OF 279.05' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF PARCEL B BEING THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18 A BEARING OF S19°46'52"E A DISTANCE OF 115.36' TO A POINT;

THE POINT OF BEGINNING

AND

PARCEL C

LOT 19 & 20 FASHION PLANTATION

THAT PIECE OR PORTION OF GROUND BEING A PORTION OF LOT 19 & LOT 20 FASHION PLANTATION, SITUATED IN SECTIONS 71, 72 & 73, T-13-S, R-20-E, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA PER AN ALTA/NSPS LAND TITLE SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 19 & LOT 20 FASHION PLANTATION". BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019". FOR CLARITY, THIS PARCEL IS DESIGNATED AS PARCEL CANDIS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT, A GRATE BAR, AT THE SOUTH LINE OF LOT 19 OF FASHION PLANTATION AND THE APPARENT WEST RIGHT OF WAY OF LA HIGHWAY 18.

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 19 BEING THE NORTH LINE OF LOT 18 A BEARING OF S60°49'52"W A DISTANCE OF 9097.99' TO A POINT AT THE WEST RIGHT OF WAY OF LA HIGHWAY 3127;

THE POINT OF BEGINNING

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF PARCEL C BEING THE SOUTH LINE OF LOT 19 AND THE NORTH LINE OF LOT 18 A BEARING OF S60°49'52"W A DISTANCE OF 1264.00' TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF PARCEL C BEING THE WEST LINE OF LOTS 19 & 20 A BEARING OF N29°55'54"W A DISTANCE OF 446.00' TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF PARCEL C BEING THE WEST LINE OF LOT 20 A BEARING OF N15°13'39"W A DISTANCE OF 92.40' TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF PARCEL C BEING THE NORTH LINE OF LOT 20 AND THE SOUTH LINE OF LOT 21 A BEARING OF N61°39'15"E A DISTANCE OF 1271.88' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF PARCEL C BEING THE WEST RIGHT OF WAY OF LA HIGHWAY 3127 A BEARING OF S26°30'18"E A DISTANCE OF 517.92' TO A POINT

THE POINT OF BEGINNING

Being the same property acquired by Beverly Bisso White et als from Bisso Ferry Company, Inc. by Act of Cash Sale sated 06/21/1983, passed before Gary J. Elkins, Notary Public, and recorded at COB 299, folio 660 in the records of St. Charles Parish, LA; and further acquired by Bebe La Properties, L.L.C. from Beverly B. White by Act of Transfer and Exchange dated 03/27/2012, passed before Lilia M. Beau, Notary Public and recorded at COB 770, folio 130 in the records of St. Charles Parish, LA.

The aforementioned property is subject to the following restrictions:

1. Any outstanding mineral conveyances, mineral reservations, mineral leases, mineral servitudes and any existing easements, servitudes, rights of ways, and leases of any nature or kind whatsoever, of record and in existence.
2. 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.
3. Right of Way in favor of Air Products and Chemicals, Inc. recorded at COB 748, folio 385.
4. Pipeline Servitude with Occidental Chemical Corp recorded at COB 543, folio 217.
5. Pipeline Servitude with Occidental Chemical Corp recorded at COB 543, folio 211.
6. Pipeline Servitude with Occidental Chemical Corp recorded at COB 543, folio 205.
7. Right of Way in favor of Evangeline Gas Pipeline Company, L.P. recorded at COB 456, folio 124.
8. Right of Way in favor of Evangeline Gas Pipeline Company, L.P. recorded at COB 455, folio 291.
9. Right of Way in favor of Evangeline Gas Pipeline Company, L.P. recorded at COB 455, folio 150.
10. Right of Way in favor of Evangeline Gas Pipeline Company, L.P. recorded at COB 455, folio 147.
11. Right of Way in favor of United Gas Pipe Line Company recorded at COB 395, folio 762.
12. Right of Way in favor of United Gas Pipe Line Company recorded at COB 395, folio 760.
13. Servitude in favor of St. Charles Parish recorded at COB 333, folio 110.
14. Servitude in favor of St Charles Parish recorded at COB 333, folio 103.
15. Servitude in favor of St. Charles Parish recorded at COB 333, folio 96.
16. Right of Way in favor of Shell Pipe Line Corporation recorded at COB 237, folio 50
17. Right of Way in favor of Sugar Bowl Gas Corporation recorded at COB 181, folio 456.
18. Easement with South Central Bell Telephone Company recorded at COB 141, folio 133.

19. Right of Way recorded at COB 47, folio 647.
20. Oil, gas and mineral lease dated 11/17/1952 recorded at COB 4, folio 356.
21. Oil, gas and mineral lease dated 12/30/1948 recorded at COB MMM, folio 435.
22. Oil, gas and mineral lease dated 04/2/1944 recorded at COB YY, folio 503.
23. Lease dated 03/04/1941 recorded at COB RR, folio 252.
24. Oil, gas and mineral lease dated 09/21, 1937 recorded at COB LL, folio 90.
25. Oil, gas and mineral lease dated 09/21/1937 recorded at COB LL, folio 83.
26. Oil, gas and mineral lease dated 09/15/1983 recorded in COB 303, folio 747.
27. Act of Correction recorded at COB 311, folio 848; COB 312, folio 1; COB 312, folio 7; COB 312, folio 13; COB 312, folio 18; COB 312, folio 24.
28. Release Oil, gas and mineral lease recorded at COB 323, folio 65.
29. Right of Way recorded in COB 47, folio 601.
30. Right of Way permit granted by Homer W. Smith to L P & L dated September 14, 1929, said right of way to be 100 feet in width.

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.

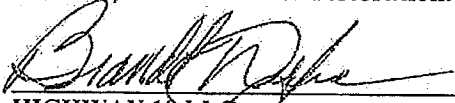
The parties hereto declare that they do not hereby intend, by the execution of these presents, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish or initiate any one or more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

“Buyer acknowledges that Seller makes no warranties, covenants, guarantees or representations whatsoever, express or implied, as to the condition of the Property. Buyer expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548. Buyer further declares and acknowledges that Buyer does hereby waive the warranty of fitness for intended purposes or guarantee against hidden or latent redhibitory vices under Louisiana law, and that warranty imposed by Louisiana Civil Code Articles 2475, 2520 through 2548, and any other applicable state or federal law and the jurisprudence thereunder. As a material and integral consideration for the execution of this Act of Sale by Seller, Buyer waives and releases Seller from any and all warranties, claims and or causes of action which Buyer may have or hereafter may be otherwise entitled to, based on vices or defects in the Property herein sold, including all improvements located thereon, whether in the nature of redhibition, reduction of the purchase price, concealment, and/or any other theory of law, including but not limited to any rights under Louisiana Civil Code Articles 2475, 2520 through 2548 and any other applicable state or federal law and the jurisprudence thereunder. Buyer further assumes the risk as to all vices and defects in the Property, including all buildings, improvements, other constructions or component parts of the Property located thereon and all movable property, equipment, fixtures, appliances or other goods located on the Property, whether those vices or defects are latent and/or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Buyer from making this purchase. Buyer further

acknowledges that the Property is fit for Buyer's intended use and particular purpose and that the zoning of the property is suitable for Buyer's use and purpose."

"Buyer further acknowledges that Buyer (a) had ample opportunity to fully inspect the Property, (b) has inspected the Property to the extent Buyer desired, (c) desires to purchase the Property in its present condition, (d) agrees to purchase the Property subject to any physical encroachments on the Property or any physical encroachments by improvements located on the Property onto adjacent property."

"Without limiting the generality of the foregoing and as further consideration for this sale, Buyer, its assigns and transferees hereby accepts the Property AS IS WHERE IS, in its existing environmental condition and waives, discharges, and releases Seller, its affiliates, predecessors, successors, assigns, partners, officers, employees, directors, agents, members, managers and insurers from any and all claims and/or causes of action which Buyer or its assigns or transferees may have or hereafter be otherwise entitled to, whether affecting person and/or property, for (i) any environmental liabilities arising from the Property, including any claims, demands, causes of actions (both public and private), judgments, attorneys' fees, costs, expenses, penalties and fines, imposed or assessed under any federal, state or local environmental law, rule, regulation, or ordinance involving the environment including, but without limitation Article 2315.3 of the Louisiana Civil Code, Statewide Order 29-B by Office of Conservation, Department of Natural Resources, State of Louisiana, La. R.S. 30:29, the Louisiana Abandoned Oilfield Waste Site Law (La. R.S. 30:71, et seq.), as amended, the Louisiana Oilfield Site Restoration Law (La. R.S. 30:80, et seq.), the Louisiana Environmental Quality Act (La. R.S. 30:2001, et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act, (42 U.S.C. §9601, et seq.), as amended, , the Solid Waste Disposal Act (42 U.S.C. §6901, et seq.), the Superfund Amendments and Reauthorization Act of 1986, and the Toxic Substance Control Act (15 U.S.C. §2601, et seq.), as amended, the Rivers and Harbors Act (33 U.S.C. § 401, et seq.), as amended, the Oil Pollution Act (33 U.S.C. § 2701, et seq.), as amended, the Atomic Energy Act (23 U.S.C. § 2014, et seq.), as amended, and the Safe Drinking Water Act (42 U.S.C. § 300f, et seq.), as amended, and any federal, state or local rules, regulations and ordinances adopted thereunder (collectively, the "Environmental Laws"), and/or (ii) the existence of any Hazardous Materials in, on, under or from the Property. "Hazardous Materials" includes mold, mildew, and other fungi (including but not limited to aspergillus/penicillium, bipolaris/derschlera, and stachybotrys), lead paint, asbestos, petroleum products, naturally occurring radioactive materials, and/or any materials defined as "hazardous pollutants", "toxic pollutants", "pollutants", "hazardous substances", "toxic substances", "hazardous waste", "hazardous constituents" or "solid waste" or language of similar import under, or is otherwise regulated by, any Environmental Laws as well as any other substance or substances the presence of which requires investigation, removal, remediation or restoration."


HIGHWAY 18 LLC
BY: Brandt Dufrene, Sr. manager

Date: 9-16-19

TO HAVE AND TO HOLD the above described property unto the said purchasers, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of NINE HUNDRED EIGHTY THOUSAND AND NO/100 (\$980,000.00) DOLLARS cash, which the said purchasers have well and

truly paid, in ready and current money to the said sellers who hereby acknowledge the receipt and sufficiency thereof and grant full acquittance and discharge therefor.

Purchasers accept the above described property subject to the restrictions referred to herein and agree for themselves, their successors and assigns to be bound thereby.

All State and Parish taxes up to and including the taxes due and eligible in 2018 have been paid as per representation by sellers herein, taxes due and exigible for the year 2019 have been 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 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 sellers herein further declare that there are no judgments, mortgages or liens against the hereinabove described property and they have 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.

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.

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.

As the context herein may require, the singular shall be deemed to include the plural, the plural shall be deemed to include the singular 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 510, Boutte, LA 70039.

Pursuant to La. R. S. 22:513.1 the Title Insurance Company is First American Title Insurance Company of La; Insurance producer is Brandt J. Dufrene, Jr., P.O. Box 512, 13386 Hwy 90, Boutte, LA 70039, Louisiana License Number 259946; Title opinion provided by Brandt J. Dufrene, Jr., Louisiana Bar #26020.

In accordance with La. R. S. 37:1469, as amended, all parties are hereby notified, and all acknowledge, that there is a statewide data base available to them listing those individuals required to register under La. R. S. 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this data base is 1-800-858-0551 and its internet address is www.lasocpr.lsp.org/socpr.

THUS DONE AND PASSED at Dallas Texas, this 13th day of September, 2019, 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:

RBM
RENEE SMITH
Mario K. Kunt
MARIO KUNT

BEBE LA Properties, L.L.C. by E. Moore

BEBE LA Properties, L.L.C.
By: Edward W. Moore, Jr. agent

Catherine Mary Bisso aka Catherine Bissett by E. Moore
CATHERINE MARY BISSO also known as CATHERINE BISSO HOWARD
By: Edward W. Moore, Jr. agent and attorney in fact

Peggy Higgins Sewell by E. Moore

PEGGY HIGGINS SEWELL
By: Edward W. Moore, Jr. agent and attorney in fact

Archibald T. Higgins III by E. Moore

ARCHIBALD T. HIGGINS, III
By: Edward W. Moore, Jr. agent and attorney in fact

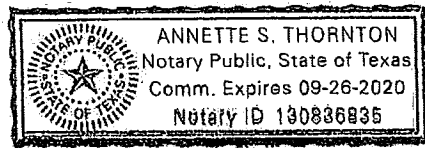
Elizabeth Bisso Morris by E. Moore

ELIZABETH BISSO MORRIS
By: Edward W. Moore, Jr. agent and attorney in fact

Josephine A. Bisso Moore by E. Moore

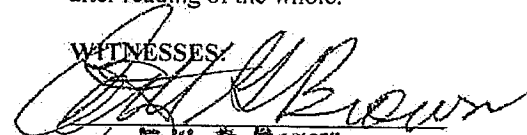
JOSEPHINE A. BISSO MOORE
A/K/A JOSEPHINE A. BISSO
By: Edward W. Moore, Jr. agent and attorney in fact

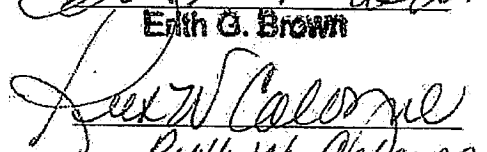
Annette S. Thornton
NOTARY PUBLIC STATE OF TEXAS

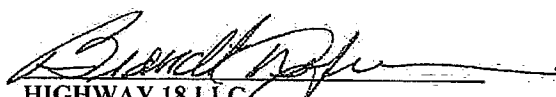


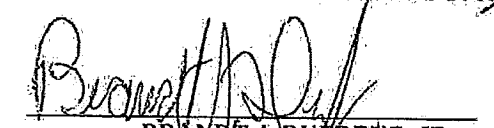
THUS DONE AND PASSED at Boutte, Louisiana, on the 16 day of September, 2019, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:


Edith G. Brown


Ruth W. Celogne


HIGHWAY 18 LLC
BY: BRANDT DUFRENE, SR., manager


BRANDT J. DUFRENE, JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES AT DEATH
BAR #26020

**UNANIMOUS WRITTEN CONSENT OF SOLE MEMBER AND MANAGER OF
BEBE LA PROPERTIES, L.L.C.**

The undersigned, constituting the sole member and manager, and sole certifying official under La. R.S. 12:1317, of BEBE LA PROPERTIES, L.L.C., a Louisiana limited liability company (the "Company"), does hereby agree and certify as follows:

1. That Edward W. Moore, Jr. (the "Authorized Agent"), is hereby authorized, directed and empowered, on behalf of the Company, to sell, convey, and transfer to any person(s) or entity(ies), all of the Company's right, title and interest in those certain tracts or parcels of land, together with all the fixtures, improvements, rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, located in the Parish of St. Charles, State of Louisiana, more particularly described on Exhibit "A" attached hereto (the "Property"), in accordance with the terms and conditions of that certain Purchase Agreement executed by Brandt Dufrene as Buyer on June 3, 2019, having an Effective Date of June 5, 2019, for the sum of NINE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$980,000.00) and on such other terms and conditions as the Authorized Agent may deem proper, to pay and discharge any and all charges, expenses and encumbrances in connection therewith, to receipt for the purchase price, and to execute any and all documents associated with said sale and delivery of the Property;

2. That the Authorized Agent is hereby authorized, empowered and directed to take all actions and to execute and deliver all documents that in the sole discretion of the Authorized Agent appears necessary, advisable or appropriate in order to give effect to the actions authorized above, including but not limited to an Act of Sale, and that all such documents shall be the enforceable and binding act and obligation of the Company, without the necessity of the signature or attestation of any other manager, member, officer or agent of the Company;

3. That the Authorized Agent is hereby authorized, empowered and directed to execute and deliver the above described documents with such changes, modifications, additions and deletions as the Authorized Agent may in its uncontrolled discretion approve, which changes, modifications, additions and deletions it is hereby authorized to make, its signature on any document constituting conclusive evidence of her and the Company's approval thereof so that any such document shall be valid and binding on the parties thereto;

4. That the sole Member of the Company is: Beverly B. White;

5. That the sole Manager of the Company is: Beverly B. White;

6. That the Company has Articles of Organization dated March 27, 2012, filed on April 5, 2012 with the Louisiana Secretary of State, which are in effect as of the date hereof, and have not been further amended or supplemented, and that the Company does not have an Operating Agreement in effect as of the date hereof; and

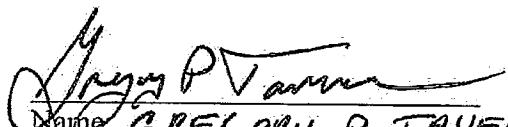
7. That any person dealing with the Company may rely upon a certificate executed by one or more managers of the Company to establish the membership of any manager or

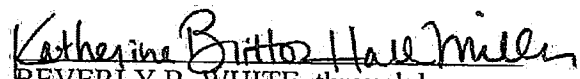
member, the authenticity of any records of the Company, or the authority of any person to act on behalf of the Company, including but not limited to the authority to take the actions referred to in La. R.S. 12:1318 (B).

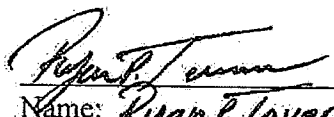
This Unanimous Consent may be executed in two or more counterparts, and it shall not be necessary that the signatures of all parties hereto be contained on any one counterpart hereof; each counterpart shall be deemed an original, but all of which together shall constitute one and the same instrument.

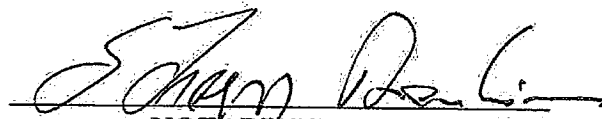
THUS DONE AND PASSED, in multiple original, in the Parish of Jefferson, State of Louisiana, on the 12th day of September, 2019, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearer and me, Notary.

WITNESSES:


Name: GREGORY P. TAVERNA


BEVERLY B. WHITE, through her
Agent and Attorney-in-Fact,
KATHERINE BRITTON HALL MILLER,
Sole Member and Manager of BEBE LA
PROPERTIES, L.L.C.


Name: Ryan P. Taverna


NOTARY PUBLIC

S. FRAZER RANKIN
NOTARY PUBLIC
LA BAR No. 11112, Notary No. 4738
Parish of Orleans, State of Louisiana
My Commission is issued for Life

St. Charles Parish Recording Page

Lance Marino
Clerk of Court
St. Charles Parish Courthouse
PO Box 424
Hahnville, LA 70057
(985) 783-6632

Received From :
SIMPLIFILE
4844 NORTH 300 WEST
SUITE 202
PROVO, UT 84604

First VENDOR

LOMBARDO, JEROME III

First VENDEE

JCJR ST CHARLES LLC

Index Type : CONVEYANCE

Entry Number : 444043

Type of Document : SALE

Book : 383

Page : 32

Recording Pages : 4

Recorded Information

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.

Lance Marino
Clerk of Court
Debra Reed

eRecorded

On (Recorded Date) : 10/03/2019

At (Recorded Time) : 1:39:52PM



STATE OF LOUISIANA
PARISH OF ST. CHARLES

FILE NO.: 32158

ACT OF CASH SALE

BE IT KNOWN, that on this 30th day of September, 2019 before me, Brint Marks, Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

Jerome Lombardo, III, Tax Identification Number XXX-XX-3387, a person of the full age of majority who declared unto me, Notary, that he has been married three times; first to Iris Comey from whom divorced, second to Carolyn Cavaller from whom divorced, and third to Donna Price from whom divorced and not since remarried; whose present mailing address is PO Box 811, Luling, LA 70070; hereafter referred to as "Seller";

who declared that for the price of **ONE HUNDRED AND NO/100, (\$100.00) DOLLARS** cash, and other good and valuable consideration which seller acknowledges receipt, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

JCJR ST. CHARLES, LLC, Tax Identification Number XX-XXX6633, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Louisiana, represented herein by Joel T. Chalsson, II, a single member LLC; whose present mailing address is 13726 River Rd. Destrehan, LA 70047; hereafter referred to as "Purchaser";

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

THREE (3) CERTAIN LOTS OF GROUND situated in Sec. 2, T-13-S, R-20-E, Town of Hahnville, St. Charles Parish, State of Louisiana, on the right bank of the Mississippi River, and designated as LOT L-1, LOT L-2, and LOT L-3, all according to a resubdivision of Lot A of a subdivision of Lots 16, 17 & 18 of Fashion Plantation (per plan by H.E. Lantry, C.E. dated January 24, 1929), as per that survey by Louis J. Gassen, Jr., PLS, Lucien C. Gassen Surveying Services, dated November 8, 2018, approved by the St. Charles Parish Council in Resolution No. 6387 on January 7, 2019, recorded January 17, 2019 at Instrument #438094, COB 872 folio 546.

AND

A 25' (foot) Access and Utility Servitude as shown on that survey recorded January 17, 2019 at Instrument #438094, COB 872 folio 546.

Being the same property acquired by Jerome Lombardo, III, by an Act dated 11-06-1992, registered at COB 458 Page 591 and an Act dated 09-05-2019, registered at COB 881 Page 752, records of St. Charles, State of Louisiana.

Said property is subject to all covenants, restrictions, rights of way, easements, encroachments, servitudes, reservations, and rights of others as may be disclosed in the public record, including, but not limited to, the following specific matters:

1. Servitudes, rights of way, encroachments, setbacks and other matters shown on that survey by Louis J. Gassen, Jr., PLS, Lucien C. Gassen Surveying Services, dated November 8, 2018, approved by the St. Charles Parish Council in Resolution No. 6387 on January 7, 2019, recorded January 17, 2019 at Instrument #438094, COB 872 folio 546
2. 25' Access and Utility Servitude as shown on the above referenced survey.
3. 10' Utility Servitude granted in favor of Louisiana Power & Light Co. recorded at Entry No. 170250.
4. 5' servitude granted in favor of St. Charles Parish recorded at Entry No. 106328.

... but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Said description of tract or parcel of ground shall include all of Sellers' interest in and to buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining.

SALE "AS IS" WITHOUT WARRANTIES: SELLER and BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER does hereby waive, relieve and release SELLER from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sale Price pursuant to Louisiana Civil Code Article 2541, et seq. Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524.

Seller retains all mineral rights.

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. The production of Mortgage, Conveyance, or tax certificates are hereby dispensed with by the consent of the parties hereto, and Choice Title Inc. is relieved and released from any and all liability and responsibility in connection therewith.

Purchaser herein assumes all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions, and/or Covenants affecting said property, and further acknowledges that variances may exist in property measurements, lot size, or suitability of property. All parties to this transaction have waived the production of any environmental studies and assessments, wetlands determinations, and a current survey which would show actual dimensions, servitudes, rights of way, encroachments, and other adverse matters which may affect title, and do hereby release the undersigned Notary Public, and Choice Title Inc., from any responsibility or liability incurred from the non-production thereof.

Taxes for the current year will be assumed by Purchaser and tax bill should be mailed to the Purchaser at 13726 River Road, Destrehan, LA 70047. The parties agree that taxes were prorated based on the best available information at the time of closing, and that any variances upon issue of the tax bill for the current year will be adjusted between the parties, and Choice Title Inc. and its representatives are released from further accounting or liability resulting therefrom.

All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the PURCHASER, PURCHASER's heirs and assigns shall have and hold the described property in full ownership forever.

In accordance with La. R.S. 37:1469, as amended, all parties are hereby notified, and all acknowledge, that there is a statewide data base available to them listing those individuals required to register under La. R.S. 15:540 (certain sex offenders) and providing their locations and other information. The telephone number of this database is 1-800-855-0557 and its internet address is www.lasocpr.lsp.org/socpr.

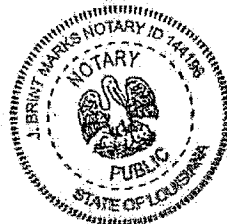
THUS DONE AND PASSED at Destrehan, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Wendy Benedetto
Wendy Benedetto
MICHEL ANTHONY

Jerome Lombardo, III
Jerome Lombardo, III
JCJR St. Charles, LLC
BY: Joel T. Chaisson, II
Joel T. Chaisson, II
Manager, Member

Brent Marks, Notary Public
Identification No. 36565
My commission expires at death.



Title Insurance Producer: Choice Title Inc.
Address: 7 Storehouse Lane, Suite B, Dextrahan, LA 70047
Producer License No.: 211863
Title Insurance Underwriter: Fidelity National Title Insurance Company
Title Opinion Completed By: Brint Marks
LA Bar Roll No.: 36565