

CASH SALE

STATE OF LOUISIANA

On October 29, 2021 before me, a Notary Public in and for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

RORY J. DUFFOUR and SHERYL L. ROWLAND, both persons of the full age of majority, residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they have each been married but once and then to each other and are presently living and residing together. Mailing address: 507 Bocage Drive, Pearl River, LA 70452

herein called SELLER(S), who declared that for the price and sum of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** cash, receipt of which is acknowledged, SELLER(S) hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

PATRICK M. DELOACH, a person of the full age of majority, a resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that he is presently single; having never been married. Mailing address: 1037 St. Joseph Street, Slidell, LA 70460

herein called BUYER(S), here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which BUYER(S) acknowledges:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 4, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, described on a survey by John E. Bonneau & Associates, Inc. dated July 23, 1997, which is attached as follows: to act at CIN 1100972 in St. Tammany Parish, LA.

Commencing at the northeast corner of the northwest quarter of the northwest quarter (NE corner of NW 1/4 of NW 1/4) of Section 4, Township 9 South, Range 14 East go South 871.0 feet to a point; thence go East 1,259.5 feet to an iron set at the northeast corner of Woodland Park Subdivision and the point of beginning.

Thence go South 89 degrees 47 minutes 13 seconds East a distance of 522.90 feet to an iron; thence go South 23 degrees 54 minutes 22 seconds East a distance of 957.08 feet to an iron; thence go North 88 degrees 44 minutes 05 seconds West a distance of 51.31 feet to an iron; thence go South 00 degrees 36 minutes 52 seconds West a distance of 342.45 feet to an iron; thence go North 89 degrees 29 minutes 22 seconds West a distance of 191.43 feet to an iron; thence go North 88 degrees 18 minutes 06 seconds West a distance of 188.84 feet to an iron; thence go North 70 degrees 22 minutes 11 seconds West a distance of 354.93 feet to an iron; thence go South 00 degrees 02 minutes 08 seconds East a distance of 288.26 feet to an iron set on the north edge of U.S.

St. Tammany Parish 2318
Instrmnt #: 2298468
Registry #: 2804685 bvg
10/29/2021 3:55:00 PM
M8 CB X MI UCC 211

Highway No. 190; thence go North 70 degrees 29 minutes 54 Seconds West along the northern right of way line of U.S. Highway No. 190 a distance of 160.0 feet to an iron set on the southeastern corner of Woodland Park Subdivision; thence leaving said right of way, go North 00 degrees 34 minutes 06 seconds East along the eastern boundary of Woodland Park Subdivision a distance of 151.6 feet to an iron; thence go North 00 degrees 23 minutes East along said eastern boundary of Woodland Park Subdivision a distance of 1,175.17 feet to the Point of beginning.

Said parcel or portion of land contains 21.17 acres, more or less.

Further reference is made to a survey by J.V. Burkes & Associates, Inc., dated 7/24/2019, Drawing No. 20190434, describing said parcel or a portion of land containing 21.146 acres, more or less, a certified copy of which is attached hereto and made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY
CHAIN OF TITLE:
BEING THE SAME PROPERTY OR A PORTION OF THE SAME
PROPERTY ACQUIRED BY SHERYL L. ROWLAND, W/O/A RORY J.
DUFFOUR BY ACT DATED 6/22/1998 AND RECORDED AT CIN 1100972
IN THE OFFICIAL RECORDS OF THE CLERK OF COURT, ST.
TAMMANY PARISH, LA.

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

MINERAL RIGHTS: If SELLER(S) owns any mineral rights, they are to be conveyed without warranty to BUYER(S).

DECLARATIONS, BY-LAWS, RESTRICTIONS and COVENANTS

Purchaser(s) herein assume all responsibility and liability in connection with obtaining, reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby hold harmless, waive and release me, Notary, Allegiance Title & Land Services, LLC and/or its employees/agents from any and all liability and responsibility in connection therewith. **PURCHASER(S) INITIALS:** PD

NOTE: SALE "AS IS" WITHOUT WARRANTIES: SELLER(S) and BUYER(S) hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER(S) does hereby waive, relieve and release SELLER(S) from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

SELLER(S) INITIALS:

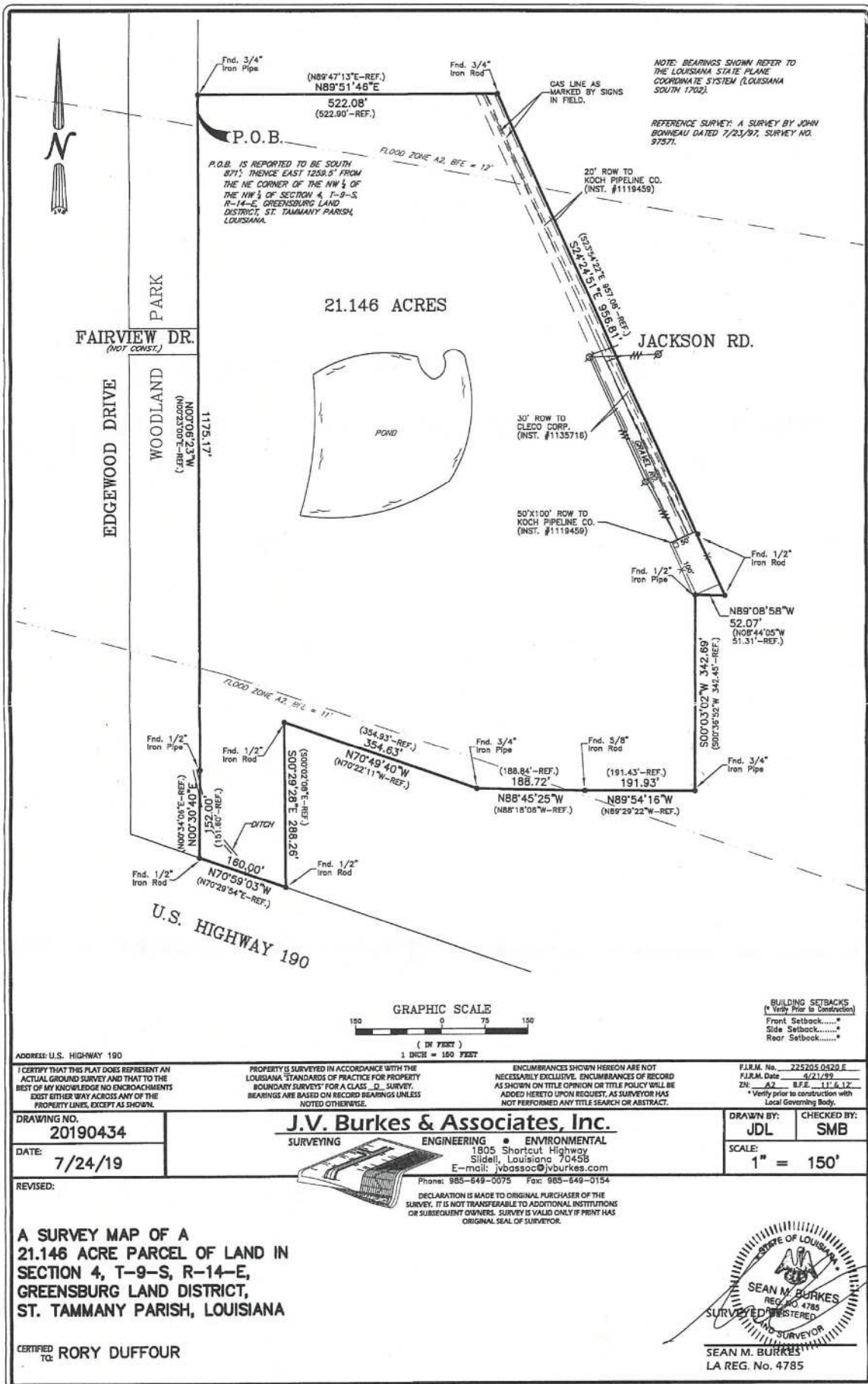
SR RD

PURCHASER(S) INITIALS:

PD

THIS SALE IS SUBJECT TO THE FOLLOWING:

1. Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in CHAIN OF TITLE but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws,



ADDRESS: U.S. HIGHWAY 190

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 'D' SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0420.F
 F.I.R.M. Date 4/21/99
 ZN: A2 B.F.E. 11' 6.12'
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20190434
 DATE: 7/24/19

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL
 CHECKED BY: SMB
 SCALE: 1" = 150'

REVISIONS:
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A 21.146 ACRE PARCEL OF LAND IN SECTION 4, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO RORY DUFFOUR


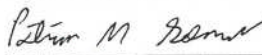
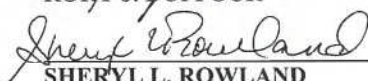


PATHFILE: G:\SURVEYING\2019\BOUNDARY SURVEY\T09-R14\SEC. 4\20190434_4-9-14.D0UFFOUR\20190434.dwg

- except to the extent that said covenant or restriction is permitted by applicable law.
2. Servitude Agreement with KOCH GATEWAY PIPELINE CO. recorded at 1119459 & 1119460.
 3. Servitude Agreement with CLECO recorded at 1135716.
 4. EXCEPTION TAKEN TO THE AMOUNT OF STATED ACREAGE.

Taxes were pro-rated to the date of the Act of Sale based on the 2020 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the 2021 tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of PATRICK M. DELOACH 1037 St. Joseph Street, Slidell, LA 70460.

 _____ RORY J. DUFFOUR	 _____ PATRICK M. DELOACH
 _____ SHERYL L. ROWLAND	


Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of/and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND PASSED by the parties hereto in Slidell, Louisiana, on the above stated date, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

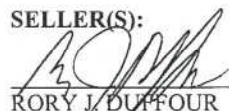


 SIGNATURE

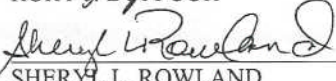
Pamela M Boyd

 PRINTED NAME


SELLER(S):



 RORY J. DUFFOUR



 SHERYL L. ROWLAND



 SIGNATURE


Greta Rabalais

 PRINTED NAME

PURCHASER(S):



 PATRICK M. DELOACH



STEPHANN ALKER, ATTORNEY AT LAW
BAR ROLL NO: 35623
MY COMMISSION IS FOR LIFE



OFFICIAL SEAL
STEPHANN ALKER
BAR ROLL # 35623
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
 My Commission is for Life

TITLE INSURANCE PRODUCER: ALLEGIANCE TITLE & LAND SERVICES, LLC
PRODUCER LICENSE #597751
TITLE INSURANCE UNDERWRITER: Fidelity National Title Insurance Company
TITLE OPINION BY: STEPHANN ALKER, LA BAR ROLL# 35623
FILE NO.: 21-9726



St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2025 Tax Roll - Assessment Number: 113491

OWNERS: Deloach, Patrick M

1037 St Joseph St.
Slidell, LA 70460

PROPERTY DESCRIPTION: **2025 TAX ROLL**

2.12 ACS M/L SEC 4 9 14

I do further certify that the assessed valuation of the above described tract is as follows:

2025 VALUATION:	Land	-	2,698
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			2,698

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 16th day of December, 2025.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **Deloach, Patrick M** as owner for the tax year **2025** and whose address is **1037 St Joseph St., Slidell, LA 70460** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2025 Tax Roll Assessment: Assessment Number: 113491

21.12 ACS M/L SEC 4 9 14


The total assessed value of all property within the above described area is
\$ 2,698.

II. The total assessed value of the resident property owners within the above described area is **\$ 0** and the total assessed value of the property of non-resident property owners is **\$ 2,698.**

III. I do further certify that the assessed valuation of the above described tract is as follows:

2025 ASSESSED VALUATION : \$ 2,698

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the **16th** day of **December, 2025.**



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

ST. TAMMANY PARISH REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA
REGISTRAR

STATE OF LOUISIANA
PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

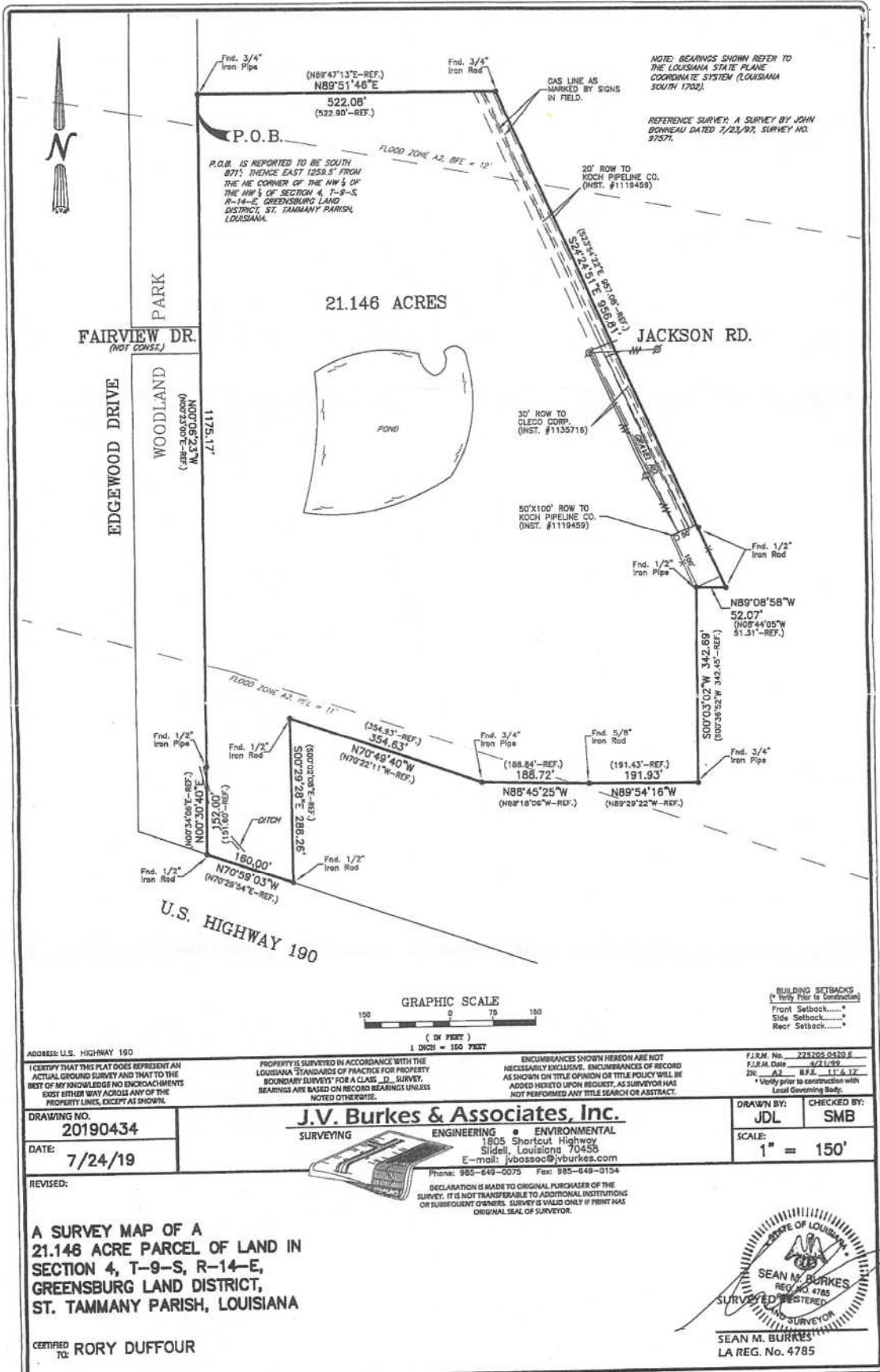
I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by J.V. Burkes & Associates, Inc. drawing no. 20190434 dated 7/24/19 and further described as a 21.146 acre parcel of land in section 4, T-9-S, R-14-E, Greensburg land District, St. Tammany Parish, Louisiana, by the records in the Registrar of Voters office has no registered voter within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 5th day of December 2025.

Sincerely,

A handwritten signature in black ink that reads "M. Dwayne Wall". The signature is cursive and fluid.

M. Dwayne Wall, CERA
Registrar of Voters
Parish of St. Tammany



ADDRESS: U.S. HIGHWAY 190

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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F.I.R.M. No. 228205 0420.E
 F.I.R.M. Date 8/21/19
 ZONE A2 REF. 11 & 12
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20190434
 DATE: 7/24/19

J.V. Burkes & Associates, Inc.
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 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
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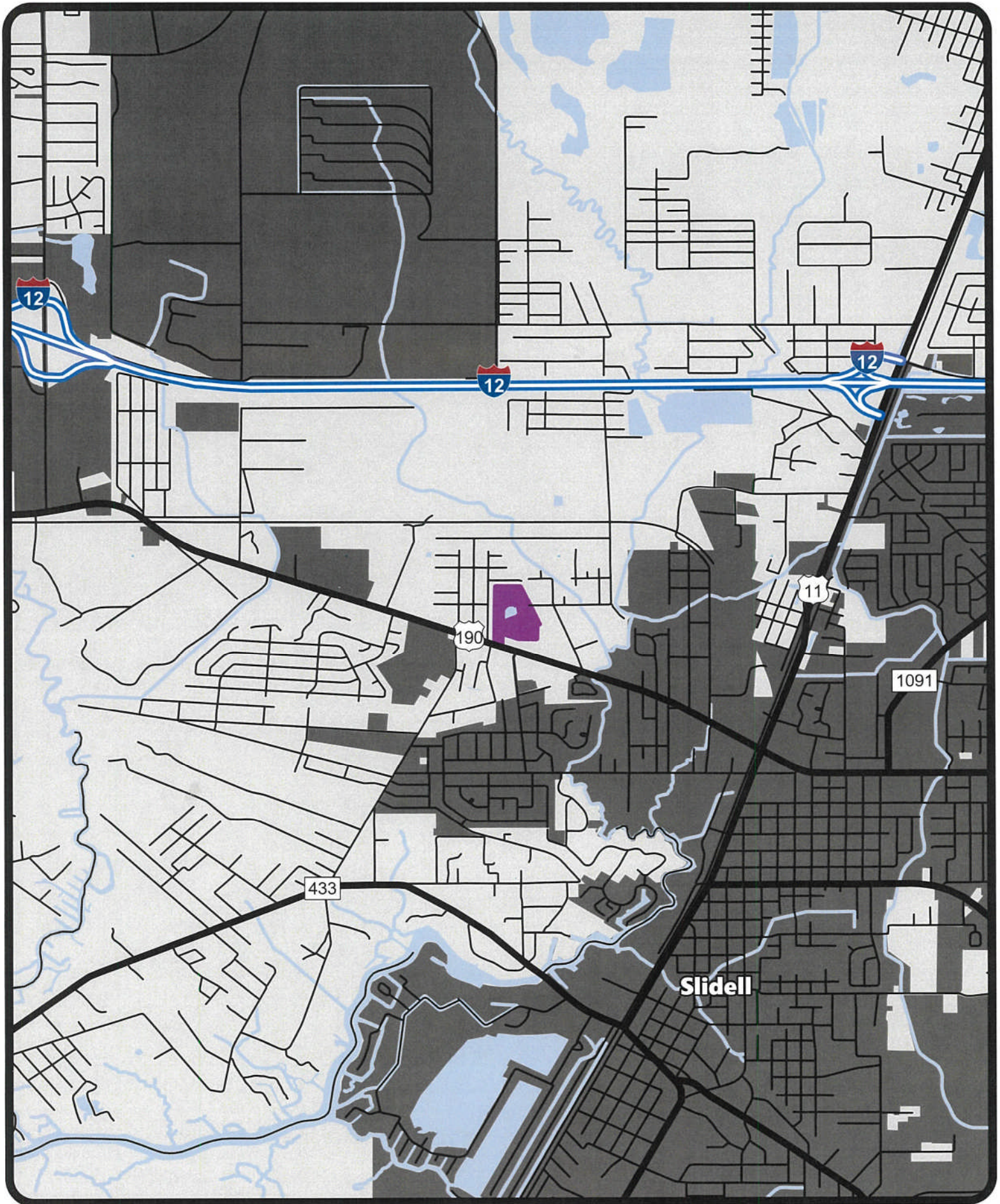
REVISED:

A SURVEY MAP OF A 21.146 ACRE PARCEL OF LAND IN SECTION 4, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: RORY DUFFOUR

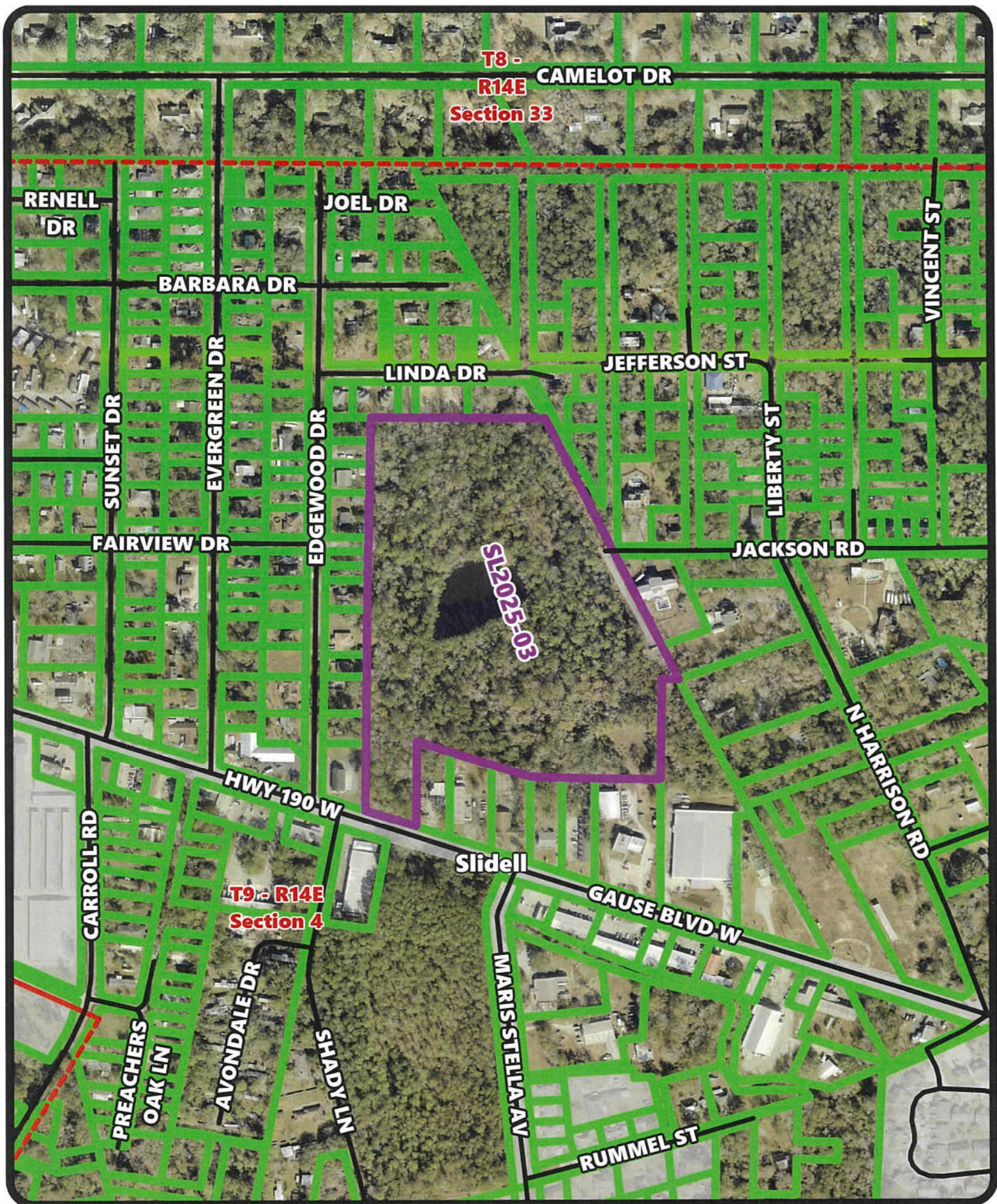
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STATE OF LOUISIANA
 SEAN M. BURKES
 REG. NO. 4785
 SURVEYOR
 SEAN M. BURKES
 LA REG. No. 4785



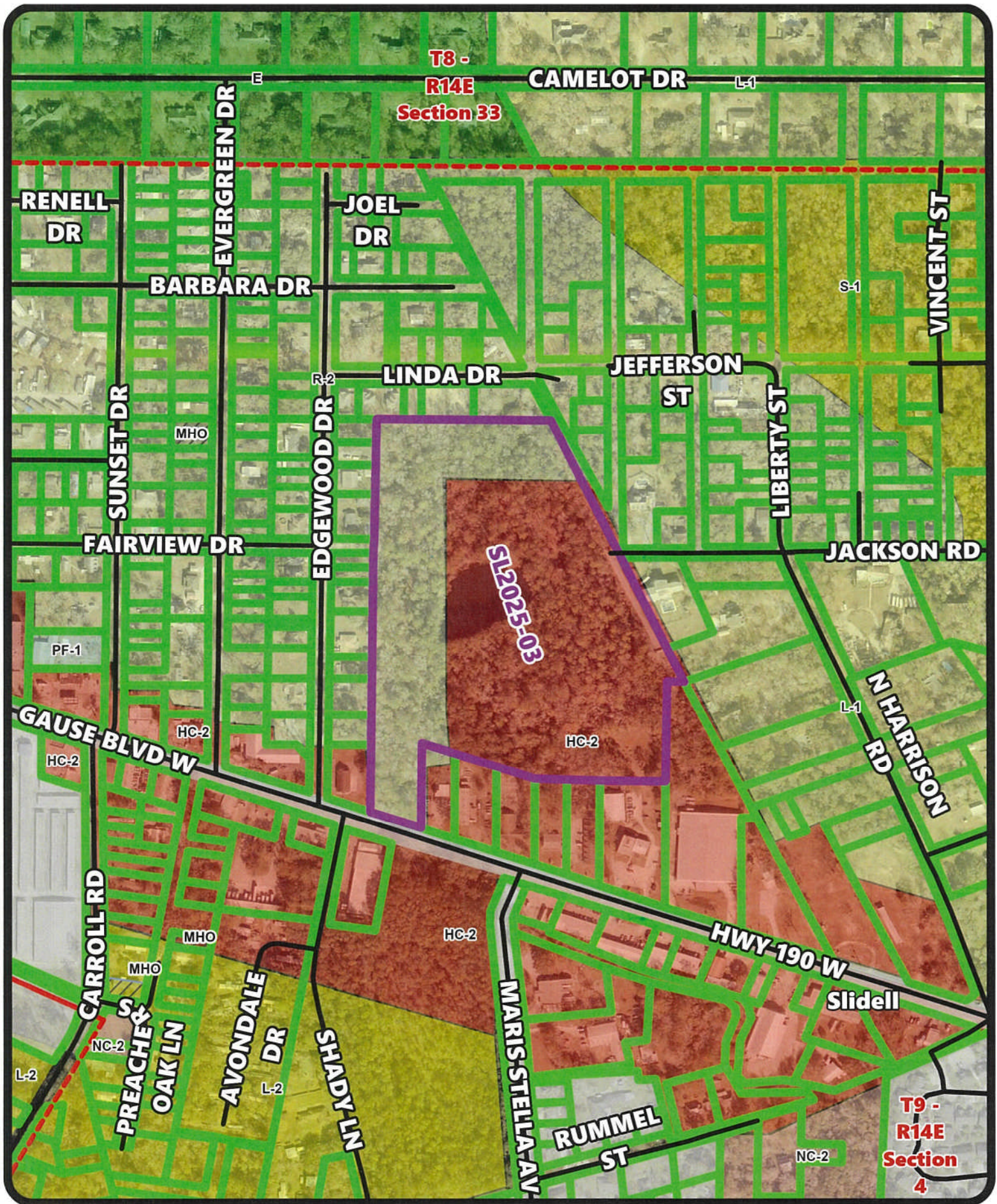
Slidell Annexation (SL2025-03)

Overview Map



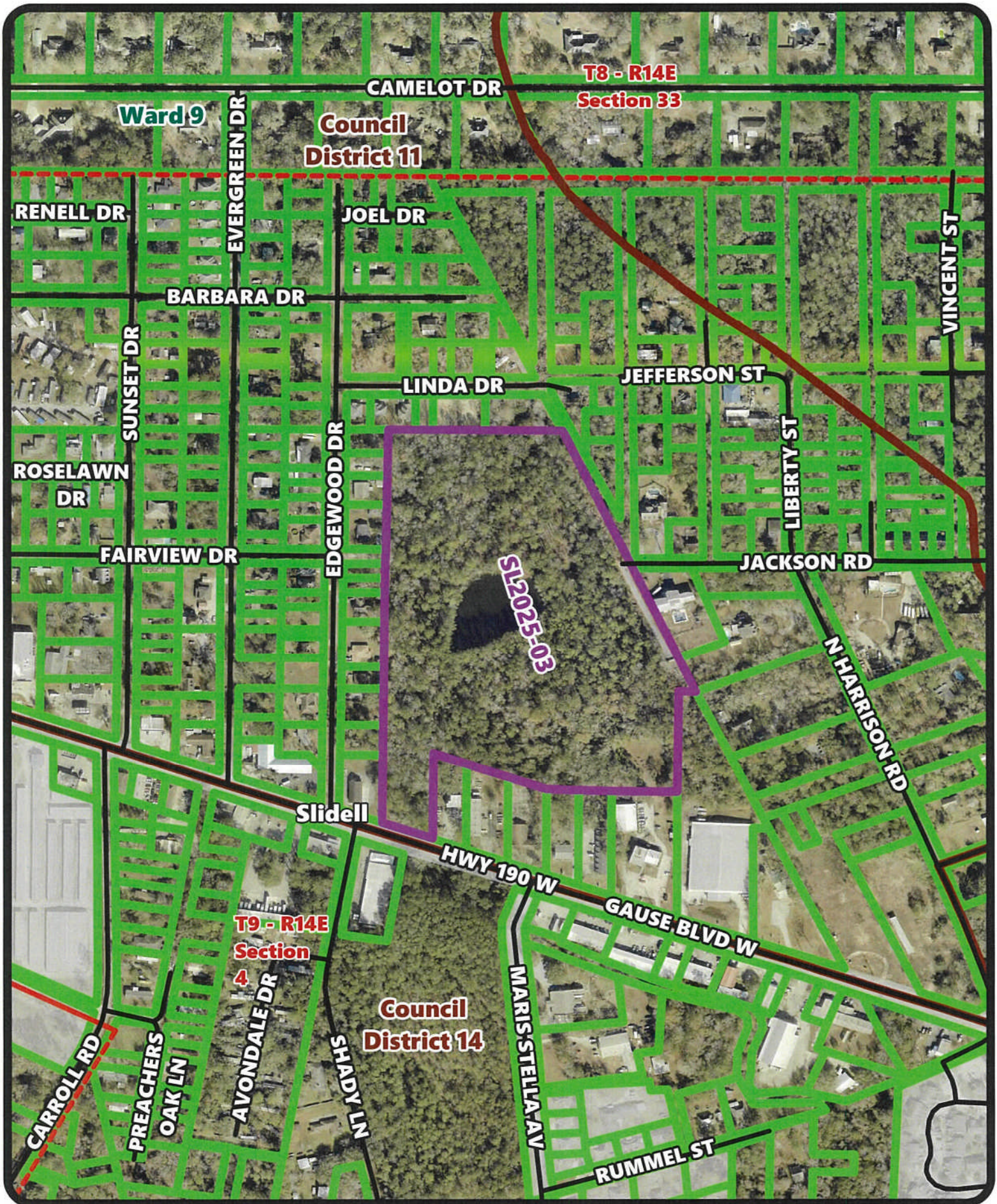
Slidell Annexation (SL2025-03)

Aerial Map



Slidell Annexation (SL2025-03)

Zoning Map



Slidell Annexation (SL2025-03)
 Political Map