

BY: HEATHER BARRANGER CASE

STATE OF LOUISIANA

TO: MARIGOLD PROPERTY, LLC

PARISH OF ST. TAMMANY

ACT OF CASH SALE

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

HEATHER BARRANGER CASE, who after being duly sworn, declared unto me, Notary, that she is the full age of majority, married but once and then to Lincoln Case; however, she appears herein to sell her separate and paraphernal property; she is a resident of the Parish of St. Tammany, State of Louisiana and has a mailing address of 605 Vermont Street, Covington, Louisiana, 70433; **VENDOR** herein,

who declared that said **VENDOR** does by these presents grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties and with full substitution and subrogation to all rights and actions of warranty against all former owners and vendors, unto

MARIGOLD PROPERTY, LLC, a Louisiana Limited Liability Company organized and existing under the laws of the State of Louisiana, domiciled and doing business in the Parish of St. Tammany, State of Louisiana appearing herein through its duly authorized Agent, Farzad Aduli pursuant to the Certificate of Authority attached hereto and made a part hereof; its current mailing address being 39 Cardinal Lane, Mandeville, La. 70471; **VENDEE** herein,

here present and accepting for itself, it's heirs, successors and assigns, all and singular, the following described property, situated in the Parish of St. Tammany, State of Louisiana, to wit:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 47, Township 7 South, Range 11 East, Greensburg District in that section known as Flower Estates, and designated and described and measuring in accordance with survey and plan of E.J. Champagne, Surveyor, dated January 22, 1956, approved by the Police Jury for the Parish of St. Tammany, State of Louisiana, as follows:

LOT 288, FLOWERS ESTATES SUBDIVISION, St. Tammany Parish, Louisiana.

All as per the attached survey by John G. Cummings & Associates, professional land surveyors, dated February 4, 2013, Job No. 13028.

And

STATE PROJECT NO. H.001340 (059-01-0028) F.A.P. NO H001340

LA 21 WIDENING (BOOTLEGGERS -11TH) ROUTE LA 21 ST. TAMMANY PARISH

HEATHER BARRANGER CASE PARCEL NO 2-3

VALUE OF PARCEL TAKEN/AMOUNT OF OFFER \$28,172.000 (1,561.1 square feet)

Any funds from the above state project or any other current or future projects concerning Lot 288 will be paid to Marigold Property, LLC. If any funds are received by seller before or after the Act of Sale from current or future projects concerning Lot 288 relevant to Lot 288 those will be provided to Marigold Property, LLC. Any valid sale papers concerning STATE PROJECT NO. H.001340 (059-01-0028) F.A.P. NO H001340 (1,561.1 square feet) that were signed by Seller and sent to Department of Transportation & Development on February 13, 2013 are to be assigned to Marigold Property, LLC.

TO HAVE AND TO HOLD the above described property together with all improvements thereto belonging unto the said VENDEE, it's heirs, successors and assigns, in full ownership of property forever, free from any lien, mortgage, privilege or encumbrance whatsoever, with full and general warranty of title, and with full substitution and subrogation to all rights of warranty and other rights held by said VENDOR.

THE CONSIDERATION for this sale is the price and sum of FOUR HUNDRED SEVENTY SIX THOUSAND NINE HUNDRED NINETY TWO AND 25/100 (\$476,992.25) DOLLARS, which the said VENDEE has truly paid cash in hand, in current money, to the said VENDOR, who acknowledges the receipt thereof and grants full acquittance and discharge therefor.


Seller(s) and Purchaser(s) hereby acknowledge and recognize that the premises being sold and transferred are in "AS IS" condition, the Purchaser(s) have had opportunity to fully inspect said premises; and accordingly, Purchaser(s) hereby relieve and release Seller(s), Sellers' agents and all previous owners thereof from any and all claims for vices and 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 Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Additionally, purchaser acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524.

ANY MORTGAGE, CONVEYANCE, OR TAX CERTIFICATES which may be required by custom or law are hereby waived by the Parties hereto, who covenant to hold me, notary, harmless from the non-production thereof. All taxes on the above described property for the three years preceding passage of this act of sale have been paid. All taxes up to and including the taxes due and exigible in 2012 are paid. Taxes for the year 2013 were prorated in favor of Vendee and will be the responsibility of Vendee. The tax information is based upon the best available information obtainable at the time of closing, which at this time was the 2012 tax amounts. Any future adjustments on said differences shall be solely between Vendee and Vendors and Columbia Title, LLC shall be held harmless. Vendee will be responsible for providing the tax assessor for the Parish where the immovable property is located with the address where property tax and assessment notices are to be mailed. As of the date of this sale, such notices should be sent to the following: **MARIGOLD PROPERTY, LLC, 39 CARDINAL LANE, MANDEVILLE, LA. 70471.**

THUS DONE AND PASSED at my office in Covington, Louisiana, on this 4th day of March, 2013, in the presence of the undersigned competent witnesses who sign these presents with the said Appearers and me, Notary, after due reading of the whole.

WITNESSES:

VENDOR:

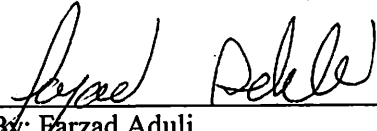

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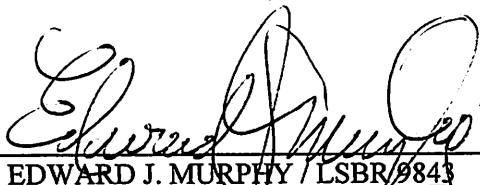

HEATHER BARRANGER CASE


Print name: MIKE D'AMICO

VENDEE:

MARIGOLD PROPERTY, LLC


By: Farzad Aduli


EDWARD J. MURPHY / LSBR/9843
NOTARY PUBLIC
Edward J. Murphy
Attorney At Law
200 N. Columbia St.
Covington, LA 70433
LSBA # 9843

