

CASH SALE

**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

BE IT KNOWN, that on the 12th day of June, 2020, before me, undersigned Notary, duly commissioned and qualified in and for the above mentioned Parish and State, and in the presence of the undersigned subscribing witnesses, personally appeared:

CAROLYN E. BURNS PEDERSEN, resident of the full age of majority of the Parish of St. Tammany, State of Louisiana, who declared that she is presently married to and residing with Keith C. Pedersen, herein dealing with her separate and paraphernal property for her separate estate, and whose current address is declared to be 97 Jasmine Drive, Covington, LA 70433; (hereinafter known as Sellers);

Who declared that for the price of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS**, cash in hand paid, receipt of which is hereby acknowledged, seller does hereby sell and deliver, with full warranty of title and subrogation to all rights and actions of warranty Seller may have unto Buyer (s):

BRETT BENJAMIN JOHNSON and SHIRLEY CUTURA JOHNSON, both residents of the full age of majority of the Parish of St. Tammany, State of Louisiana, who declared that they are presently married to and residing with each other, and whose current address is declared to be 65143 Easy Street, Pearl River, LA 70452; (hereinafter known as Buyers);

Who acknowledges delivery and possession of the following described property:

Located in Sections 33 and 34 Township 7 South Range 14 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 3 & 4 Township 7 South, Range 14 East, St. Tammany Parish, Louisiana run North 02 degrees 06 minutes 41 seconds East, 660.0 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 23 minutes 35 seconds West, 1541.64 feet to a point; thence South 02 degrees 08 minutes 57 seconds West, 660.00 feet to a point; thence South 89 degrees 22 minutes 52 seconds West, 2146.55 feet to a point on the Easterly Right-of-way of Chris Kennedy Road; thence run along said Right-of-way in the following 3 courses: North 03 degrees 37 minutes 34 seconds East, 151.54 feet to a point; thence with a curve to the right having a Radius of 612.14 feet and an Arc of 266.54 feet, Chord: North 16 degrees 06 minutes 00 seconds East, 264.44 feet to a point; thence North 27 degrees 07 minutes 19 seconds East, 434.59 feet to a point; thence leaving said Right-of-way South 50 degrees 20 minutes 33 seconds East, 574.60 feet to a point; thence North 44 degrees 14 minutes 55 seconds East, 325.53 feet to a point; thence North 16 degrees 58 minutes 02 seconds West, 189.29 feet to a point; thence North 38 degrees 13 minutes 50 seconds West 522.90 feet to a point on the Easterly Right-of-way of Chris Kennedy Road; thence run along said Right-of-way North 68 degrees 17 minutes 44 seconds East, 202.72 feet to a point; thence leaving said Right-of-way South 36 degrees 56 minutes 45 seconds East, 222.12 feet to a point; thence North 66 degrees 05 minutes 05 seconds East, 267.38 feet to a point; thence North 51 degrees 43 minutes 05 seconds East, 118.78 feet to a point; thence North 89 degrees 28 minutes 30 seconds East, 1138.01 feet to a point; thence North 89 degrees 58 minutes 18 seconds East, 470.08 feet to a point; thence North 88 degrees 58 minutes 48 seconds East, 862.56 feet to a point; thence North 00 degrees 59 minutes 30 seconds West, 660.00 feet to a point; thence North 89 degrees 56 minutes 30 seconds East, 1302.53 feet to a point; thence South 00 degrees 58 minutes 36 seconds East, 1316.57 feet to a point; thence South 89 degrees 55 minutes 42 seconds West, 1302.52 feet to the Point of Beginning.

St. Tammany Parish 2123
Instrument #: 2211091
Register #: 2700167 awb
6/19/2020 9:45:00 AM
MB CB X MI UCC

cash sale continued
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This tract contains 112.87 Acres as per survey prepared by this firm dated June 5, 2020, Survey Number 19867.

The improvements thereon bear the Municipal No. TBD CHIRS KENNEDY ROAD, PEARL RIVER, LA 70452;

S CIBP (Seller)

[Signature] (Buyer)

The subject property is being sold "as is, where is" without any warranties, whatsoever as to fitness or condition, whether expressed or implied, and Buyer expressly waives the warranty of fitness and the guarantee against hidden or latent vices (defects in the property sold which render it useless or render its use so inconvenient or imperfect that Buyer would not have purchased it had he known of the vice or defect) provided by law in Louisiana, more specifically, that warranty imposed by Louisiana Civil Code art. 2520 of seq. with respect to Seller's warranty against latent or hidden defects of the property sold, or any other applicable law, not even for a return of the purchase price. Buyer forfeits the right to avoid the sale or reduce the purchase price on account of some hidden or latent vice or defect in the property sold. Seller expressly subrogates Buyer to all rights, claims and causes of action Seller may have arising from or relating to any hidden or latent defects in the property. This provision has been called to the attention of the Buyer and fully explained to the Buyer and the Buyer acknowledges that he has read and understands this waive of all express or implied warranties and accepts the property without any express or implied warranties.

CIBP (Seller)

[Signature] (Buyer)

Said property is sold, conveyed and accepted subject to all servitudes, easements, restrictions, covenants, conditions, and any lease, grant, exception or reservation of mineral rights, if any, appearing in the public records of said parish and state.

To have and to hold said property unto the buyer, buyer's heirs, successors and assigns, forever.

All parties signing the within instrument, either as parties or as witnesses, have declared themselves to be of full legal capacity.

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

The certificates of mortgages required by Article 3364 of the revised civil code of Louisiana is dispensed with by the parties hereto. All taxes assessed against the property herein conveyed have been paid.

All assessments and taxes for the year 2019 have been paid. Any taxes which may be due for the year 2020, will be prorated by the parties as of the date of the sale.

THUS DONE AND SIGNED at Covington, Louisiana, on this 12th day of June, 2020, in the presence of me, Notary, and the undersigned competent witnesses.

WITNESSES:

[Signature]
K.C. Ross

[Signature]
CAROLYN E. BURNS PEDERSEN

[Signature]
JON SEBOK

[Signature]
BRETT BENJAMIN JOHNSON

[Signature]
SHERLEY CUTURA JOHNSON

[Signature]
NOTARY PUBLIC

FILE NO: 2020-270



