

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

## CASH SALE

BE IT KNOWN, on the 13th day of May, 2021 before me the undersigned Notary Public, and in the presence of the subscribing witnesses, personally appeared as seller:

**HOUSE OF FAITH INTERNATIONAL MINISTRIES, INC. D/B/A THE ROCK MINISTRIES (TIN XX-XXX7657)**, a Louisiana Corporation, herein represented by Craig Wells, as per the resolution attached hereto and made a part hereof, with its principal place of business domiciled in the Parish of St. Tammany, State of Louisiana with a mailing address of P O Box 748, Slidell, LA 70459;

who declared that for the price of One Hundred Twenty Nine Thousand and 00/100 (\$129,000.00)

DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, seller does hereby sell and deliver,

with full warranty of title and subrogation to all rights and actions of warranty Seller may have unto buyer:

**DREW MANUEL (SSN XXX-XX-4202)**, a person of the full age of majority domiciled in the Parish of St. Tammany, State of Louisiana who declared that he is married to and living with Donna Manuel, acquiring the hereinafter described property as his separate property, with his separate funds, for use under his separate administration and control; and having a mailing address of 59380 Boe Drive, Lacombe, LA 70455;

who acknowledge delivery and possession of the following described property:

That certain lot or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereon belonging or anyway appertaining, situated in the Parish of ST. TAMMANY, State of Louisiana, being designated as LOT NUMBER FIVE A (5A), SQUARE SIXTEEN (16), on that map entitled "A Resubdivision Map of Lot 4 & 5 Into Lot 5A, Sq. 16, Pearl Acres Subdivision in Section 6, T-9-S, R-15-E, St. Tammany Parish, Louisiana", prepared by Sean M. Burnes, Land Surveyor, dated December 18, 2008, updated March 8, 2012, on file and of record in the office of the Clerk and Recorder of said Parish and State as Map ID 119444, File # 5429D, said lot having such measurements and dimensions and being subject to such restrictions and servitudes as shown on the above described map and/or of record.

The parties agree that taxes were prorated based on the best available information at the time of closing. If there is any variance upon issuance of the tax bill for the current year, the parties agree to make any necessary adjustments between themselves and release and relieve Gulf Coast Title, Inc. and me, Notary, from any further liability resulting therefrom.

It is expressly agreed that the immovable property herein conveyed and all improvements and components parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS" without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presences of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's 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 Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state and federal law and the jurisprudence thereunder.

St. Tammany Parish 1073  
Instrmnt #: 2270534  
Registry #: 2771146 sbp  
5/18/2021 11:30:00 AM  
MB CB X MI UCC

Purchaser also waives any rights Purchaser may have in redhibition to return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2503.

BUYER(S) INITIAL(S) Dm \_\_\_\_\_

NOTIFICATION: Pursuant to §582 of the National Flood Insurance Reform Act of 1994: In the event the current, or prior owners, of the Property received Federal disaster assistance, and the Property is located in a Special Flood Hazard Area under the FEMA Flood Maps or within the Special Flood Hazard Area under the Advisory Base Flood Elevations issued by FEMA, then in that event any dwelling on any part of the Property shall be insured under a policy of Flood insurance in the amount equal to the lesser of (a) the full insurable value, as determined by the Property insurer; or (b) the maximum amount of Flood Insurance coverage available under the Flood Insurance Program. Purchaser understands that failure to maintain flood insurance means that in the event of a future disaster, Purchaser may not be eligible for federal disaster relief assistance for repair, replacement, or restoration of damage due to flooding as provided for in 42 U.S.C. §514a. Further, Purchaser must notify subsequent transferees of the requirement to maintain flood insurance by including flood insurance notification language in subsequent written conveyance instruments. This Covenant as to Flood Insurance shall run with the Property in perpetuity or, alternatively, for the maximum period permitted by law, and may be enforced by seller, any of Seller's successor in title or by FEMA.

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

Any Certificate of Zoning required by Ordinance is hereby expressly dispensed with by consent of the Buyer and Seller, and both expressly waive and renounce any and all present and future rights and actions which may arise thereunder with respect to each other and the undersigned Notary Public. No wetlands or environmental determinations have been made by or requested of the Notary Public herein.

All parties signing the within instrument, either as parties or as witnesses, have declared themselves to be of full legal capacity.

Taxes for the current year shall be pro rated between the parties.

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

The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is dispensed with by the parties hereto. All taxes assessed against the property herein conveyed have been paid.

Buyer and Seller acknowledge that a current survey has not been produced in connection with this transaction and relieve and release Gulf Coast Title, Inc., its officers, directors, shareholders, 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.

Thus done and signed on the date indicated above, in the Parish of East Baton Rouge, State of Louisiana and in the presence of the undersigned Notary Public and the undersigned competent witnesses.

WITNESSES:

Jana Wells

Kim Smay

HOUSE OF FAITH INTERNATIONAL MINISTRIES,  
INC. D/B/A THE ROCK MINISTRIES

BY: Craig N. Wells  
CRAIG N. WELLS, PRESIDENT/DIRECTOR

Drew Manuel  
DREW MANUEL

WILLIAM T. ADCOCK, NOTARY PUBLIC  
STATE OF LOUISIANA  
COMMISSIONED FOR LIFE  
NOTARY ID NO. 8527  
LBRN: 2342

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|------------------------|---|
| Title Ins. Prod:       | Gulf Coast Title, Inc.  |
| Address:               | 4473 Bluebonnet Blvd., Ste A<br>Baton Rouge, LA 70809<br>259294 |
| Prod. Lic. #:          |   |
| Title Ins Underwriter: | <u>PULSAR TITLE INSURANCE COMPANY, INC.</u>                     |
| Title Opinion by:      | William T Adcock  |
| LA Bar Roll            | #2342   |