

ADVANCE TITLE, LLC, 1349 CORPORATE SQ., #4, SLIDELL, LA 70458
2005115181

CASH SALE	*	UNITED STATES OF AMERICA
BY: BAYHI FAMILY LIVING TRUST	*	STATE OF LOUISIANA
TO: DSDSD, L.L.C.	*	PARISH OF ST. TAMMANY

BE IT KNOWN, That on the undersigned dates.

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

PHYLLIS ANN BAYHI METZ, Individually and as Trustee in trust of the Bayhi Family Trust aka The Paule M. Bayhi Living Trust.

Mailing Address: 887 Ann Arbor Ave., Ventura, CA 93004

Who declared that vendors do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which vendors have or may have against all preceding owners and vendors, unto:

DSDSD, L.L.C., a Louisiana Limited Liability Company, represented herein by EMMETT G. DAMMON, by virtue of the Certificate of Authority annexed hereto and made a part hereof.

Mailing Address: 1095 Florida Ave.; Slidell, LA 70458

Here present accepting, and purchasing for themselves, their successors and assigns and acknowledging due delivery and possession thereof, all and singular the following property to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, 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 St. Tammany Parish, Louisiana, on the West side of Louisiana Highway 433 (Thompson Road) containing altogether 19.67 acres located in Headright 39, Township 9 South, Range 13 East, more fully described as follows, to-wit:

COMMENCING at the juncture of the Southwesterly corner of Headright 38, Township 9 South, Range 13 East with a Northern interior angle of HR 39, township 9 South, Range 13 East run thence South 49 degrees 46 minutes 30 seconds East 2,850.42 feet and South 39 degrees 53 minutes 29 seconds West 413.82 feet to the Point of Beginning from the Point of Beginning thence run South 47 degrees 27 minutes 48 seconds East 1,781.90 feet; thence run South 19 degrees 13 minutes 45 seconds West 540.28 feet; thence run North 45 degrees 15 minutes 48 seconds West 1,977.71 feet; thence run North 39 degrees 53 minutes 29 seconds East 420.72 feet back to the Point of Beginning.

All as per the survey of John J. Avery & Associates, Inc., Registered Land Surveyors, dated December 17, 2002.

To have and to hold the above described property unto the said purchasers, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of One Hundred Eighty Thousand and 00/100 (\$180,000.00) DOLLARS, cash, which the said purchasers have well and truly paid, in ready and current money to the said sellers who hereby acknowledge the receipt thereof and grant full acquittance and discharge thereof.

All State and City taxes up to and including the taxes due and eligible in 2005 are paid. The responsibility for the proration of taxes not yet due is assumed by the parties hereto.

The parties to this act are aware of the fact that certificates of Mortgage and Conveyance are waived, and the Parties hereto relieve and release Advance Title, LLC, Commonwealth Land Title Insurance Corporation, and me, Notary, from all responsibility and liability in conjunction therewith.


The parties to this act are aware of the fact that no survey has been made in connection with this transaction, and hereby release and relieve Advance Title, LLC, Commonwealth Land Title Insurance Corporation, and me, Notary, from any and all liability and defects which might have been disclosed by a survey of the property.

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 Purchase "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, 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 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 interest.

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.

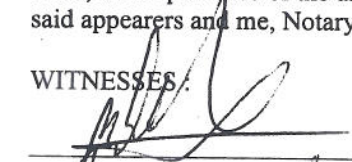
Purchaser also waives any right Purchaser may have in redhibition or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges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


DSDSD, L.L.C.
By: Emmett G. Dammon, Jr.

That whenever the word or words he, him, himself, his purchaser, seller, vendor 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.

THUS DONE AND PASSED, in my office in Ventura, California on the 1st day, May, 2006, in the presence of the undersigned competent witnesses, who have hereto signed their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:



Michael Bayhi

Phyllis Ann Metz
AKA Phyllis Ann Bayhi Metz

BAYHI FAMILY LIVING TRUST
Aka The Paule M. Bayhi Living Trust
By: Phyllis Ann Bayhi Metz, Individually
& as Trustee

Tara Lorraine Gavigan ~~see attached~~ 5/1/06

NOTARY PUBLIC
Notary Identification # 1403457



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THUS DONE AND PASSED, in my office in Slidell, Louisiana on the 4th day, May, 2006, in the presence of the undersigned competent witnesses, who have hereto signed their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES :

Melody Martindale
Melody Martindale

Ed McAllister

Ed McAllister

Emmett G. Dammon, Jr.
DSDSD, LLC BY: EMMETT G. DAMMON, JR.

[Signature]
NOTARY PUBLIC
Notary Identification # 67593

Law S Harris