

**CASH SALE
STATE OF LOUISIANA**

On the 28th day of June, 2024, before me, Notary Public for the above state and residing therein, and in the presence of the subscribing witnesses, personally appeared:

RONALD H CALAMARI and NICHOL KING CALAMARI, both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, who declared under oath unto me, Notary, that Ronald H. Calamari has been married but three times, firstly to Lisa Hardy from whom he was divorced, secondly to Debbie Lobrano from whom he was divorced, and thirdly to Nichol King with whom he is presently living and residing; and Nichol King Calamari has been married but three times, firstly to Merlin Beals from whom she was divorced, secondly to Lewis Pombo from whom she was divorced, and thirdly to Ronald H. Calamari with whom she is presently living and residing. Mailing Address: 3286 ARBOR DR, SLIDELL, LA 70458

Hereinafter referred to as "Seller(s)", who declared that for the price and sum of Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00) cash, receipt of which is acknowledged, SELLER(S) hereby sells and delivers with full warranty of title and subrogation to all rights and actions to warranty SELLER(S) may have, unto:

THOMAS JERRALL WILLIAMS and SUSAN HEWITT WILLIAMS (nee "HEWITT"), both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, who declared, under oath, unto me, Notary, that they have been married as follows:

THOMAS JERRALL WILLIAMS has been married but three times; first to Tracy Vitry from whom he is divorced, second to Jene Crockett from whom he is divorced, and third to Susan Hewitt Williams with whom he is currently living and residing.

SUSAN HEWITT WILLIAMS has been married but twice, fir to William Sterling McDonal from whom she is divorced and second to Thomas Jerrall Williams with whom she is currently living and residing. Mailing Address: 3275 RAMA ST, SLIDELL, LA 70458

Herein called BUYER(S), resident(s) of and domiciled in the State of Louisiana, here present and accepting, purchasing for himself/herself/themselves, his/her/their heirs and assigns, the following described property, the possession and delivery of which BUYER(S) acknowledges:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, being situated in Section 15, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, and being a portion of the Resubdivision of Lots 9-15, **SQUARE 1, LITTLE ADDITION TO TOWN OF SLIDELL**, St. Tammany Parish, Louisiana, and being more fully described as follows, to wit:

LOT 9A, SQUARE 1, LITTLE ADDITION TO TOWN OF SLIDELL, St. Tammany Parish, Louisiana.

FOR INFORMATIONAL PURPOSES ONLY:

The property bears the Municipal No. 3275 RAMA STREET, SLIDELL, LOUISIANA.

Being a part of the same property acquired by **RONALD H. CALAMARI and NICHOL KING CALAMARI** by act dated 04/27/16, recorded 04/29/16 under Instrument Number 2020229 of the official records of the Clerk of Court for St. Tammany Pariah, Louisiana.

ASSESSMENT NO. 92016

THIS SALE IS SUBJECT TO THE FOLLOWING:

1. Any encroachments, overlaps, easements, rights of way, servitudes and all matters which might appear on a current survey of the property.
2. 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 plan of subdivision.

NOTE: Buyer(s) or Buyer(s)'s representatives have been offered or provided, prior to the execution of this act of sale and transfer, the opportunity to fully inspect and examine any and all buildings and all things contained therein which comprise the premises being sold and transferred. The Buyer(s) know and is satisfied with the physical condition of the premises in all respects, including but not limited to the

structural condition of the building(s), the condition of all things contained in said building(s), and any past or present visible or hidden wood destroying insect or organism infestation and resultant damage there from, and that same is acceptable to Buyer(s) "AS IS," and Buyer(s) affirms and agrees that no representation, statements or warranties have at any time been made by Seller(s), or Seller(s)'s Agents, as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises.

Seller(s) and Buyer(s) hereby acknowledge and recognize that this sale is in "AS IS" condition, and accordingly, hereby relieve and release seller(s) 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., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Buyer(s) acknowledges he/she/they understand that Louisiana redhibition law enables him/her/them to hold seller(s) responsible for any obvious or hidden defects in the property existing on the act of sale date, and that he is waiving that right.

Initial: RETD W SKW

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

All taxes assessed against the property herein conveyed have been paid as per the parish tax records. Taxes for the year 2024 have been pro-rated and will be paid by the Buyer(s) when due.

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

DONE AND PASSED by the parties on the hereinabove stated date and in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary.

WITNESSES:

<p><u>Shanna Wolfe</u> Printed Name: <u>Shanna Wolfe</u></p> <p><u>Teresa Ridolfo</u> Printed Name: <u>TERESA RIDOLFO</u></p> <p><u>A</u> NOTARY PUBLIC</p>	<p><u>Ronald H. Calamari</u> RONALD H. CALAMARI</p> <p><u>Nichol King Calamari</u> NICHOL KING CALAMARI</p> <p><u>Thomas Jerrall Williams</u> THOMAS JERRALL WILLIAMS</p> <p><u>Susan Hewitt Williams</u> SUSAN HEWITT WILLIAMS</p>
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RAYMOND BRINSON
NOTARY PUBLIC
BAR ROLL #27187
STATE OF LOUISIANA
COMMISSION EXPIRES WITH LIFE

Patriot Title, LLC
245 Pontchartrain Drive
Slidell, LA 70458
Producer Lic. #326492
FIDELITY NATIONAL TITLE INSURANCE COMPANY
Title Opinion provided by
Raymond Brinson, Bar Roll #27187
FILE NO. 240117LA