

FILED BY: Bayou Title, Inc.
 1160 W. Causeway Approach
 Mandeville, LA 70471
 985-626-3233
FILE NUMBER MD333-15/SEYMOUR

ACT OF CASH SALE

BE IT KNOWN, that on this 21st day of August, 2015, before me, the undersigned, a Notary Public, duly commissioned in the Parish of Jefferson and qualified for the State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

MARION REALTY COMPANY, INC., a Louisiana corporation organized and doing business in the State of Louisiana, appearing herein through and represented by Ronald S. Ruiz, Director, duly authorized by virtue of a Resolution of its Board of Directors, a copy of which is annexed to an act registered as Instrument No. 1001805, St. Tammany Parish, Louisiana; said corporation having a mailing address of 23 Versailles Boulevard, New Orleans, Louisiana 70125.
 Tax I.D. No. xx-xxx-7559
 (Vendor),

who, being by me first duly sworn, declared that Vendor does, by these presents grant, bargain, sell, convey, transfer, set over, assign, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Vendor has or may have against all preceding owners and vendors, unto:

KRISTOPHER R. SEYMOUR, a person of the full age of majority and a resident of the Parish of St. Tammany, State of Louisiana, who, after having been first duly sworn did depose and say that he has been married but once and then to Kimber Seymour from whom he is divorced; that he has not since remarried; and that his mailing address is 67164 Thackery Street, Mandeville, Louisiana 70471.
 His Social Security No. xxx-xx-7088.

NATALIYA PORTNA, a person of the full age of majority ad a resident of the Parish of St. Tammany, State of Louisiana, who, after having been first duly sworn did depose and say that she has been married but once and then to Clayton King from whom she is divorced; that she has not since remarried; and that her mailing address is 67164 Thackery Street, Mandeville, Louisiana 70471.
 Her Social Security No. xxx-xx-1631.
 (Purchaser),

here present and accepting, purchasing for Purchaser, Purchaser's successors, heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in Masefield Park Subdivision now known as TALL TIMBERS SUBDIVISION, in accordance with an ordinance of the St. Tammany Parish Police Jury dated August 15, 1957, on file in the records of the Police Jury for said Parish and more particularly descried in accordance with a map by E. J. Champagne, Surveyor, dated July 10, 1956, a certified copy of which is annexed to an Act of Dedication before John F. Stafford, Notary Public, dated July 5, 1957, and being more fully described as follows, to-wit:

LOT 117, TALL TIMBERS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA. Said LOT 117 measures seventy-five (75') feet front on Dolan Street, the same width in the rear, by a depth of one hundred seventy-nine (179') feet between equal and parallel lines.

Being the same property acquired by Marion Realty Company, Inc. through Act of Exchange with Tall Timbers Homes, Inc. by act dated June 7, 1996, and registered as Instrument No., 1001905, Registry No. 666,129, St. Tammany Parish, Louisiana.

AND

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in what was formerly known as Masefield Park and what is now known as TALL TIMBERS SUBDIVISION, being in Section 27, Township 7 South, Range 11 East, in the Parish of St. Tammany, State of Louisiana, and all according to a survey by E. J. Champagne, Louisiana Registered Surveyor, dated July 10, 1956, said lot being designated and described more particularly as follows:

LOT 118 measures 75 feet front on Dolan Street, same width across the rear, by a depth of 179 feet between equal and parallel lines, and is located in the square bounded by DOLAN STREET, ANTENOR STREET, MONTAIGNE STREET and HECTOR STREET.

St. Tammany Parish 1784
 Instrmnt #: 1993970
 Registry #: 2392253 bvs
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Being a portion of the same property acquired by Marion Realty Company, Inc. through Act of Exchange with Tall Timbers Homes, Inc. by act dated July 13, 1993, and registered as Instrument No. 866151, Registry No. 461,046, St. Tammany Parish, Louisiana.

To have and to hold the Property unto Purchaser, Purchaser's successors, heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **Seventy Thousand and 00/100 (\$70,000.00) DOLLARS** cash, which Purchaser has well and truly paid, in ready and current money, to Vendor, who hereby acknowledges the sufficiency and receipt thereof and grants full acquittance and discharge therefor.

The Property is sold subject to any and all applicable covenants, conditions, restrictions, servitudes, rights of way, outstanding mineral interests and other matters which may appear in the chain of title of title or elsewhere in the public records of JEFFERSON Parish, Louisiana, the reference to or enumeration of which shall not serve to interrupt or revive prescription thereon, recognize the validity thereof, or acknowledge, ratify or confirm same.

All ad valorem taxes due the Parish of JEFFERSON up to and including the taxes due and payable in the year 2014 have been paid. The responsibility for the adjustment of any tax proration is assumed by Vendor and Purchaser. The responsibility for the application for a homestead exemption and/or the payment of taxes due in the year 2015 and all future years is assumed by Purchaser.

Vendor and Purchaser waive the production of Mortgage, Conveyance and Tax Research Certificates and relieve and release Bayou Title, Inc., its members, managers, officers, agents and employees and the undersigned Notary Public from any and all responsibility in connection with the non-production of same.


Vendor and Purchaser acknowledge that a current survey has not been produced in connection with this transaction and relieve and release Bayou Title, Inc., its members, managers, officers, agents and employees and the undersigned Notary Public from any and all responsibility for fence misalignments, servitudes, rights of way, encroachments, discrepancies in dimensions, rights of parties in possession and any and all other matters which might be disclosed on a current survey.

Vendor and Purchaser covenant and agree that the Property and all buildings, improvements and component parts thereon, and plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances and all other items located on or in the Property are conveyed by Vendor and accepted by Purchaser "AS IS, WHERE IS," and "WITH ALL FAULTS," without any warranty of any kind whatsoever, even as to metes and bounds, the operation or suitability of such property for the use intended by purchaser, and without regard to the presence of apparent or hidden defects and with purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by the reason of any such defects. Purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property. Without limiting the foregoing, purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any representation or warranty as to, and purchaser expressly waives any warranty as to: (a) the quality, nature, adequacy or physical condition of the property including, but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities or the electrical, mechanical, hvac, plumbing, sewage or utility systems, facilities or appliances at the property, if any; (b) the quality, nature, adequacy or physical condition of soils, sub-surface support or ground water at the Property; (c) the existence, quality, nature, adequacy or physical conditions of any utilities serving the property, or access thereto; (d) the development potential of the Property or its habitability, marketability, fitness, suitability or adequacy for any particular purpose; (e) the zoning classification, use or other legal status of the Property; (f) the property's, or its operations' compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, setback requirements, conditions or restrictions of any governmental or quasi-governmental entity or of any other person or entity; (g) the quality of any labor or materials relating in any way to the property; or (h) the nature, status and extent of any right of way, servitude, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction or any other matter affecting title to the Property. Purchaser has had full, complete and unlimited access to the property for all tests and inspections which Purchaser, in Purchaser sole discretion, deems sufficiently diligent for the protection of Purchaser's interests. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by LSA - C.C. art. 2475, any other applicable state or federal law and the jurisprudence thereunder. Purchaser also waives any rights it may have in redhibition or to a reduction of the purchase price pursuant to LSA - C.C. arts. 2520 through 2548, inclusive, in connection with the property. Purchaser declares and acknowledges that these waivers have been brought to Purchaser's attention and explained in detail and that Purchaser has voluntarily and knowingly consented to these waivers. By its signature, purchaser expressly acknowledges all such waivers. Without limiting the foregoing, purchaser releases Vendor from any and all claims, demands, causes of action, judgments, losses, damages, liabilities, costs and expenses (including attorney's fees whether suit is instituted or not), whether known or unknown, liquidated or contingent (claims) arising from or related to (a) any defects, errors or omissions in the design or construction of the property, whether the same are a result of negligence or otherwise; (b) other conditions (including environmental conditions) affecting the property, patent or latent, whether the same are as a result of negligence or otherwise; (c) Purchaser's ability or inability to obtain or maintain building permits, either temporary or final certificates of occupancy or other licenses for the use or operation of the property and/or certificates of compliance for the property; (d) the actual or potential income or profits to be derived from the Property; or (e) the

real estate taxes or assessments now or hereafter payable thereon. The release set forth in this paragraph specifically includes any claims under any environmental laws, under the Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.), or with respect to any environmental risk. "Environmental laws" include without limitation, the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (42 U.S.C §6901, et seq.), the Emergency Planning and Community Right to Know Act (42 U.S.C. §110, et seq.), the Clean Air Act (42 U.S.C. §7401, et seq.), the Clear Water Act (33 U.S.C. §1251 et seq.), the Toxic Substances Control Act (15 U.S.C. §260,1 et seq.), the Hazardous Materials Transportation Act (49 U. S. C. §1801, et seq.), the Occupational Safety and Health Act (29 U.S.C. §651, et seq.), the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. §136, et seq.), the Safe Drinking Water Act (42 U.S.C. §300, et seq.), the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601, et seq.), the Louisiana Environmental Quality Act (LSA -R. S. 30:2001, et seq.) and the Superfund Amendment and Reauthorization Act, as any of the same may be amended from time to time, and any state or local law dealing with environmental matters, and any regulation, order, rule, procedure, guideline and the like promulgated in connection therewith, regardless of whether the same are in existence on the date of this act. "Environmental risk" consists of any risk to persons or the environment, including without limitation (a) the presence of any friable, damaged asbestos upon the property; and/or (b) the release or discharge of any "hazardous substance" or "hazardous waste" (as defined by any environmental laws) onto or from the property of such a nature or to such an extent as to require clean-up under applicable law.



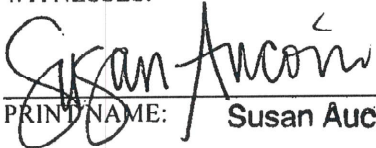
KRISTOPHER R. SEYMOUR



NATALIYA PORTNA

THUS DONE AND PASSED in my office in JEFFERSON Parish, Louisiana, on the day, month and year herein above first written, in the presence of the undersigned competent witnesses, who hereunto sign their names with Vendor and Purchaser and me, Notary Public, after due reading of the whole.

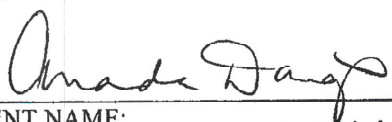
WITNESSES:



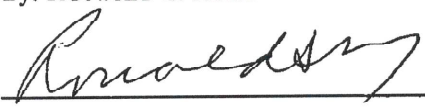
PRINT NAME: Susan Aucoin



MARION REALTY COMPANY, INC.
By: RONALD S. RUIZ




PRINT NAME: Amanda Daigle

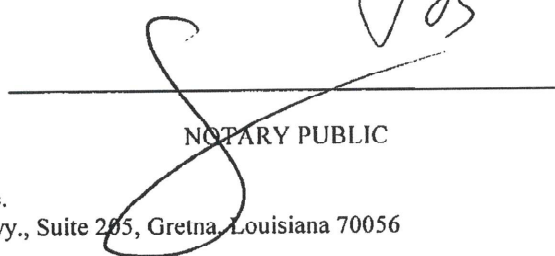




KRISTOPHER R. SEYMOUR



NATALIYA PORTNA



NOTARY PUBLIC

Title Ins. Prod: Bayou Title, Inc.
Address: 1820 Belle Chasse Hwy., Suite 205, Gretna, Louisiana 70056
Prod. Lic. # 257049
Title Ins. Underwriter: First American Title Insurance Company
Title Opinion By: Charmagne S. Simon
LA Bar Roll #: 24889



Charmagne S. Simon, Bar #24889
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death