

CASH SALE

Sale of Property

by:

Michael L Bankston

to:

**Roy Joseph Gelpi and Michelle Lafitteau
Gelpi**

United States of America

BE IT KNOWN, That on the dates herein below set forth respectively;

BEFORE us, the undersigned Notaries Public, duly commissioned and qualified, in and for the County / Parish and States hereinafter set forth, and in the presence of the witnesses hereinafter named and undersigned:

Personally Came and Appeared:

Michael L Bankston (S.S. # XXX-XX-4156) , a person of the full age of majority and resident of the Parish of Livingston, State of Louisiana, who declared unto me, Notary, that he has been married but once and then to Susan Marie Chavers Bankston with whom he is presently living and residing , and who further declared that the property herein conveyed is his separate and paraphernal property, donated to him by his parents, and administered separately and apart by him.

AND **Susan Bankston**, hereby appearing to intervene and acknowledge that the property herein conveyed is the separate property of her husband, Michael L. Bankston.

MAILING ADDRESS: 39870 Sandhill Road, Walker, LA 70785

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,

Roy Joseph Gelpi (S.S. # XXX-XX-6968) and **Michelle Lafitteau Gelpi** (S.S. # XXX-XX-8753) , both persons of the full age of majority and residents of the Parish of St Tammany, State of Louisiana, who declared unto me, Notary, that they have been married but once and then to each other and that they are presently living and residing together.

MAILING ADDRESS: Lot 21 Maplewood Drive, Mandeville, LA 70471

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"

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of **St. Tammany**, State of Louisiana, in Section 25, Township 7 South, Range 11 East, in that part thereof known as **Mandeville 5 Acre Farms**,

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Houston, TX 77056

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Mandeville, LA 70471
(985) 727-2700
L.A. License No. 224901
Andrew J. Treuting, Bar No. 30098
TS File No.: 20251302
not'l sec: Victoria W Carmichael
(rev'd 11/20/2013-jd)

and said parcel of ground is designated as **Lot 21** on the map and plat of subdivision dated December 5, 1956, filed in the Office of the Clerk of Court for St. Tammany Parish at Map File No. 155A, and more fully described as follows, to-wit: Lot 21, Mandeville 5 Acre Farms, St. Tammany Parish, Louisiana.

Being the same property acquired by Michael L. Bankston from Kenneth R. Bankston and Louise Gordon Bankston by act before Dawn M. Lorentz, Notary Public, dated August 28, 2017, registered in INST. No. 2078874 in the records of St. Tammany Parish.

AND

THAT CERTAIN LEGAL PREDIAL SERVITUDE OF PASSAGE created pursuant to Judgment rendered in 22nd Judicial District Court for the Parish of St. Tammany, Docket No. 2019-10544, Michael Bankston versus Causeway Blvd. Church of Christ (d/b/a Tammany Oaks Church of Christ), William A. Futch, and Laurel M. Futch, dated May 21, 2021, affecting that property more particularly described as:

Located in Section 25 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From THE 1/4 Section Corner common to Sections 25 & 36 Township 7 South Range 11 East, St. Tammany Parish, Louisiana run North 00 degrees 11 minutes 14 seconds East, 658.16 feet; thence North 89 degrees 57 minutes 57 seconds East, 608.34 feet; thence South 89 degrees 56 minutes 24 seconds East, 677.19 feet; thence South 85 degrees 14 minutes 55 seconds East, 22.47 feet to the Point of Beginning.

From the Point of Beginning run North 00 degrees 05 minutes 46 seconds East, 165.00 feet to a point; thence South 20 degrees 53 minutes 43 seconds East, 111.77 feet to a point; thence South 00 degrees 06 minutes 20 seconds West, 230.17 feet to a point; thence South 89 degrees 23 minutes 57 seconds West, 40.00 feet to a point; thence North 00 degrees 06 minutes 20 seconds East, 170.00 feet back to the Point of Beginning.

Said tract contains 11,304.37 Sq. Ft and/or 0.259 Acres as per survey prepared by Bruce M. Butler, III, dated 8-31-2020, Survey No. 19994, original of which is annexed to the afore-described judgment.

PURCHASER(S) herein declared that all future notice of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2025 being Tax Assessment No. 38624 are to be forwarded to:

Roy Joseph Gelpi
Michelle Lafitteau Gelpi

MAILING ADDRESS: Lot 21 Maplewood Drive, Mandeville, LA 70471

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

Any and all valid restrictions, servitudes, easements, mineral conveyances, mineral reservations and/or mineral leases, rights of way and/or other matters that would appear in the chain of title.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of premises.

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.

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"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: MS LL MM

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 an in consideration of the price and sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)** 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 2024.

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 Tammany, 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**

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Thus Done and Passed, by the Sellers, in my office in St James County / Parish,
State of Louisiana on this the 9th day of October, 2025, 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:

Donna Maguin
(witness signature)

Donna Maguin
(type/print name of witness)

M
(witness signature)


Melinda Milton
(type/print name of witness)

SELLER(S):

Michael L Bankston
Michael L Bankston

Susan Bankston
Susan Bankston, Intervenor

Adam Beckman
NOTARY PUBLIC
(typed name)
BAR NO.: _____
MY COMMISSION EXPIRES: _____
SEAL



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Thus Done and Passed, by the Purchaser(s) in my office in St. James County / Parish, State of Louisiana on this the 9th day of October, 2025, 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:

Donna Naggin
(witness signature)

Donna Naggin
(type/print name of witness)

M
(witness signature)


Melinda Milton
(type/print name of witness)

PURCHASER(S):

Roy Joseph Gelpi
Roy Joseph Gelpi

Michelle Lafiteau Gelpi
Michelle Lafiteau Gelpi

Allen
NOTARY PUBLIC
(typed name)
BAR NO.: _____
MY COMMISSION EXPIRES: _____
SEAL



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