

# St. Charles Parish Recording Page

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Clerk of Court  
St. Charles Parish Courthouse  
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**Received From :**

STEWART TITLE OF LOUISIANA  
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SUITE 105  
METAIRIE, LA 70002

**First VENDOR**

ZERINGUE, MICHAEL A SR

**First VENDEE**

KOZEL, TIMOTHY A

Index Type : Conveyance

Entry Number : 383510

Type of Document : Sale

Book : 778 Page : 351

Recording Pages : 8

### 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

*Deanda Elise*  
Deputy Clerk

On (Recorded Date) : 10/30/2012

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**CASH SALE**

Sale of Property

by:

**Michael A. Zeringue Sr.**

to:

**Timothy A. Kozel**

*United States of America  
State of Louisiana  
Parish of Jefferson*

**BE IT KNOWN** That on this 29th day of October, 2012,

**BEFORE ME**, Andrew J. Treuting a notary public, duly commissioned and qualified, in and for the Parish of Jefferson and in the presence of the witnesses hereinafter named and undersigned:

*Personally Came and Appeared.*

Michael A. Zeringue Sr. (S.S. # XXX-XX-1209), a person of the full age of majority and residents of the Parish of Jefferson, State of Louisiana, who declared unto me, Notary, that he has been married but twice, first to Cindy Vicknair from whom he was widowed and secondly to Dianna Allen with whom she is presently living and residing.

**MAILING ADDRESS: 6800 Hokaday Road, Slaughter, Louisiana 70777**

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties and 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,

Timothy A. Kozel (S.S.# XXX-XX-3277), a person of the full age of majority and resident of the Parish of St. Charles, State of Louisiana, who declared unto me, Notary, that he has been married but once and then to Denise Ledet from whom he was divorced and that he has not since remarried.

**MAILING ADDRESS: 368 Davis Drive, Luling, Louisiana 70070**

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:

**"Description of Property"**

ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, prescriptions, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in or near the Town of Luling, St. Charles Parish, State of Louisiana, and being located in DAVIS HEIGHTS SUBDIVISION, which is a subdivision of a portion of former David Plantation near Luling, St. Charles Parish, Louisiana in Section 25, T13S, R21E as per map by E.M. Collier, Surveyor, dated March 6, 1963, revised December 3, 1964, and again revised December 23, 1964, copy of which is on file in the office of the Clerk of Court of St.

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LA. License No. 224901  
Diane M. Gravois / No. 06249  
file No. 20121337  
not'l sec: Jennifer Hebert  
(rev'd 1/1/2012-jd)

Charles Parish for reference; according to the above map by E.M. Collier, the lot of ground is designated as LOT 27 of BLOCK C and more fully described as follows:

LOT 27 OF BLOCK C has a front width on Davis Drive of 70 feet, by a depth between equal and parallel lines of 110) feet, and a width in the rear of 70 feet.

AND

ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, prescriptions, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in or near the Town of Luling, St. Charles Parish, State of Louisiana, and being located in DAVIS HEIGHTS SUBDIVISION, which is a subdivision of a portion of former David Plantation near Luling, St. Charles Parish, Louisiana in Section 25, T13S, R21E as per map by E.M. Collier, Surveyor, dated March 6, 1963, revised December 3, 1964, and again revised December 23, 1964, copy of which is on file in the office of the Clerk of Court of St. Charles Parish for reference; according to the above map by E.M. Collier, the lot of ground is designated as LOT 26 of BLOCK C and more fully described as follows:

LOT 26 OF BLOCK C has a front width on Davis Drive of 70 feet, by a depth between equal and parallel lines of 110) feet, and a width in the rear of 70 feet. And according to survey of Lucien C. Gassen, Land Surveyor, dated March 31, 1977, said Lot 26 is located in the same block and subdivision and has the same designation and measurements as above set forth and commences at a distance of 130.82 feet from the corner of Davis Drive and Rex St.

Improvements bear the Municipal No. 368 DAVIS DRIVE

Being the same property acquired by Cindy Vicknair, wife of and Michael A. Zeringue from Ellen Grego, wife of and John L. Fuller by act before Charles S. Lagarde, Jr., Notary Public dated March 31, 1977 and registered in COB 187 FOLIO 428 of the records of St. Charles Parish. Also acquired by Cindy Vicknair, wife of and Michael A. Zeringue from Jo Ann Cortez, wife of and Fred J. Arcement Jr. et al by act before Charles S. Lagarde, Jr., Notary Public dated April 21, 1977 and registered in COB 188 FOLIO 176 of the records of St. Charles Parish. Also acquired by Michael Anthony Zeringue from Judgment of Possession in Succession of Cindy Vicknair Zeringue, 29<sup>th</sup> JDC P8500-E dated February 2, 2004 and registered in COB 632 FOLIO 89 of the records of St. Charles Parish

**PURCHASER(s)** herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2011 bearing Tax Assessment No. 11-05042 are to be forwarded to:

Timothy A. Kozel

**MAILING ADDRESS:** 368 Davis Drive, Luling, Louisiana 70070

**THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:**

Restrictions at COB 42/228.

LP&L right of way at COB 3/101.

United Gas Pipeline right of way at COB RR/475, COB NN/626, COB NN/480, COB 210/340.

Shell Pipe Line right of way at COB 20/479.

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Oil, gas and mineral lease at COB 623/239.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS' FEES IN CONNECTION HEREWITH.

"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 cause of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sales 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 and BUYER agree that this clause shall be made a part of the Act of Sale."

Initials: J.R. MAJ.

To have and to hold the above described property unto the said purchaser(s) themselves heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **One Hundred Eighty Two Thousand dollars and Zero cents ( \$182,000.00)** which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and eligible for the current tax year are paid as per a research of the tax rolls for the year 2011.

By reference to the research of the Registrar of Conveyances and Recorder of Mortgages / Clerk of Court records in and for the Parish of St. Charles, it does not appear that said property has been heretofore alienated by the Vendor or that it is subject to any encumbrances whatever, except: **NONE**

The parties to this act take cognizance of the fact that no mortgage, conveyance, paving, sewerage and water lien ordinance research or tax sale certificates in connection with this act of sale have been made, nor were any produced or attached and the parties do hereby relieve and release me, Notary, from any and all liability, responsibility or damage including court costs and attorneys' fees in connection therewith.

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file No. 20121337  
not'l sec: Jennifer Hebert  
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Thus Done and Passed, in my office in Jefferson Parish, Louisiana on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

Dianna A. Zeringue  
(witness signature)  
DIANNA A. Zeringue  
(type/print name of witness)

SELLER(S):

Michael A. Zeringue  
Michael A. Zeringue Sr

Angela Owens  
(witness signature)  
Angela Owens  
(type/print name of witness)

PURCHASER(S):

Timothy A. Kozel  
Timothy A. Kozel

Andrew J. Treuting  
Andrew J. Treuting  
NOTARY PUBLIC  
Bar/Notary No.: 30098

Andrew J. Treuting  
Attorney At Law / Notary Public  
St. Charles Parish, Louisiana  
LSBA No. 30098, Notary No. 83865  
My Commission expires: At My Death

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STATE OF LOUISIANA  
COUNTY PARISH OF T Jefferson

AMENDED AFFIDAVIT OF DEATH AND HEIRSHIP  
FOR THE SUCCESSION OF CINDY VICKNAIR ZERINGUE

BEFORE ME, the undersigned Notary Public, personally came and appeared **Holly Marie Zeringue** a person of the full age of majority and resident of the State of LOUISIANA, who after being duly sworn, did depose and say that:

I.

She was well and personally acquainted with the late Cindy Vicknair Zeringue ("Decedent"), who was domiciled in the Parish of St. Charles, State of Louisiana, at the time of her death.

II.

Decedent died intestate at Tulane University Hospital, New Orleans, Orleans Parish, Louisiana, on the 8<sup>th</sup> day of March, 2003.

III.

Decedent was married but once, and then to Michael Anthony Zeringue, with whom she was living and residing at the time of her death.

IV.

Of Decedent's marriage to Michael Anthony Zeringue, three children were born, namely Heath Michael Zeringue, Michael Anthony Zeringue, Jr. and Holly Marie Zeringue, all of whom are of the full age of majority and residents of the Parish of St. Charles, State of Louisiana, and none of whom had any children or other direct descendants at the time of Decedent's death.

V.

No other children were born of Decedent, and Decedent never adopted anyone, nor was she ever adopted by anyone.

Holly Marie Zeringue  
Holly Marie Zeringue

SWORN TO AND SUBSCRIBED by Holly Marie Zeringue, before me, this 12<sup>th</sup> day of October, 2012.

Andrew J. Treuting  
NOTARY PUBLIC

Andrew J. Treuting  
Attorney At Law / Notary Public  
St. Charles Parish, Louisiana  
LSBA No. 30098, Notary No. 83865  
My Commission expires: At My Death

STATE OF Louisiana  
COUNTY PARISH OF Jefferson

**AMENDED AFFIDAVIT OF DEATH AND HEIRSHIP  
FOR THE SUCCESSION OF CINDY VICKNAIR ZERINGUE**

**BEFORE ME**, the undersigned Notary Public, personally came and appeared **Heath Michael Zeringue** a person of the full age of majority and resident of the State of Louisiana, who after being duly sworn, did depose and say that:

I.

He was well and personally acquainted with the late Cindy Vicknair Zeringue ("Decedent"), who was domiciled in the Parish of St. Charles, State of Louisiana, at the time of her death.

II.

Decedent died intestate at Tulane University Hospital, New Orleans, Orleans Parish, Louisiana, on the 8<sup>th</sup> day of March, 2003.

III.

Decedent was married but once, and then to Michael Anthony Zeringue, with whom she was living and residing at the time of her death.

IV.

Of Decedent's marriage to Michael Anthony Zeringue, three children were born, namely Heath Michael Zeringue, Michael Anthony Zeringue, Jr. and Holly Marie Zeringue, all of whom are of the full age of majority and residents of the Parish of St. Charles, State of Louisiana, and none of whom had any children or other direct descendants at the time of Decedent's death.

V.

No other children were born of Decedent, and Decedent never adopted anyone, nor was she ever adopted by anyone.

Heath Michael Zeringue  
Heath Michael Zeringue

SWORN TO AND SUBSCRIBED by Heath Michael Zeringue, before me, this 12<sup>th</sup> day of October, 2012.

Andrew J. Treuting  
NOTARY PUBLIC

Andrew J. Treuting  
Attorney At Law / Notary Public  
St. Charles Parish, Louisiana  
LSBA No. 30098, Notary No. 83866  
My Commission expires At My Death

STATE OF Nebraska

COUNTY PARISH OF Washington

**AMENDED AFFIDAVIT OF DEATH AND HEIRSHIP  
FOR THE SUCCESSION OF CINDY VICKNAIR ZERINGUE**

BEFORE ME, the undersigned Notary Public, personally came and appeared Michael Anthony Zeringue, Jr. a person of the full age of majority and resident of the State of Nebraska, who after being duly sworn, did depose and say that:

I.

He was well and personally acquainted with the late Cindy Vicknair Zeringue ("Decedent"), who was domiciled in the Parish of St. Charles, State of Louisiana, at the time of her death.

II.

Decedent died intestate at Tulane University Hospital, New Orleans, Orleans Parish, Louisiana, on the 8<sup>th</sup> day of March, 2003.

III.

Decedent was married but once, and then to Michael Anthony Zeringue, with whom she was living and residing at the time of her death.

IV.

Of Decedent's marriage to Michael Anthony Zeringue, three children were born, namely Heath Michael Zeringue, Michael Anthony Zeringue, Jr. and Holly Marie Zeringue, all of whom are of the full age of majority and residents of the Parish of St. Charles, State of Louisiana, and none of whom had any children or other direct descendants at the time of Decedent's death.

V.

No other children were born of Decedent, and Decedent never adopted anyone, nor was she ever adopted by anyone.

Michael Anthony Zeringue, Jr.  
Michael Anthony Zeringue, Jr.

SWORN TO AND SUBSCRIBED by Michael Anthony Zeringue, Jr., before me, this 23<sup>rd</sup> day of October, 2012.

Katherine D Loudner  
NOTARY PUBLIC

