

01742

STATE OF LOUISIANA
PARISH OF BOSSIER

Jill M. Sessions
Bossier Parish Clerk of Court
1163765
Recorded On: 03/17/2017 10:22 AM

ACT OF CASH SALE

BE IT KNOWN, that on the dates as indicated, before me, the undersigned Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

INDIAN INVESTMENT PROPERTIES, LLC, a Louisiana Limited Liability Company, authorized to do and doing business in the State of Louisiana having an address of 810 Tipton Street, Bossier City, Louisiana, 71111 appearing herein through its duly authorized manager, A. Michael Boggs;

hereinafter called "SELLER".

who declared that for the price of TEN and 00/100 (\$10.00) DOLLARS cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLERS may have, unto:

GROUNDBREAKER GROUP, LLC, a Louisiana Limited Liability Company, authorized to do and doing business in the State of Louisiana having an address of 810 Tipton Street, Bossier City, Louisiana, 71111 appearing herein through its duly authorized manager, A. Michael Boggs;

hereinafter called "PURCHASER";

the following described undivided property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

Lots 15 and 16, McCall Subdivision, Unit A, a subdivision of Bossier City, Bossier Parish, Louisiana, as per plat recorded in Conveyance Volume 141, Page 187 of the Records of Bossier Parish, Louisiana, together with all improvements located thereon, LESS AND EXCEPT the East twelve (12) feet of Lot 16, McCall Subdivision, Unit A.

Taxes for the current year will be paid by Purchaser.

All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set forth above.

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

SELLER certifies, by execution of this document, that no outstanding mortgages, liens, or encumbrances affect the property conveyed herein other than those disclosed. Further, SELLER certifies, by execution of this document, that no environmental conditions are present regarding the property conveyed herein that would impose liability upon PURCHASER. SELLER hereby agrees to indemnify, hold harmless and defend PURCHASER for any liability, including reasonable attorney's fees, which may arise regarding mortgages, liens, encumbrances, or environmental conditions which exist as of the date of execution of this document.

PURCHASER acknowledges and recognizes this property is sold in an "as is" condition, and, accordingly, hereby releases Sellers and all previous owners thereof from any and all claims for any vices or defects in said Property, whether obvious or latent, known or unknown, easily

discoverable or hidden, and particularly for any claim or cause of action for redemption pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541 et. seq. PURCHASER acknowledges he understands that Louisiana redemption law enables PURCHASER to hold SELLERS responsible for any obvious or hidden defects in the Property existing on the act of sale date, and that right is being waived.

Apparers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

Also appearing herein are the spouses of SELLERS consenting to the conveyance referenced herein and conveying any interest they may have unto PURCHASERS.

THUS DONE AND PASSED on the 30th day of December, 2016, at Bossier City, Bossier Parish, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:


J. MARK STANFORD


By, A. Michael Boggs, manager
SELLER

INDIAN INVESTMENT PROPERTIES, LLC


Dean Dranguet


By, A. Michael Boggs, manager
PURCHASER

GROUNDBREAKER GROUP, LLC


NOTARY PUBLIC

DAVID P. MCCONATHY, NOTARY PUBLIC
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID # 066373

01514

CASH SALE DEED

965427

STATE OF LOUISIANA)

PARISH OF BOSSIER)

FILED AND RECORDED
BOSSIER PARISH, LA

BE IT KNOWN, that this day before me, the undersigned authority, a Notary Public in and for the said Parish, duly commissioned and sworn, came and appeared 2009 MAY 21 P 1:18

BEWLEY'S SALES CORPORATION, INC., whose permanent mailing address is 4503 Macks Drive, Bossier City, LA 71111, being herein represented by Stephen Goodgion, duly authorized President, CLERK & EX-OFFICIO

who declared that it does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which said vendor may be entitled, unto

BOGGS & POOLE CONTRACTING GROUP, INC., whose permanent mailing address is 810 Tipton, Bossier City, LA 71111, being herein represented by Ander Michael Boggs, duly authorized President,

the following described property, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Purchaser hereby acknowledges and recognizes that this sale is in "AS IS" condition, and accordingly, hereby relieves and releases seller and all previous owners thereof from any and all claims for any vices or defects in said property, 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 of Articles 2520, et seq. Purchaser acknowledges he understands that Louisiana redhibition law enables purchaser to hold seller responsible for any obvious or hidden defects in the property existing on the act of sale date, and that purchaser is waiving same.

The property described herein is conveyed subject to all recorded servitudes, restrictions, rights-of-way and easements.

TO HAVE AND TO HOLD said property unto said purchaser its heirs and assigns forever.

This sale is made for the consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged.

The certificate of mortgage is hereby waived by the parties, and evidence of the payment of taxes produced.

The vendee takes cognizance of all past due and/or current year's taxes and agrees to pay the same.

DONE AND PASSED at my office in said Parish in presence of the undersigned competent witnesses and me, Notary, on this 26th day of May, 2009.

ATTEST:


Julie Robinson

BEWLEY'S SALES CORPORATION, INC.

BY: STEPHEN GOODGION, PRESIDENT

BOGGS & POOLE CONTRACTING GROUP, INC.


Deborah Keith


BY: ANDER MICHAEL BOGGS, PRESIDENT


LANCE G. MOSLEY
Notary Public

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LANCE G. MOSLEY
NOTARY PUBLIC
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID NO: 9230

965427

EXHIBIT "A"

Lot Seventy-Five feet (75') on East Texas, Bossier City, Bossier Parish, Louisiana, by 150 feet deep described as follows: Commence at a concrete monument at the Northwest corner of Lot Seven (7), McCall's 1A Subdivision, a subdivision of Bossier City, Bossier Parish, Louisiana, as per map and survey recorded in Conveyance Book 141, Page 187, Records of Bossier Parish, Louisiana, run thence westerly along South of East Texas Street, a distance of seventy-five feet (75') for a point of beginning, thence westerly along the South line of East Texas Street a distance of seventy-five feet (75'), thence southerly at a right angle of East Texas Street, a distance of one hundred fifty feet (150'), thence easterly at right angles to the last mentioned course a distance of seventy-five feet (75'), thence northerly a distance of one hundred fifty feet (150') to the point of beginning, together with all buildings and improvements located thereon, being in Lot Three (3), VILLAGE PLACE SUBDIVISION, a subdivision of Bossier Parish, Louisiana, which has a municipal address of 2026 East Texas Street, Bossier City, Louisiana.