

CASH SALE

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BE IT KNOWN that on January 3, 2020, before me, a Notary Public for St. Tammany Parish, Louisiana, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

MAXINE ANN SCHARFF DAMMON, who declared under oath unto me, Notary, that she is a person of the full age of majority, a United States Citizen, residing and domiciled in St. Tammany Parish, Louisiana, mailing address 34487 Torregano Rd., Slidell, LA 70460, having been married but twice, first to Thomas J. O'Hare, Jr., from whom she was divorced on March 16, 1983, Proceedings No. 39-986, 34th JDC, St. Bernard Parish, Louisiana; and second to Emmett George Dammon, Jr., who died on October 2, 2013, during the marriage; and

MAXINE ANN SCHARFF DAMMON, Trustee of The Emmett George Dammon, Jr. Credit Shelter Trust, a copy of Letters of Trusteeship attached hereto, who declared under oath unto me, Notary, that she is a person of the full age of majority, a United States Citizen, residing and domiciled in St. Tammany Parish, Louisiana, mailing address 34487 Torregano Rd., Slidell, LA 70460, (collectively "Seller")

and who declared that she hereby grants, bargains, sells, conveys, transfers, assigns, sets over, abandons and delivers unto

SPANISH TRAIL, LLC, whose duly authorized agent declared under oath unto me, Notary, that: it is a limited liability company organized under the laws of the State of Louisiana and domiciled in St. Tammany Parish, Louisiana; its mailing address is 124 Eden Isles Drive; and it is represented herein by and through Charles Dammon, sole Member, authorized by Unanimous Consent, the original of which is attached hereto

the following described property ("Property"), with all legal warranties, with rights of after acquired title and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or may have against all preceding owners and vendors, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in Pine Crest Subdivision located in City of Slidell, St. Tammany Parish, Louisiana in Section 44 Township 9 South, Range 14 East, more fully described in accordance with plat of subdivision by A.T. Dusenbury dated May 2, 1927, filed for record as Plat No. 157B and resubdivision survey by Edward C. Gremillion dated December 4, 1982, filed as Plat 764B and by act of correction by Edward C. Gremillion dated April 20, 2009 all filed in the official records of St. Tammany Parish, Louisiana, as follows, to-wit:

Lot 22A, Square 2, Pine Crest Subdivision

Property further shown on survey no. 3117 by Land Surveying, Inc., dated June 14, 1983, machine copy attached hereto. Improvements shown on survey no. 50921 by Ivan M. Borgen, dated May 31, 1991, machine copy attached hereto.

St. Tammany Parish 54
Instrmnt #: 2189238
Registry #: 2672631 bys
1/6/2020 4:22:00 PM
MB CB X MI UCC

For Information Purposes only:

Municipal Address: 554 Old Spanish Trail, Slidell, LA 70458

Tax Assessment No.: 124-051-6562

The Purchaser here present, accepting and purchasing for itself and its successors and assigns, and acknowledging delivery and possession of Property.

To have and to hold the said property unto Purchaser and its successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) DOLLARS**, cash, which Purchaser has well and truly paid, in ready and current money, to Seller, who hereby acknowledges the receipt thereof and grants full acquittance and discharge thereof.

TAXES: Tax Assessment No. 124-051-6562. All City, Parish and State taxes up to and including the taxes due and exigible for 2019 are paid. Tax Collector/Assessor is directed to mail the tax statement to Purchaser at 124 Eden Isles Dr., Slidell, LA 70458. The tax prorations are based upon the best available information obtainable at the time of closing.

"AS IS" CLAUSE: It is expressly agreed that the immovable property herein conveyed and all improvements and component 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"** and **"WITH ALL FAULTS"** without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, tax consequences, physical or environmental conditions, availability of ingress, egress or access, operating history, government approval or regulations, or suitability of such properties for the use intended by the Purchaser, without regard to the presence 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 Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the Property. Purchaser has had full, complete and unlimited access to the Property for all tests and inspections that 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 or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive, in connection with the Property. 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 Articles 2520 through 2548.


By signing below, Purchaser and its representative acknowledge that this AS IS clause has been explained to him, that he understands it and are accepting this AS IS of his own free will.

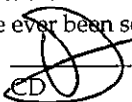
SPANISH TRAIL, LLC

BY: 

CHARLES DAMMON, SOLE MEMBER

The parties also state that there are currently no solar panels on the building, nor to the best of their knowledge, has there ever been solar panels attached to the building.

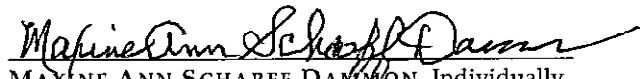

MASD


CD

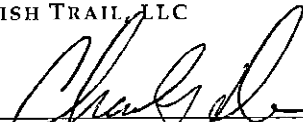
No Survey/Tests/Inspections: The parties acknowledge that they are aware that as to the Property:

1. no survey or no current survey;
2. no environmental site assessment or environmental impact study, nor any kind of study, test, evaluation or expert opinion of the land, and if applicable the buildings, structures and improvements thereon, for any harmful, pollutant or noxious substances (including asbestos, toxic mold, petroleum and/or chemical contaminants). The parties hereto declare that they have not requested any Environmental Site Assessment and/or Environmental Impact Study of the Property; nor have they requested any kind of study or evaluation of the Property or the buildings thereon for any harmful, pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the usability of the Property due to any considerations of the environment (including a declaration that the said property is "wetlands");
3. no wood destroying insect report or termite certificate;
4. no study, test, evaluation or expert opinion of any kind whatsoever regarding the improvements, buildings or structures situated upon the Property, for structural integrity, habitability or usability; and
5. no title examination

have been requested by the parties or have been performed or procured by the undersigned Notary Public. The parties have been advised of (1) the availability of obtaining any of the above evaluations and/or studies, (2) the potential or possible kinds of issues that can arise from and be disclosed by a survey (including but not limited to fence misalignments, servitudes, rights of way, encroachments, discrepancies in dimensions, rights of parties in possession, etc.) and termite and environmental testing and title examination, (3) the potential liabilities inherent in ownership of property (a) with harmful substances or limiting environmental determinations and (b) with potential title issues, and (4) the consequences and effects thereof on Purchaser's title. And, despite all the above, they have chosen to proceed without such studies and evaluations. The parties hereto relieve and release Alford & Alford, LLP, Attorneys at Law, its partners and employees, and the undersigned Notary/Notaries Public, from all liability and responsibility for what would have been discovered by studies and/or evaluations and/or title examination.


MAXINE ANN SCHARFF DAMMON, Individually
and as Trustee of The Emmett George Dammon, Jr.
Credit Shelter Trust

SPANISH TRAIL, LLC

BY: 
CHARLES DAMMON, SOLE MEMBER

Title to said property will be taken subject to any and all laws, ordinances or governmental regulations (including but not limited to building and zoning ordinances, Environmental Protection Statutes and/or Department of Environmental Quality Regulations, and/or any U.S. Army Corps of Engineers Wetlands regulations) restricting or prohibiting the occupancy, use or enjoyment of the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation. No guarantees are made relative to compliance with the above and should any zoning, planning or other Parish Ordinances affect this transfer, the parties hereto relieve the Notary, title insurer, and Alford & Alford, LLP for any responsibility to determine or secure compliance with these regulations.

Maxine Ann Scharff Dammon
MAXINE ANN SCHARFF DAMMON, Individually
and as Trustee of The Emmett George Dammon, Jr.
Credit Shelter Trust

SPANISH TRAIL, LLC

BY: Charles Dammon
CHARLES DAMMON, SOLE MEMBER

That whenever the word or words he, him, himself, his, purchaser, seller, vendor or vendee or any other such descriptive words referring to the parties hereto are used, such shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

THUS DONE AND PASSED at Slidell, Louisiana, on the day, month, and year first above written, in the presence of the undersigned competent witnesses, who sign their names with the appearers and the undersigned Notary Public.

WITNESSES:

Jane Alford
Jane Alford
Neil Alford
NEIL ALFORD

Maxine Ann Scharff Dammon
MAXINE ANN SCHARFF DAMMON, Individually
Maxine Ann Scharff Dammon
MAXINE ANN SCHARFF DAMMON, Trustee of
THE EMMETT GEORGE DAMMON, JR.
CREDIT SHELTER TRUST

SPANISH TRAIL, LLC
BY: Charles Dammon
CHARLES DAMMON, SOLE MEMBER

Lydia Alford
LYDIA ALFORD, NOTARY PUBLIC
LA BAR ROLL NO. 17246

SUCCESSION	NUMBER 2013-31022 A
OF	22ND JUDICIAL DISTRICT COURT
EMMETT GEORGE DAMMON, JR.	PARISH OF ST. TAMMANY STATE OF LOUISIANA

LETTERS OF TRUSTEESHIP

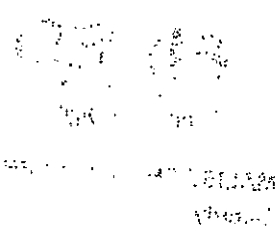
THIS IS TO CERTIFY THAT:

MAXINE ANN SCHARFF DAMMON

has been confirmed and recognized as Trustee of The Emmett George Dammon, Jr. Credit Shelter Trust created under the Last Will and Testament of Emmett George Dammon, Jr. and that she has qualified for the office by complying with all of the requirements of law relating hereto.

IN WITNESS WHEREOF, these Letters of Trusteeship are issued in the name and under the seal of the 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana, at Covington, Louisiana, on December 1st 2015.

Bryce A. Dickson
DEPUTY CLERK



A TRUE COPY
Bryce A. Dickson
DYP. CLK., 22nd JUD. DIST. COURT
ST. TAMMANY PARISH, LA

UNANIMOUS CONSENT OF THE MEMBER OF SPANISH TRAIL, LLC

The undersigned, constituting the sole member of Spanish Trail, LLC, hereby consents to the following actions on behalf of the company.

1. Sell, Exchange, Purchase

That Charles Dammon, Member, be and he is hereby authorized directed and empowered as he in his absolute discretion may deem proper and advisable, to sell or exchange or purchase any property, immovable or movable, real or personal, on terms of cash and/or credit, as he in his absolute discretion may deem proper and advisable, from any persons, firm or corporation owning same, the said act containing such terms, conditions, and stipulations as the said Member, in his absolute discretion may deem proper to incorporate therein, including the usual clauses contained in acts of sale of this kind.

2. Borrow Money

That Charles Dammon, Member, be and he is hereby authorized, directed and empowered for and on behalf of this company, at such times as he in his absolute discretion may deem proper and advisable, to borrow any sum of money, in addition to any outstanding loan, as he in his absolute discretion may deem necessary and advisable to insure the unhampered and efficient conduct of this company's business affairs, including without limitation, obtaining money for the purpose of purchasing any property and obtaining money for the purpose of financing construction of residential or commercial buildings, from any person, firm or corporation willing to lend the same, and/or arrange for the extension or renewal of any indebtedness due by this company and/or utilize the assets of this company as security to induce any creditor of this company not to call any demand notes of this company; or for any other purpose, that the said Member of this company is hereby authorized and empowered to appoint a member(s) or agent(s) to execute and endorse on behalf of this company a note or notes in such amount or amounts, payable at such times, bearing such interest, and containing such terms, conditions and provisions as he in his absolute discretion may deem necessary and advisable.

3. Execute Notes

That Charles Dammon, Member, be and he is hereby authorized and empowered to execute any and all note or notes, security agreements, assignment of leases & rents, loan agreements, Uniform Commercial Code documents, documents or other instruments in writing, and to pledge, pawn and hypothecate such note or notes secured by mortgage or collateral mortgage or multiple indebtedness mortgage to secure any other note executed for and on behalf of this company to obtain such loan; to pledge, pawn and hypothecate any and all other securities belonging to this company as he in his absolute discretion may deem necessary or advisable, and which may be required by any person, firm or corporation, as security for any indebtedness so created by said Member in accordance herewith, or any prior existing indebtedness of this company.

4. Mortgage

That in order to secure said note or notes to be executed by Charles Dammon, said Charles Dammon is hereby further authorized, directed and empowered to appear before any Notary Public and execute an act of mortgage(s) or act of collateral mortgage and/or multiple indebtedness mortgage in such form and containing such terms and conditions as Charles Dammon in his absolute discretion may deem necessary and advisable, including without limitation, a waiver of appraisalment, pact de non alienando, confession of judgment and other usual Louisiana security clauses, bearing against any property owned by this company or to later be acquired by this company.

5. Subdivide, Streets, Covenants, Right of Ways, Servitudes/Easements

That Charles Dammon, Member, be and he is hereby authorized, directed and empowered for and on behalf of this company, at such times as he in his absolute discretion may deem proper and advisable to subdivide, dedicate streets upon, impose restrictive covenants upon, and grant servitudes/easements or right of ways of any nature and type upon any and all property owned by this company or later to be acquired by this company; to obtain servitudes/easements for the benefit of this company on property owned by others; and generally to do all things necessary or proper to accomplish these ends.

6. Construction Contracts

That Charles Dammon, Member, be and he is hereby authorized, directed and empowered for and on behalf of this company, at such times as he in his absolute discretion may deem proper and advisable, to enter into building and/or construction contracts of any kind with any person, firm or corporation, on such terms, conditions, and containing such stipulations as the said Member in his absolute discretion may deem necessary and advisable.

7. Releases

That Charles Dammon, Member, be and he is hereby authorized, directed and empowered for and on behalf of this company, at such times as he in his absolute discretion may deem proper and advisable, to do any and all acts necessary to obtain releases or partial releases of any and all mortgages bearing against any property owned by this company or to later be acquired by this company.

8. Leases and Contracts

That Charles Dammon, Member, be and he is hereby authorized and empowered for and on behalf of the company to execute any and all leases and contracts containing and upon such terms and conditions as he may determine fit and proper.

9. General

That Charles Dammon, Member, be and he is hereby is authorized, empowered and directed from time to time to do any and all things deemed to be necessary or appropriate for the purpose of carrying out the obligations of the company pursuant to the above documents, and any agreement heretofore or hereafter executed, including executing and delivering on behalf of the company any and all other promissory notes, mortgages, supplements and/or amendments to mortgages, notices of security interest, UCC financing statements and amendments to financing statements, security agreements, pledge agreements, continuing guarantees, loan agreements and certificates, and consenting to such stipulations, agreements and conditions as may be deemed appropriate or necessary in connection therewith, this authority being full and complete and without limit or reserve, and all acts and things heretofore done in the premises are hereby ratified and approved and all acts and things hereafter done by or in furtherance of this authority are hereby ratified and approved in advance. Any instrument or other document executed pursuant to this paragraph or these resolutions shall contain such terms, conditions, stipulations and provisions as may be deemed proper to incorporate and, in the case of mortgages or security instruments or amendments and/or supplements thereto (whether collateral or otherwise), shall contain the usual and customary Louisiana security clauses, including a confession of judgment, waiver of appraisal, and pact de non alienando.

10. Necessary or Appropriate

That Charles Dammon, Member, be and he is hereby is authorized, empowered and directed to do any and all things deemed necessary or appropriate for the purpose of carrying out the intents of the foregoing resolutions, including the appointment of such member(s) or agent(s) to act with such authority as Charles Dammon may deem appropriate, this authority being full and complete and without limit or reserve, and all act and things heretofore done by the Member(s), or such agent(s) duly appointed to act on behalf of the company in the premises are hereby ratified and approved and all acts and things hereafter done by Charles Dammon or such member(s) or agent(s) appointed to act on behalf of the company in furtherance of this authority are hereby ratified and approved in advance.

11. Ratification

That this company especially authorizes, ratifies and confirms each and every act prior to this date on behalf of Spanish Trail, LLC.

12. Banking

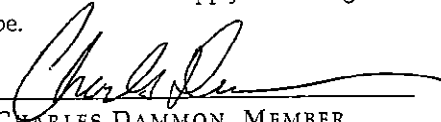
That Charles Dammon, Member of this company, be and he is hereby authorized, empowered and directed to open bank accounts at any financial institution under such terms and conditions as he deems appropriate.

13. Revocation of this Authority

Any person relying on this document may assume that the authority granted herein is still in full force and effect unless there is recorded in the conveyance records for St. Tammany Parish an express revocation of authority.

That whenever the word, or words, he, him, himself, his, officer, or any other such descriptive words referring to the parties hereto are used, they shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

January 3, 2020

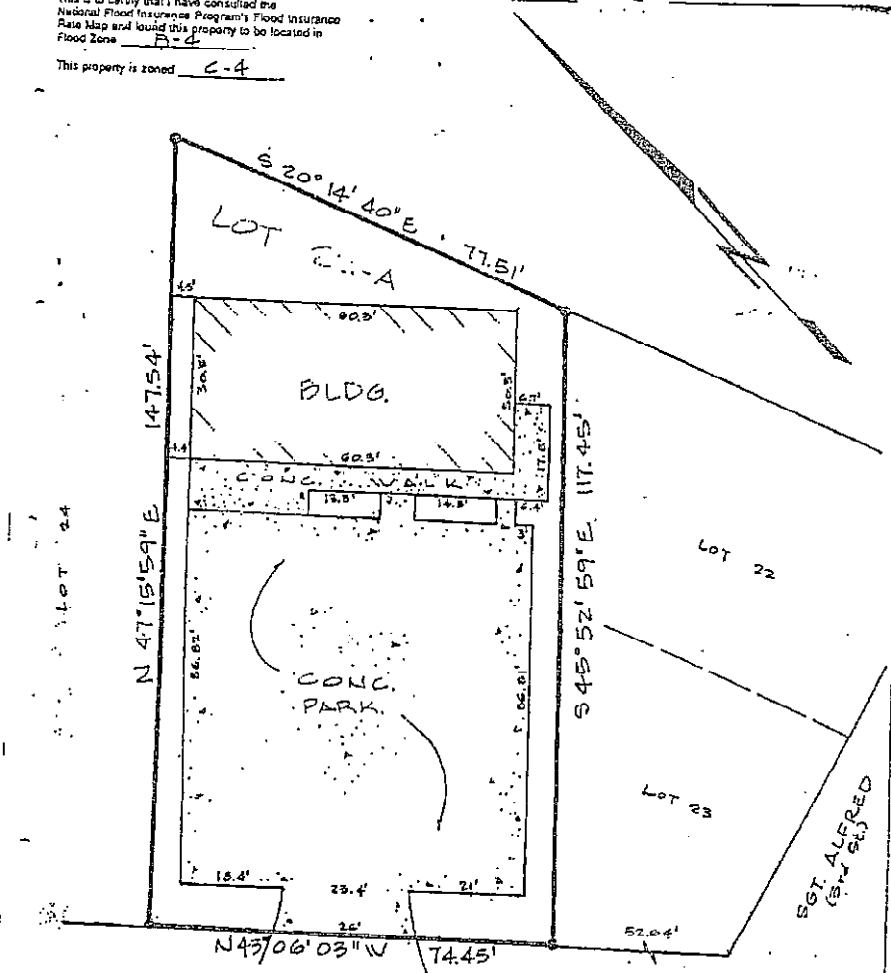

CHARLES DAMMON, MEMBER

St Tammany Parish Clerk of Court Inst#1723346
 St. Tammany Parish Clerk of Court Inst#1723346 - MAPS MAY NOT PRINT TO SCALE.

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 Page 1 of 1

This is to certify that I have consulted the
 National Flood Insurance Program's Flood Insurance
 Rate Map and found this property to be located in
 Flood Zone B-4

This property is zoned C-4



Scale: 1"=20'

OLD SPANISH TRAIL

SURVEY
 MAP OF

PIECREAST SUBD
 S.R. 2 - LOT 22.A



This Survey
 Certified True
 and Correct by

Ivan M. Borgen
 IVAN M. BORGEN
 No 638

IN
 ST. TAMMANY PARISH
 FOR

ST. TAMMANY FIRE
 PROTECTION DISTRICT 1

Survey No. 50921
 Date 31 MAY 1991
 Rev.



IVAN M. BORGEN, C.E./L.S.
 Engineer - Surveyor
 (504) 643-5419 - 891 Brownswich Road
 P.O. Box 124 - Slidell, Louisiana 70459

St. Tammany Parish Clerk of Court In 1723346 Page 4 of 4
St. Tammany Parish Clerk of Court #520228 Page 3 of 6

