

QUITCLAIM DEED

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

St. Tammany Parish 20
Instrmnt #: 2323459
Registry #: 2835483 LFP
4/12/2022 3:47:00 PM
MB_ CB_X MI_ UCC_

BE IT KNOWN, that on the dates hereinafter set forth,

BEFORE ME, the undersigned Notary Public, duly commissioned in and for the above-named Parish and State, therein residing, and in the presence of the undersigned competent witnesses, personally came;

LYNN LEVY LAND COMPANY, L.L.C., a Louisiana limited liability company, represented herein by its duly authorized Manager, Brandon Dodson, pursuant to the Unanimous Written Consent of the Members which is attached hereto and made a part hereof; its mailing address being 17544 Greenwell Springs Road, Greenwell Springs, Louisiana 70739;

who does, for and in consideration of the price and sum of One Hundred and 00/100 (\$100.00) Dollars, cash, receipt whereof which is hereby acknowledged, and for other good and valuable consideration, the receipt and sufficiency of which is hereby duly acknowledged, and full acquittance and discharge thereto given, does hereby sell, transfer, assign, quitclaim, release and relinquish unto:

UTILITIES, INC. OF LOUISIANA, a Louisiana corporation, represented herein by Alex Williams, Regional Manager of Operations; its mailing address being 201 Holiday Boulevard, Suite 150, Covington, Louisiana, 70433 (hereinafter "UIL");

all of the undivided right, title and interest which it may have in and to the following described property, to-wit:

A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 40 Minutes 16 Seconds East a distance of 1176.24 feet to a $\frac{3}{4}$ " iron pipe found; Thence run North 88 Degrees 40 Minutes 13 Seconds East a distance of 143.76 feet to a $\frac{3}{4}$ " iron pipe found; Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 1649.41 feet to a $\frac{5}{8}$ " iron rod found on the westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road); Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 102.62 feet to a $\frac{1}{2}$ " iron rod set on the easterly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road); Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 874.67 feet to a point; Thence run South 00 Degrees 55 Minutes 51 Seconds East a distance of 768.61 feet to a $\frac{1}{2}$ " iron rod set and the **Point of Beginning**.

From the **Point of Beginning** run South 54 Degrees 51 Minutes 42 Seconds East a distance of 593.92 feet to a point; Thence run South 43 Degrees 08 Minutes 18 Seconds West a distance of 91.08 feet to a $\frac{1}{2}$ " iron rod pipe found; Thence run South 78 Degrees 08 Minutes 18 Seconds West a distance of 239.74 feet to a point on the northerly right of way line of Interstate Highway Number 12 Service Road (a.k.a. Crawford Landing Road); Thence run North 26 Degrees 16 Minutes 06 Seconds West a distance of 52.49 feet to a $\frac{1}{2}$ " iron rod set; Thence run North 25 Degrees 57 Minutes 54 Seconds West a distance of 60.20 feet to a $\frac{1}{2}$ " iron rod set; Thence run along a curve to the left having a radius of 1482.40 feet and an arc length of 157.61 feet with a chord bearing and distance of North 29 Degrees 37 Minutes 32 Seconds West a distance of 157.54 feet to a $\frac{1}{2}$ " iron rod set; Thence run along a curve to the left having a radius of 1482.40 feet and an arc length of 22.58 feet with a chord bearing and distance of North 33 Degrees 06 Minutes 28 Seconds West a distance of 22.58 feet to a $\frac{1}{2}$ " iron rod set; Thence run North 33 Degrees 32 Minutes 38 Seconds West a

distance of 67.84 feet to 1/2" iron rod set; Thence run a curve to the left having a radius of 115.00 feet and an arc length of 15.44 feet with a chord bearing and distance of North 35 Degrees 42 Minutes 52 Seconds West a distance of 15.42 feet to a 1/2" iron rod set; Thence leaving said northerly right of way line of Interstate Highway Number 12 run North 00 Degrees 55 Minutes 51 Seconds West a distance of 131.75 feet and back to the **Point of Beginning**.

Said parcel contains **2.176 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more particularly set forth on the survey by J.V. Burkes & Associates, Inc. which is attached hereto as Exhibit "A" and made a part hereof (the "Property"). This conveyance is subject to the terms set forth on Exhibit "B" which is attached.

TO HAVE AND TO HOLD the same unto the said UIL, its successors and assigns forever, without any warranty whatsoever, of any nature or description, even for the return of the purchase price, but with full substitution and subrogation in and to all rights and actions of warranty which it may have against all preceding owners or vendors whomsoever.

THUS DONE AND PASSED in Baton Rouge, Louisiana, this 23rd day of March, 2022, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

LYNN LEVY LAND COMPANY, L.L.C.

Dallas Turner

Print Name

Dallas Turner

Fay K. Ramey

Fay K. Ramey

By:

Brandon Dodson

Brandon Dodson,
Manager

Royell J. Temple
Royell Temple, NOTARY PUBLIC
LA BAR ROLL NO. 09429

THUS DONE AND PASSED in Covington, Louisiana, this 12th day of Apr., 2022, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

**UTILITIES, INC.
OF LOUISIANA**

Michelle N. Scott
Print Name: Michelle N. Scott

By:

Alex Williams
Director, State Operations

Wendie J. Daigle
Print Name: Wendie J. Daigle

Paul J. Mayronne
PAUL J. MAYRONNE, NOTARY PUBLIC
LOUISIANA BAR NO. 25788

EXHIBIT "A"

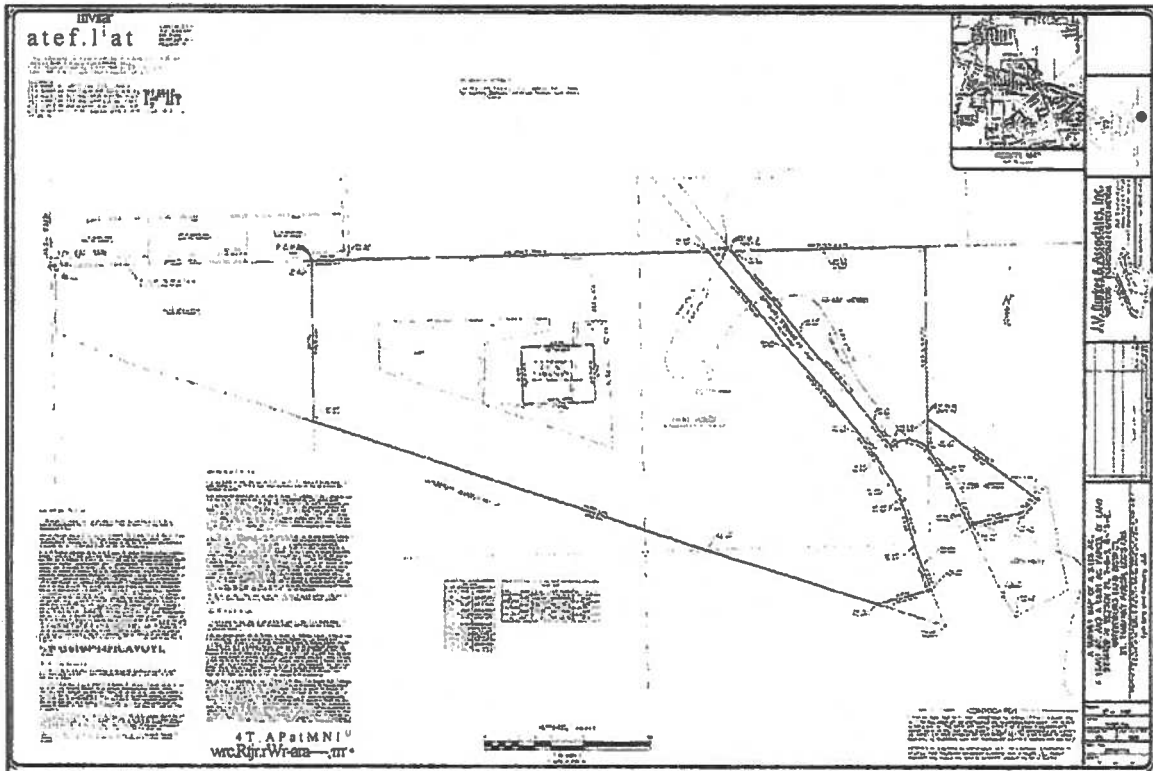


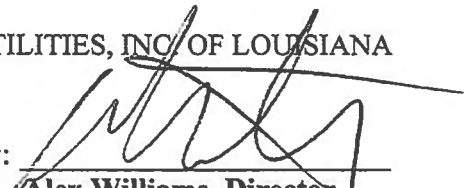
EXHIBIT "B" TO QUITCLAIM DEED

The Purchased Assets are transferred by the Developer, and accepted by the Utility, "AS IS" and without any warranties, express or implied, with respect to the Purchased Assets and the component parts thereof; including, without limitation, the warranties imposed by La. C.C.P. art. 2475 (ownership, peaceful possession, absence of latent defects and fitness for intended use) and any warranty as to habitability of the Purchased Assets and the component parts thereof, and the marketability thereof. This transfer is made, however, with full substitution and subrogation to all rights and actions of warranty of the Developer against all preceding owners and vendors.

LYNN LEVY LAND COMPANY, L.L.C.

By: 
Brandon Dodson, Manager

UTILITIES, INC. OF LOUISIANA

By: 
Alex Williams, Director,
State Operations