

CASH SALE

UNITED STATES OF AMERICA

FROM: FIRST NATIONAL BANK
USA FKA FIRST NATIONAL
BANK OF ST. CHARLES PARISH

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this _____ day of _____, in the year two thousand and fifteen (2015).

BEFORE ME, a Notary Public in and for the Parish of St. Charles, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

FIRST NATIONAL BANK USA FKA FIRST NATIONAL BANK OF ST. CHARLES PARISH, a national bank incorporated under the National Banking Act of the District of Columbia in Washington, D.C., herein represented by Brandt J. Dufrene and whose mailing address is P. O. Box 508, Boutte, Louisiana, 70039.

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor does by these presents sell, grant, bargain, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by V. J. St. Pierre, Jr., its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. _____ adopted by the St. Charles Parish Council on May 4, 2015 a copy of which is attached hereto and made a part hereof;

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to wit:

LEGAL DESCRIPTION LOT 25A, BLOCK N, GOOD HOPE SUBDIVISION

That piece or portion of ground being Lot 25A, Block N, Good Hope Subdivision. Situated in Section 6, T-12-S, R-8-E, Norco, St. Charles Parish, Louisiana. All

in accordance with a survey by Stephen P. Flynn,
P.L.S. dated April 6, 2015 and being more fully described as follows:
Commence at a point said point being the southeast intersection of Apple Street - LA Highway 48 and Sixth Street;
The Point of Beginning,
Thence proceed in a southeasterly direction along the south right of way of Sixth Street a bearing of S73°50'54"E a distance of 40.00' to a point;
Thence proceed in a northeasterly direction a bearing of N16°09'06"E a distance of 0.60' to a point;
Thence proceed in a southeasterly direction along the south right of way of Sixth Street a bearing of S73°50'54"E a distance of 86.85' to a point;
Thence proceed in a southwesterly direction along the west right of way of St. Charles Street a bearing of S 16°09'06"W a distance of 175.41' to a point;
Thence proceed in a northwesterly direction a bearing of N73°50'54"W a distance of 86.55' to a point;
Thence proceed in a northeasterly direction a bearing of N16°09'06"E a distance of 6.08' to a point;
Thence proceed in a northwesterly direction a bearing of N73°50'54"W a distance of 40.00' to a point;
.....
Thence proceed in a northeasterly direction along the east right of way of Apple Street -LA Highway 48 a bearing of N16°09'06"E a distance of 168.78' to a point;
The Point of Beginning.

As shown on Survey Plat and Administrative Resubdivision of a portion of Lot 22, and All of Lots 23, 24, 25 and 26, Block N, and an undesignated 6.09' x 86.65' Parcel adjacent to the North Line of Block N, Good Hope Subdivision and Two Adjoining Portions of Lot E, Good Hope Subdivision into a Lot Herein designated as Lot 25A, Block N, Good Hope Subdivision situated in Section 6, T-12-S, R-8-E, Norco, St. Charles Parish, Louisiana, by Rierlands Surveying Company, dated April 6, 2015. Recorded at COB 814, folio 761, Entry #404928.

To have and to hold the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 (\$270,000.00) DOLLARS**, lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefor.

Taxes for 2014 are paid. The parties hereto waive any conveyance, mortgage, tax and any other certificates and relieve and release me, Notary, from any and all responsibility in connection therewith. The parties also acknowledge that no examination of the title has been made by me, Notary, and agree to relieve, release, defend, save, hold harmless, and indemnify me, Notary, from any and all claims, liabilities, and responsibilities in connection therewith.

Purchaser or his representatives have fully examined and inspected the property and the entire building and land prior to the execution of this agreement and that purchaser knows and is satisfied with the physical condition of the premises in all respects and that same is acceptable to purchaser "As Is" and that purchaser is not relying upon representation statements or warranties that have at anytime been made by Vendor or its agents as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises. Purchaser has had full, complete and unlimited access to the property herein conveyed for all test and inspection which purchaser, in purchaser's sole discretion, deems sufficiently comprehensive for the protection of purchaser's interest.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors," and whenever the word "purchaser"

is used it shall be construed to include "purchasers."

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

THUS done, read and passed at my office in the City of Hahnville, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the day, month and year first above written.

WITNESSES:

**FIRST NATIONAL BANK USA
FKA FIRST NATIONAL BANK
OF ST. CHARLES**

BY: BRANDT J. DUFRENE

PARISH OF ST. CHARLES

**BY: V. J. ST. PIERRE, JR.
PARISH PRESIDENT**

**NOTARY PUBLIC
LEON C. VIAL, III
BAR NO. 13061**