



St. Tammany Parish Communications District

28911 Krentel Road
Lacombe, LA 70445

Phone: (985) 898-4911 Fax: (985) 898-4974

Email: address@stp911.org

REQUEST TO APPROVE ROAD NAME

Date: 8/22/23

Proposed Road Name: TWISTED OAKS DR

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

Applicant's Name: Nary Cannon

- STP Planning and Development Department
- STP Department of Public Works
- Developer (for subdivisions which have not received Final Plat Approval)
- STP Communications District No. 1
- Municipality _____

Disclaimer: This approval form only states that the proposed Road Name does not cause any duplication errors, could not potentially cause a delay in 911 call-taking, and meets the criteria for an appropriate Road Name for use within St. Tammany Parish. This approval form is valid for 60 days after date of approval.

Reviewed by the STP Communications District No. 1

- The STP Communications District No. 1 has no objection to this request.
- The STP Communications District No. 1 objects to this request for the following reasons:

Approved

Signed: Rodney Hart Date: 8/23/2023
Rodney Hart, Director

For Office Use Only:

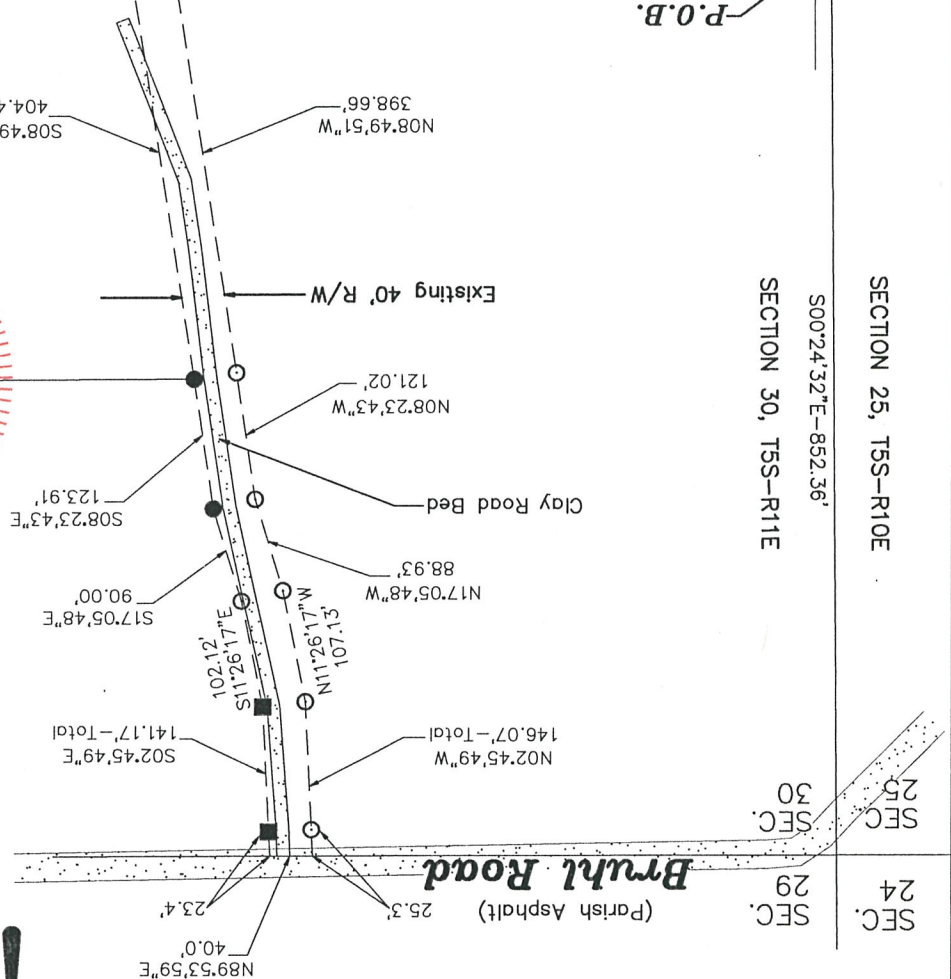
St. Tammany Parish/City Government:

- Parish/City Ordinance _____
- Attached Survey
- (if applicable), list of all property owners with contact information

911 Office:

<input type="checkbox"/> VOID	Date: _____	<input type="checkbox"/> Map	<input type="checkbox"/> USPS
<input type="checkbox"/> Completed	Date: _____	<input type="checkbox"/> MSAG	<input type="checkbox"/> Readdressing

A MINOR SUBDIVISION OF AN 14.66 & 17.95 ACRE PARCEL OF LAND, INTO PARCEL A, SITUATED IN SECTION 30, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA
 Reference: A Survey Plat by Jeron Fitzmorris, Dated 7-10-2003, Revised 12-12-2003, 3-10-2004 for Sidney T. Bruhl Estate (Based Bearings)



BRUCE M. BUTLER III
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894

Bruce Butler

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

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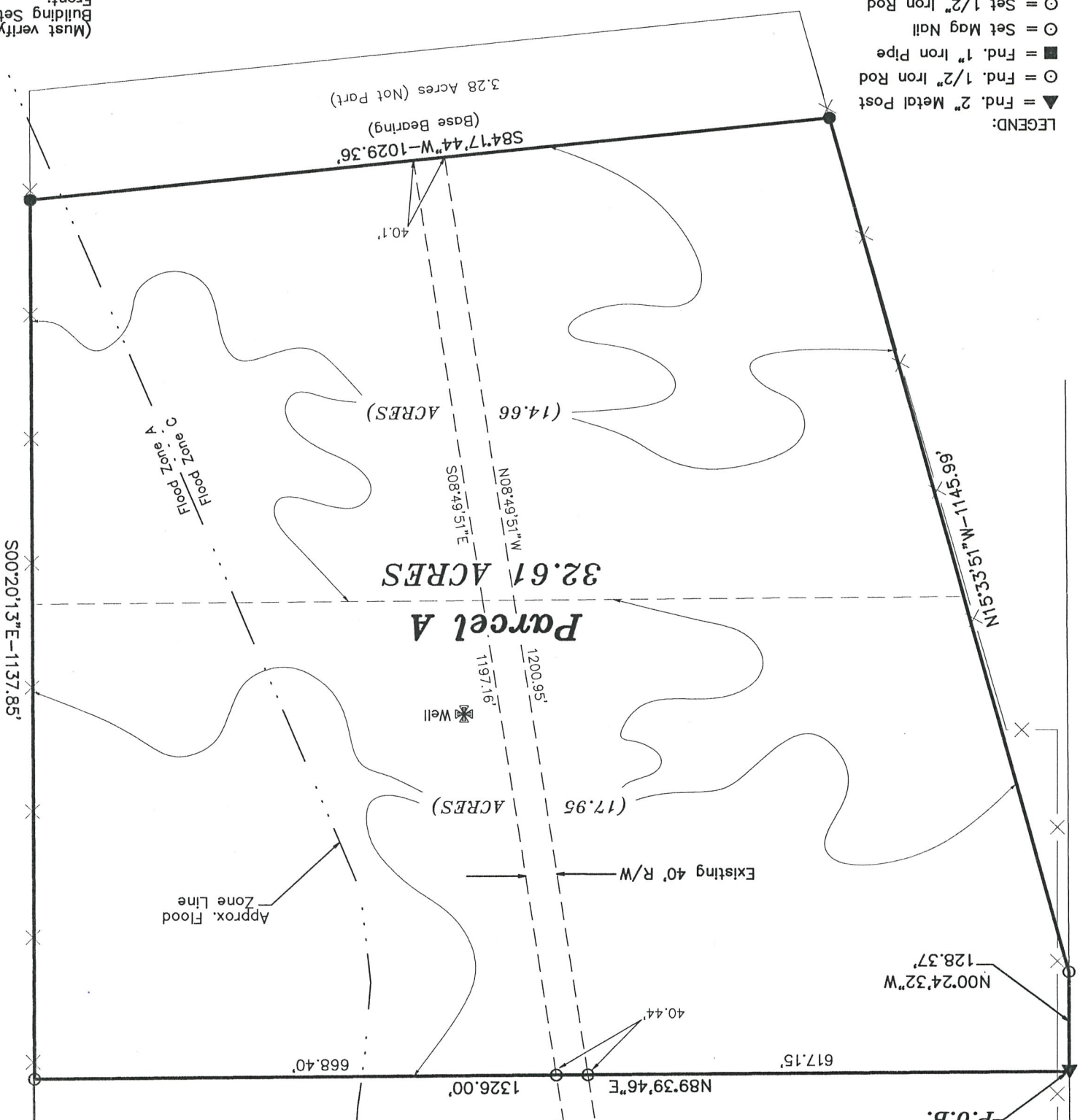
IS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (985) 842-6271 office (985) 848-0355 fax

MAP PREPARED FOR
NARY CANNON

SCALE: 1" = 180'
 DATE: 7-26-2023
 Located in Section 30, T-5-S, R-11-E, St. Tammany Parish, La.

DRAWN BY: JWG
 SURVEY NUMBER: 21349

FINAL APPROVAL	CHAIRMAN OF PLANNING COMMISSION	DIR. DEPT. OF ENGINEERING	SECRETARY PLANNING COMM.	CLERK OF COURT	DATE	FILE NO.
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- LEGEND:
- ▲ = Fnd. 2" Metal Post
 - = Fnd. 1/2" Iron Rod
 - = Fnd. 1" Iron Pipe
 - = Set Mag Nail
 - = Set 1/2" Iron Rod
 - x = Elevation
 - x— = Fence

This property is located in Flood Zone A & C, per FEMA Map No. 225205 0125 C, Dated 10-17-1989

(Must verify prior to Construction)
 Building Setbacks:
 Front:
 Side:
 Rear:
 Side Street:

REVOCAION OF SERVITUDE OF PASSAGE AND RIGHT OF WAY

BY: JEFFERY M. BRUHL, ET UX

IN FAVOR OF: NARY P. CANNON, ET UX

St. Tammany Parish 33
Instrument #: 2379815
Registry #: 2905720 abc
7/27/2023 4:02:00 PM
MB CB X MI UCC

BE IT KNOWN that on this 27 day of July, 2023.

Before me, the undersigned authority, a Notary Public, duly commissioned and qualified in and for the State of Louisiana and the Parish of St. Tammany and in the presence of the undersigned competent witnesses, personally came and appeared:

ADA VAZQUEZ BRUHL (SS# XXX-XX-1907) WIFE OF/AND JEFFERY M. BRUHL (SS# XXX-XX-4510), both persons of the full age of majority who declared unto me, Notary, that they have been married but once and then to each other; their mailing address being 312 Wilderness Court, Madisonville, LA 70447;

and

ELIZABETH LEMONS CANNON (SS# XXX-XX-0970) wife of/and NARY P. CANNON (SS# XXX-XX-0339) both persons of the full age of majority who declared unto me, Notary, that Elizabeth Lemons Cannon has been married but once and then to Nary P. Cannon with whom she is living and residing; the said Nary P. Cannon has been married but twice, first to Wendy Martin from whom he was divorced, second to Elizabeth Lemons Cannon with whom he is living and residing; their mailing address being 720 Glockner Lane, Covington, LA 70433

Who declared that:

Ada Vazquez Bruhl, wife of and Jeffery M. Bruhl are the owners of the following described property to wit:

A certain parcel of land situated in Section 30, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the Section Corner common to Sections 24 and 5, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East go South 00 degrees 24 minutes 32 seconds East 980.73 feet; thence South 15 degrees 33 minutes 51 seconds East 1145.99 feet to the Point of Beginning. From the Point of Beginning go North 84 degrees 17 minutes 44 seconds East 1029.36 feet to a point; thence south 00 degrees 20 minutes 13 seconds East 142.02 feet to a point; thence South 84 degrees 17 minutes 44 seconds West 991.50 feet to a point; thence North 15 degrees 33 minutes 51 seconds West 143.52 feet back to the Point of Beginning.

Being the same property acquired from Jerry Leonard Bruhl, et ux by Cash Sale dated May 21, 2021 of record at CIN 227153 for the records of St. Tammany Parish

And that Elizabeth Lemons Cannon, wife of and Nary P. Cannon are the owners of the following described property to wit:

That Certain Piece or Parcel of land, together with all the buildings and improvements

thereon, and all the rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, being situated in Section 30, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence South 00 degrees 22 minutes 51 seconds East 980.21 feet to a ½ inch iron rod;

Thence South 15 degrees 32 minutes 40 seconds East 503.52 feet to a ½ inch iron rod and the Point of Beginning.

From the Point of Beginning, thence North 89 degrees 40 minutes 47 seconds East 1193.70 feet to a ½ inch on rod; thence south 00 degrees 19 minutes 11 seconds East 524.03 feet to a ½ inch rod; thence South 84 degrees 19 minutes 19 seconds West 1029.20 feet to a ½ inch on rod; thence North 15 degrees 33 minutes 51 seconds West 642.75 feet to the Point of Beginning, containing 14.661 acres more or less.

AND

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 30 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana

From the Section Corner common to Sections 24 and 25 Township 5 South, range 10 East and Sections 19 and 30 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 24 minutes 32 seconds East, 852.36 feet to the Point of Beginning.

From the Point of Beginning run North 89 degrees 39 minutes 46 seconds East, 1326.00 feet to a point; thence South 00 degrees 20 minutes 13 seconds East, 613.82 feet to a point; thence South 89 degrees 39 minutes 47 seconds West, 1193.70 feet to a point; thence North 15 degrees 33 minutes 51 seconds West, 503.10 feet to a point; thence North 00 degrees 24 minutes 32 seconds West, 128.37 feet back to the Point of Beginning. This Tract contains 17.95 Acres, as shown on the survey by Land Surveying, Inc. dated July 10, 2003, last revised March 10, 2004, being Map File 3420 of the records of St. Tammany Parish and attached to CIN 1429968.

The property of Jeffery M. Bruhl, et ux is the dominant estate for the servitude of passage and utilities traversing the property of Nary P. Cannon, et ux, said servitude of passage and utilities being established in the Act of Partition of record at CIN 1429968 as more fully shown on the survey by Land Surveying, Inc. dated July 10, 2003 being Map File 3420 of the records of St. Tammany Parish and attached the instrument number 1429968. Said access servitude is depicted as "40 foot right-of-way" on said survey.

Appearers declared that the servitude has never been constructed and has not been used for in excess of ten years and has prescribed, and out of an abundance of caution, the said Ada



**First American
Title Insurance Company
of Louisiana**

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company of Louisiana

POLICY NUMBER

5211422-0155893e

Owner's Policy

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA**, a Louisiana corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company of Louisiana has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company of Louisiana

For Reference:

File #: L-15148.2

Policy #: 5211422-0155893e

Issued By:

Julian J. Rodrigue, Jr.
604 E. Rutland Street
Covington, LA 70433

Gayle A. Poole, President

Vanessa H. Sharpe, Secretary

(This Policy is valid only when Schedules A and B are attached)

If this jacket was created electronically, it constitutes an original document.

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CONDITIONS

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
4. (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured

in the defense of those causes of action that allege matters not insured against by this policy.

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of

the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the

loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant

shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION (NOT VALID IN THE STATE OF LOUISIANA)

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the

CONDITIONS (Continued)

jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or

its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company of Louisiana, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. 888-632-1642.**



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information -- particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



First American Title

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company of Louisiana

Schedule A

POLICY NUMBER

5211422-0155893e

Name and address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, 935 Gravier Street, Suite 2100, New Orleans, Louisiana 70112

File No.: L-15148.2

Address Reference: 14.66 ACRES BRUHL ROAD
FOLSOM, LA 70437

Amount of Insurance: \$90,000.00

Date of Policy: JULY 18, 2023

Premium: \$497.20


1. Name of Insured: ELIZABETH LEMONS CANNON wife of/and NARY P. CANNON
2. The estate or interest in the Land that is insured by this policy is: FEE SIMPLE
3. Title is vested in: ELIZABETH LEMONS CANNON wife of/and NARY P. CANNON
4. The Land referred to in this policy is described as follows: SEE SCHEDULE A CONTINUED.

RODRIGUE & RODRIGUE

Name of Agency

By:


Authorized Countersignature

 First American Title	Owner's Policy of Title Insurance
	ISSUED BY First American Title Insurance Company of Louisiana
Schedule A (Continued)	5211422-0155893e

File No.: L-15148

That Certain Piece or Parcel of land, together with all the buildings and improvements thereon, being situated in Section 30, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence South 00 degrees 22 minutes 51 seconds East 980.21 feet to a ½ inch iron rod; Thence South 15 degrees 32 minutes 40 seconds East 503.52 feet to a ½ inch iron rod and the Point of Beginning.

From the Point of Beginning, thence North 89 degrees 40 minutes 47 seconds East 1193.70 feet to a ½ inch on rod; thence south 00 degrees 19 minutes 11 seconds East 524.03 feet to a ½ inch rod; thence South 84 degrees 19 minutes 19 seconds West 1029.20 feet to a ½ inch on rod; thence North 15 degrees 33 minutes 51 seconds West 642.75 feet to the Point of Beginning, containing 14.661 acres more or less.

And a 40 foot right-of-way to Bruhl Road, more fully described as follows:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence North 89 degrees 52 minutes 43 seconds East 489.81 feet to a point in Bruhl Road and the Point of Beginning.

From the Point of Beginning thence North 89 degrees 52 minutes 43 seconds East 40.04 feet to a point in Bruel Road; thence South 02 degrees 46 minutes 47 seconds East 141.17 feet to a three-quarter inch arm pipe; thence South 11 degrees 28 minutes 45 seconds East 101.94 feet to a three-quarter inch iron pipe; thence South 17 degrees 00 minutes 45 seconds East 90.25 feet to a ½ inch iron rod; thence South 08 degrees 18 minutes 57 seconds East 124.0 feet to a ½ inch on rod; thence South 08 degrees 45 minutes 05 seconds East 1025.0 feet to a point on the north line of the hereinabove described property; thence South 89 degrees 40 minutes 47 seconds West 40.44 feet along the north line of said parcel to a point; thence North 08 degrees 45 minutes 05 seconds West 1019.23 feet to a point; thence North 08 degrees 18 minutes 57 seconds West 121.11 feet to a point; thence North 17 degrees 00 minutes 45 seconds West 89.15 feet to a point; thence North 11 degrees 28 minutes 45 seconds West 106.91 feet to a point; thence North 02 degrees 46 minutes 47 seconds West 146.07 feet to the Point of Beginning.

All as more fully shown on the survey by John G. Cummings & Associates dated October 26, 2015 attached to CIN 2001663 of the records of St. Tammany Parish.

Being the same property acquired by Nary P. Cannon, et ux from J Rod Investments, LLC by Cash Sale dated July 14, 2023 of record at CIN 2378816 of the records of St. Tammany Parish.

 First American Title	Owner's Policy of Title Insurance
	ISSUED BY First American Title Insurance Company of Louisiana
Schedule B	POLICY NUMBER 5211422-0155893e

EXCEPTIONS FROM COVERAGE

File No.: L-15148

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or may be asserted by person in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by current or prior owners.
7. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
8. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

NOTE: Exception(s) numbered NONE above is/are hereby deleted.

9. Discrepancies or shortage in the square footage, acreage or area of the land.
10. Servitude traversing the subject property as more fully shown on the survey by John G. Cummings & Associates dated October 26, 2015 attached to CIN 2001663 of the records of St. Tammany Parish.

CASH SALE DEED

UNITED STATES OF AMERICA * J ROD INVESTMENTS, LLC

*

*

STATE OF LOUISIANA * TO

*

*

PARISH OF ST. TAMMANY * NARY P. CANNON, ET UX

BE IT KNOWN, that on this 14 day of JULY, 2023.

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

J ROD INVESTMENTS, LLC (TIN XX-XXX) a Louisiana limited liability company appearing herein through Julian J. Rodrigue, Jr., its duly authorized Member; its mailing address being 604 E. Rutland Street, Covington, LA 70433

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain sell, 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:

ELIZABETH LEMONS CANNON (SS# XXX-XX-0970) wife of/and NARY P. CANNON (SS# XXX-XX-0339) both persons of the full age of majority who declared unto me, Notary, that Elizabeth Lemons Cannon has been married but once and then to Nary P. Cannon with whom she is living and residing; the said Nary P. Cannon has been married but twice, first to Wendy Martin from whom he was divorced, second to Elizabeth Lemons Cannon with whom he is living and residing; their mailing address being 720 Glockner Lane, Covington, LA 70433

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following:

That Certain Piece or Parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, being situated in Section 30, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence South 00 degrees 22 minutes 51 seconds East 980.21 feet to a 1/2 inch iron rod;

Thence South 15 degrees 32 minutes 40 seconds East 503.52 feet to a 1/2 inch iron rod and the Point of Beginning.

From the Point of Beginning, thence North 89 degrees 40 minutes 47 seconds East 1193.70 feet to a 1/2 inch on rod; thence south 00 degrees 19 minutes 11 seconds East

St. Tammany Parish 33
Instrument #: 2378816
Register #: 2904498 bva
7/18/2023 4:07:00 PM
MB CB X ML UCC

524.03 feet to a ½ inch rod; thence South 84 degrees 19 minutes 19 seconds West 1029.20 feet to a ½ inch on rod; thence North 15 degrees 33 minutes 51 seconds West 642.75 feet to the Point of Beginning, containing 14.661 acres more or less.

And a 40 foot right-of-way to Bruhl Road, more fully described as follows:

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From the Point of Beginning thence North 89 degrees 52 minutes 43 seconds East 40.04 feet to a point in Bruel Road; thence South 02 degrees 46 minutes 47 seconds East 141.17 feet to a three-quarter inch arm pipe; thence South 11 degrees 28 minutes 45 seconds East 101.94 feet to a three-quarter inch iron pipe; thence South 17 degrees 00 minutes 45 seconds East 90.25 feet to a ½ inch iron rod; thence South 08 degrees 18 minutes 57 seconds East 124.0 feet to a ½ inch on rod; thence South 08 degrees 45 minutes 05 seconds East 1025.0 feet to a point on the north line of the hereinabove described property; thence South 89 degrees 40 minutes 47 seconds West 40.44 feet along the north line of said parcel to a point; thence North 08 degrees 45 minutes 05 seconds West 1019.23 feet to a point; thence North 08 degrees 18 minutes 57 seconds West 121.11 feet to a point; thence North 17 degrees 00 minutes 45 seconds West 89.15 feet to a point; thence North 11 degrees 28 minutes 45 seconds West 106.91 feet to a point; thence North 02 degrees 46 minutes 47 seconds West 146.07 feet to the Point of Beginning.

All as more fully shown on the survey by John G. Cummings & Associates dated October 26, 2015 attached to CIN 2001663 of the records of St. Tammany Parish

Being the same property acquired by Kelly Hodges wife of and Dustin Hodges from Douglas Elliott Walters, Jr., et ux by Cash Sale dated June 27, 2019 of record at CIN 2195300 of the records of St. Tammany Parish

/ *ASSESSMENT NO. 17152*

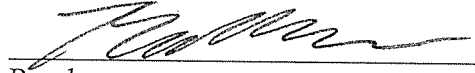
"AS IS" WAIVER OF REDHIBITION

“As a material and integral consideration for the execution of this act of sale by Vendor, Purchaser waives and releases Vendor from any and all claims and/or causes of action to which Purchaser may have or hereafter may be otherwise entitled, based on vices or defects in the Property or any improvements or component parts, whether obvious or latent, known or unknown, easily discoverable or hidden and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser’s ordinary use pursuant to Civil Code Article 2524, et seq. Purchaser further assumes the risk of all vices and defects in the Property and all improvements and component parts thereof, whether those vices or defects are latent or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has fully examined and inspected the Property prior to the execution hereof, (c) knows and is satisfied with the physical condition of the Property in all respects, including but not limited to any visible or hidden termite infestation and resultant damage therefrom, (d) is not relying upon any representations, statements or warranties that have at any time been made by Vendor or Vendor’s agents as to the physical condition or state of repair of the Property in any respect, (e) accepts the Property “AS IS”, (f) acknowledges that the purchase price takes into consideration the condition of the Property, (g) does hereby purchase the Property in its present condition, (h) does hereby purchase the Property subject to any physical encroachments on the Property and any physical encroachments onto adjacent property by improvements located on the Property, and (i) to the fullest extent permitted by law waives and relinquishes any and all rights to void the sale or for a reduction of the purchase price on account of some latent or apparent vice or defect in the Property.

Purchaser acknowledges that the foregoing waivers have been called to Purchaser's attention and read and explained to Purchaser and that they are a material and integral consideration for this act of sale."

WE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO US, THAT WE HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.


Purchaser

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 **NINETY THOUSAND AND NO/100 (\$90,000.00) 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 therefore.

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

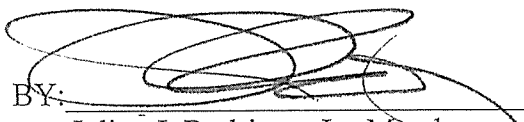
The certificate of mortgage required by Article 3364 of the Revised Civil Code of Louisiana have been waived by the parties hereto. All taxes assessed against the property herein conveyed have been paid. **The year of 2023 State, Parish and City taxes to be paid by PURCHASER.**

THUS DONE, READ AND PASSED at my office in Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the vendor and me, said Notary, the day, month and year first above written.

WITNESSES:

J ROD INVESTMENTS, LLC

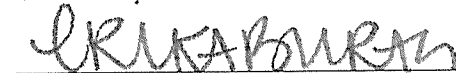

(Signature)


BY: Julian J. Rodrigue, Jr., Member

MARYCLAIRE B. RODRIGUE


(Printed Name)


Nary P. Cannon


(Signature)

ERIKA BURAS

(Printed Name)


JOHN S. ALFORD
NOTARY PUBLIC
Notary ID 87761

CERTIFICATE OF AUTHORITY FOR J ROD INVESTMENTS, LLC

Julian J. Rodrigue, Jr., who declared that he is the Sole Member, Manager and Certifying Official of J Rod Investments, LLC, pursuant to the Articles of Organization thereof, does hereby certify that in accordance with the Operating Agreement of the LLC, and he is authorized and empowered to execute any and all documents in connection with the business affairs of the said LLC, concerning all movable and immovable property, including the power to buy, sell, or mortgage any and all immovable property of the LLC on such terms and conditions and for such price as he may deem appropriate in his sole discretion, to execute contracts for and on behalf of and in the name of the LLC, and is further authorized and empowered to execute any and all documents and other instruments, in writing, necessary for the operation of the business of the said LLC.

The said Member has full and complete power and authority to act for and on behalf of the LLC in all matters of any and all businesses conducted by the said LLC.

I hereby certify that the foregoing is a true and accurate recital of the authority of Julian J. Rodrigue, Jr., Member of J Rod Investments, LLC as set forth in the Operating Agreement of the said LLC.

THUS DONE AND SIGNED, at Covington, Louisiana, this 1st day of July, 2023.

J ROD INVESTMENTS, LLC

By: 

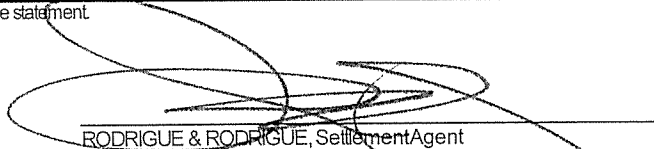
Julian J. Rodrigue, Jr., Member

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%		Paid From	Paid From
Division of Commission (line 700) as Follows:								BUYERS	SELLERS
								FUNDSAT	FUNDSAT
								SETTLEMENT	SETTLEMENT
701.	\$	to							
702.	\$	to							
703. Commission Paid at Settlement									
704.		to							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801.	Loan Origination Fee	1.0000 %	to						
802.	Loan Discount	%	to						
803.	Appraisal Fee		to						
804.	Credit Report		to						
805.	Flood Determination		to						
806.			to						
807.			to						
808.									
809.									
810.									
811.									
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	to	@ \$	/day	(days)	%	
902.	MIP TotIns. for LifeOfLoan		months						
903.	Hazard Insurance Premium		1.0 years						
904.									
905.									
1000. RESERVES DEPOSITED WITH LENDER									
1001.	Hazard Insurance		months @ \$						per month
1002.	Mortgage Insurance		months @ \$						per month
1003.	City/Town Taxes		months @ \$						per month
1004.	County Taxes		months @ \$						per month
1005.	Assessments		months @ \$						per month
1006.			months @ \$						per month
1007.			months @ \$						per month
1008.			months @ \$						per month
1100. TITLE CHARGES									
1101.	Settlement or Closing Fee		to						
1102.	Abstract/Title Search		to	RODRIGUE & RODRIGUE				200.00	
1103.	Title Examination		to	RODRIGUE & RODRIGUE				100.00	
1104.	Tax Research		to						
1105.	Certified Copies		to	RODRIGUE & RODRIGUE				20.00	
1106.	Notary/Attorney Fees		to	RODRIGUE & RODRIGUE				500.00	
1107.	8.1 Endorsement		to						
	<i>(includes above item numbers:)</i>								
1108.	Title Insurance		to	FIRSTAMERICAN TITLE INSURANCE CO.				497.20	
	<i>(includes above item numbers:)</i>								
1109.	Lender's Coverage		\$						
1110.	Owner's Coverage		\$	90,000.00			497.20		
1111.									
1112.									
1113.									
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording Fees:	Deed \$	120.00	; Mortgage \$				Releases \$	120.00
1202.	City/County Tax/Stamps:	Deed		; Mortgage					
1203.	State Tax/Stamps:	Deed		; Mortgage					
1204.				St. Tammany Parish Clerk of Court					
1205.				St. Tammany Parish Clerk of Court					
1300. ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to						
1302.	Pest Inspection		to						
1303.									
1304.									
1305.									
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								1,437.20	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement


Certified to be a true copy.


 RODRIGUE & RODRIGUE, Settlement Agent
 (CANNONL-15148.2/CANNONL-15148.2/6)

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

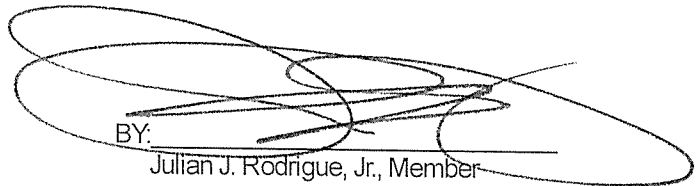
Buyer: NARYP. CANNON and ELIZABETH LEMONS CANNON
Seller: J ROD INVESTMENTS, LLC
Settlement Agent: RODRIGUE & RODRIGUE
(985)892-3171
Place of Settlement: 604 EAST RUTLAND STREET
COVINGTON, LOUISIANA 70433
Settlement Date: July 13, 2023
Property Location: 14.66 ACRES BRUHL ROAD
FOLSOM, LA 70437
St. Tammany County, Louisiana

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.



NARYP. CANNON

J ROD INVESTMENTS, LLC


BY: _____
Julian J. Rodrigue, Jr., Member

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



RODRIGUE & RODRIGUE
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

15 Acres

CASH SALE DEED

UNITED STATES OF AMERICA * J ROD INVESTMENTS, LLC

*

*

STATE OF LOUISIANA * TO

*

*

PARISH OF ST. TAMMANY * NARY P. CANNON, ET UX

BE IT KNOWN, that on this 14 day of JULY, 2023.

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

J ROD INVESTMENTS, LLC (TIN XX-XXX) a Louisiana limited liability company appearing herein through Julian J. Rodrigue, Jr., its duly authorized Member; its mailing address being 604 E. Rutland Street, Covington, LA 70433

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain sell, 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:

ELIZABETH LEMONS CANNON (SS# XXX-XX-0970) wife of/and NARY P. CANNON (SS# XXX-XX-0339) both persons of the full age of majority who declared unto me, Notary, that Elizabeth Lemons Cannon has been married but once and then to Nary P. Cannon with whom she is living and residing; the said Nary P. Cannon has been married but twice, first to Wendy Martin from whom he was divorced, second to Elizabeth Lemons Cannon with whom he is living and residing; their mailing address being 720 Glockner Lane, Covington, LA 70433

hereinafter designated as "purchaser", here present, accepting and purchasing for themselves, their heirs, successors and/or assigns, and acknowledging delivery and possession of the following:

That Certain Piece or Parcel of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, being situated in Section 30, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence South 00 degrees 22 minutes 51 seconds East 980.21 feet to a 1/2 inch iron rod;

Thence South 15 degrees 32 minutes 40 seconds East 503.52 feet to a 1/2 inch iron rod and the Point of Beginning.

From the Point of Beginning, thence North 89 degrees 40 minutes 47 seconds East 1193.70 feet to a 1/2 inch on rod; thence south 00 degrees 19 minutes 11 seconds East

St. Tammany Parish LA
Instrument #: 2378816
Recorded at 2904496 ova
7/18/2023 4:07:00 PM
MB CB 3 ml UCC

524.03 feet to a ½ inch rod; thence South 84 degrees 19 minutes 19 seconds West 1029.20 feet to a ½ inch on rod; thence North 15 degrees 33 minutes 51 seconds West 642.75 feet to the Point of Beginning, containing 14.661 acres more or less.

And a 40 foot right-of-way to Bruhl Road, more fully described as follows:

Commencing from a three-quarter inch iron pipe found that the Section Corner common to Sections 24 and 25, Township 5 South, Range 10 East and Sections 19 and 30, Township 5 South, Range 11 East, thence North 89 degrees 52 minutes 43 seconds East 489.81 feet to a point in Bruhl Road and the Point of Beginning.

From the Point of Beginning thence North 89 degrees 52 minutes 43 seconds East 40.04 feet to a point in Bruel Road; thence South 02 degrees 46 minutes 47 seconds East 141.17 feet to a three-quarter inch arm pipe; thence South 11 degrees 28 minutes 45 seconds East 101.94 feet to a three-quarter inch iron pipe; thence South 17 degrees 00 minutes 45 seconds East 90.25 feet to a ½ inch iron rod; thence South 08 degrees 18 minutes 57 seconds East 124.0 feet to a ½ inch on rod; thence South 08 degrees 45 minutes 05 seconds East 1025.0 feet to a point on the north line of the hereinabove described property; thence South 89 degrees 40 minutes 47 seconds West 40.44 feet along the north line of said parcel to a point; thence North 08 degrees 45 minutes 05 seconds West 1019.23 feet to a point; thence North 08 degrees 18 minutes 57 seconds West 121.11 feet to a point; thence North 17 degrees 00 minutes 45 seconds West 89.15 feet to a point; thence North 11 degrees 28 minutes 45 seconds West 106.91 feet to a point; thence North 02 degrees 46 minutes 47 seconds West 146.07 feet to the Point of Beginning.

All as more fully shown on the survey by John G. Cummings & Associates dated October 26, 2015 attached to CIN 2001663 of the records of St. Tammany Parish

Being the same property acquired by Kelly Hodges wife of and Dustin Hodges from Douglas Elliott Walters, Jr., et ux by Cash Sale dated June 27, 2019 of record at CIN 2195300 of the records of St. Tammany Parish

/ *ASSESSMENT NO. 17152*

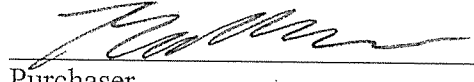
"AS IS" WAIVER OF REDHIBITION

“As a material and integral consideration for the execution of this act of sale by Vendor, Purchaser waives and releases Vendor from any and all claims and/or causes of action to which Purchaser may have or hereafter may be otherwise entitled, based on vices or defects in the Property or any improvements or component parts, whether obvious or latent, known or unknown, easily discoverable or hidden and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser’s ordinary use pursuant to Civil Code Article 2524, et seq. Purchaser further assumes the risk of all vices and defects in the Property and all improvements and component parts thereof, whether those vices or defects are latent or not discoverable upon simple inspection, and including those vices or defects, knowledge of which would deter Purchaser from making this purchase.

Purchaser further acknowledges that Purchaser (a) had ample opportunity to fully inspect the Property, (b) has fully examined and inspected the Property prior to the execution hereof, (c) knows and is satisfied with the physical condition of the Property in all respects, including but not limited to any visible or hidden termite infestation and resultant damage therefrom, (d) is not relying upon any representations, statements or warranties that have at any time been made by Vendor or Vendor’s agents as to the physical condition or state of repair of the Property in any respect, (e) accepts the Property “AS IS”, (f) acknowledges that the purchase price takes into consideration the condition of the Property, (g) does hereby purchase the Property in its present condition, (h) does hereby purchase the Property subject to any physical encroachments on the Property and any physical encroachments onto adjacent property by improvements located on the Property, and (i) to the fullest extent permitted by law waives and relinquishes any and all rights to void the sale or for a reduction of the purchase price on account of some latent or apparent vice or defect in the Property.

Purchaser acknowledges that the foregoing waivers have been called to Purchaser's attention and read and explained to Purchaser and that they are a material and integral consideration for this act of sale."

WE ACKNOWLEDGE THAT THE ABOVE HAS BEEN EXPLAINED TO US, THAT WE HAVE READ AND UNDERSTAND THE TERMS AND AGREE TO BE BOUND BY THIS WAIVER OF WARRANTY.


Purchaser

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 **NINETY THOUSAND AND NO/100 (\$90,000.00) 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 therefore.

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 of the agreements and stipulations herein contained and all of 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 mortgage required by Article 3364 of the Revised Civil Code of Louisiana have been waived by the parties hereto. All taxes assessed against the property herein conveyed have been paid. **The year of 2023 State, Parish and City taxes to be paid by PURCHASER.**

THUS DONE, READ AND PASSED at my office in Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the vendor and me, said Notary, the day, month and year first above written.

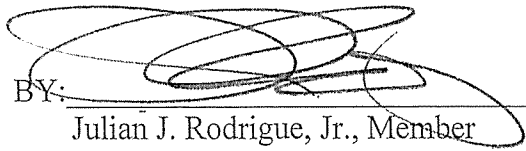
WITNESSES:

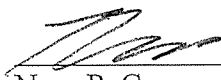
J ROD INVESTMENTS, LLC

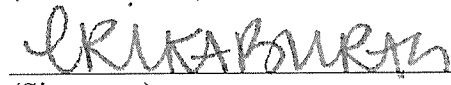

(Signature)

MARYCLAIRE B. RODRIGUE

(Printed Name)

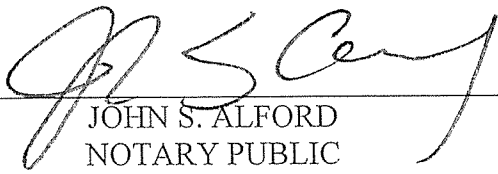
BY: 
Julian J. Rodrigue, Jr., Member


Nary P. Cannon


(Signature)

ERIKA BURAS

(Printed Name)


JOHN S. ALFORD
NOTARY PUBLIC
Notary ID 87761

CERTIFICATE OF AUTHORITY FOR J ROD INVESTMENTS, LLC

Julian J. Rodrigue, Jr., who declared that he is the Sole Member, Manager and Certifying Official of J Rod Investments, LLC, pursuant to the Articles of Organization thereof, does hereby certify that in accordance with the Operating Agreement of the LLC, and he is authorized and empowered to execute any and all documents in connection with the business affairs of the said LLC, concerning all movable and immovable property, including the power to buy, sell, or mortgage any and all immovable property of the LLC on such terms and conditions and for such price as he may deem appropriate in his sole discretion, to execute contracts for and on behalf of and in the name of the LLC, and is further authorized and empowered to execute any and all documents and other instruments, in writing, necessary for the operation of the business of the said LLC.

The said Member has full and complete power and authority to act for and on behalf of the LLC in all matters of any and all businesses conducted by the said LLC.

I hereby certify that the foregoing is a true and accurate recital of the authority of Julian J. Rodrigue, Jr., Member of J Rod Investments, LLC as set forth in the Operating Agreement of the said LLC.

THUS DONE AND SIGNED, at Covington, Louisiana, this 1st day of July, 2023.

J ROD INVESTMENTS, LLC

By: 

Julian J. Rodrigue, Jr., Member