

Exhibit J. Dequincy Industrial Park Property Deed Report



Dequincy Industrial Park Property Deed Report



LED Deed Report

Current Owner	The City of Dequincy
Parcel Number	00757985 and 00801429
Acreage	300.07
Location	Sec 22 and 23 T7S R11W
Date Acquired	3/19/1968
Instrument Number – Deed 1	1094039
Book/Page – Deed 1	1028/341

THE STATE OF TEXAS
COUNTY OF ORANGE

CONVEYANCE

8.25
5.30
CAG

1094039

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the said County and State, and in the presence of the undersigned competent witnesses, personally came and appeared THE LUTCHER AND MOORE LUMBER COMPANY, a Texas Corporation domiciled in Orange, Texas, herein represented by its duly authorized President, Nelda C. Stark, herein after referred to as "Vendor", who declared that for and in consideration of the sum of ONE HUNDRED THIRTEEN THOUSAND SIXTY-SEVEN AND 50/100 (\$113,067.50) DOLLARS cash, to it in hand paid by the CITY OF DEQUINCY, a Louisiana Municipal Corporation, hereinafter referred to as "Purchaser", the said Vendor does by these presents grant, sell and convey, with full warranty of title, and with full subrogation to all of the rights and actions of warranty of the said Vendor, against all former owners and vendors, the following described property situated in the Parish of Calcasieu, State of Louisiana:

Tract I

Being a part of the West Half of Southeast Quarter (W/2 of SE/4) and the East Half of Southwest Quarter (E/2 of SW/4), Section 15, Township 7 South, Range 11 West; and the North Half of Southeast Quarter (N/2 of SE/4), the Southeast Quarter of Southeast Quarter (SE/4 of SE/4), the Northeast Quarter (NE/4), and the Northeast Quarter of Northwest Quarter (NE/4 of NW/4), Section 22, Township 7 South, Range 11 West; and the Southwest Quarter (SW/4), the South Half of Northwest Quarter (S/2 of NW/4), the Northwest Quarter of Southeast Quarter (NW/4 of SE/4), Section 23, Township 7 South, Range 11 West; and the Northwest Quarter of Northwest Quarter (NW/4 of NW/4), Section 25, Township 7 South, Range 11 West; and the Northeast Quarter of Northeast Quarter (NE/4 of NE/4), Section 27, Township 7 South, Range 11 West, Calcasieu Parish, Louisiana, and being more particularly described as follows, to-wit:

OFFICE OF CLERK OF COURT
MAR 25 9 39 AM '00
CLERK OF COURT, CALCASIEU PARISH, LOUISIANA

Edgar Perkins - Jr.

Commencing at proven Southeast corner of Section 22, Township 7 South, Range 11 West from which a:

17" Longleaf Pine marked \overline{X} bears North 63° 00' East 32.9 feet

14" Longleaf Pine marked \overline{X} bears South 76° 00' East 38.5 feet

15" Longleaf Pine marked \overline{X} bears South 37° 30' West 46.5 feet

14" Longleaf Pine marked \overline{X} bears North 53° 45' West 34.5 feet

Thence South 89° 43' West with the South line of Section 22, Township 7 South, Range 11 West 539.2 feet;

Thence North 22° 59' West 7350.82 feet to a 1" iron pipe at the Northwest corner of proposed airport from which a:

16" Longleaf Pine marked \overline{X} bears South 34° 45' West 16.9 feet

17" Longleaf Pine marked \overline{X} bears North 75° 45' East 8.1 feet

Thence North 67° 01' East 1000.00 feet to a 1" iron pipe at the Northeast corner of the proposed airport from which a:

17" Longleaf Pine marked \overline{X} bears North 75° 45' East 8.1 feet

14" Longleaf Pine marked \overline{X} bears South 86° 00' West 15.4 feet

Thence South 22° 59' East 3011.40 feet to a 1" iron pipe from which a:

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6" Longleaf Pine marked \overline{X} bears North 69° 45' East
36.5 feet

15" Longleaf Pine marked \overline{X} bears North 04° 45' West
53.4 feet

Thence South 61° 36' East 5029.26 feet to the North
right of way line of Kansas City Southern Railroad
from which a:

1" iron pipe bears North 61° 36' West 32.8 feet from
which a:

05/11/12

12" Longleaf Pine marked \overline{X} bears North 50° 15' East
13.0 feet

9" Longleaf Pine marked \overline{X} bears North 03° 30' West
16.8 feet

Thence South 54° 30' West 4239.55 feet with said right
of way to West line of proposed airport from which a:

1" iron pipe bears North 22° 59' West 101.57 feet from
which a:

8" Longleaf Pine marked \overline{X} bears South 57° 45' West
27.1 feet

15" Longleaf Pine marked \overline{X} bears North 57° 30' West
60.5 feet

Thence North 22° 59' West 508.97 feet to the place of
beginning and containing 344.57 acres.

Tract II

Being a part of the Northwest Quarter of Northwest
Quarter (NW/4 of NW/4), Section 26, Township 7 South,
Range 11 West; and the Northeast Quarter of Northeast
Quarter (NE/4 of NE/4), Section 27, Township 7 South,
Range 11 West, and being more particularly described
as follows, to-wit:

Commencing at the proven Southeast corner of Section 22,
Township 7 South, Range 11 West from which a:

17" Longleaf Pine marked \overline{X} bears North 63° 00' East
32.9 feet

14" Longleaf Pine marked \overline{X} bears South 76° 00' East
38.5 feet

15" Longleaf Pine marked \overline{X} bears South 37° 30' West
46.5 feet

14" Longleaf Pine marked \overline{X} bears North 53° 45' West
34.5 feet

Thence South 00° 24' East 349.7 feet to the South right
of way line of the Kansas City Southern Railroad;

Thence South 54° 30' West 199.9 feet with said right
of way to a 1" iron pipe at the place of beginning
from which a:

18" Longleaf Pine marked \overline{X} bears South 01° 00' West
28.3 feet

14" Longleaf Pine marked \overline{X} bears South 10° 00' West
44.7 feet

05/11/12

Thence South 17° 16' East 678.30 feet to a 1" iron
pipe from which a:

18" Longleaf Pine marked \overline{X} bears South 09° 30' West
12.4 feet

14" Longleaf Pine marked \overline{X} bears South 88° 45' West
32.6 feet

Thence North 67° 01' East 800.00 feet to a 1" iron
pipe from which a:

15" Longleaf Pine marked \overline{X} bears South 83° 45' East
20.0 feet

13" Longleaf Pine marked \overline{X} bears South 54° 15' West
42.4 feet

Thence North 28° 42' West 823.40 feet to a 1" iron pipe on said Kansas City Southern Railroad right of way from which a:

17" Longleaf Pine marked X bears North 87° 15' East 48.2 feet

15" Longleaf Pine marked X bears South 47° 30' East 58.0 feet

Thence South 54° 30' West 666.40 feet to the place of beginning and containing 12.45 acres.

Vendor herein reserves unto itself and excepts from this conveyance all oil, gas and other minerals and mineral rights in, under and appertaining to the above described property.

It is understood however, that said minerals shall be produced by directional drilling only, with no use whatsoever being made of the surface of the said property.

This sale is made subject to recorded rights of way for pipelines, public utilities and roadways, and to all other covenants, restrictions, reservations, easements, rights of way, conditions and rights that are legally effective against the above described property as of the date of this sale.

The parties hereto waive the production of the mortgage and tax certificates otherwise required by law.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Purchaser, its heirs and assigns forever.

IN TESTIMONY WHEREOF, witness the signature of the said Vendor at Orange, Texas, in the presence of me, Notary, and J. H. McNamara and Cecile Beaver, competent witnesses, on this 19th day of March, 1968.

WITNESSES:

J. H. McNamara
Cecile Beaver

THE LUTCHER AND MOORE LUMBER COMPANY

By Nelda C. Stark, President

BEFORE ME Miriam Arrington
Notary Public

My Commission Expires June 1, 1969

MIRIAM ARRINGTON
NOTARY PUBLIC IN AND FOR
ORANGE COUNTY, TEXAS

WHEREAS, this company has ceased to use the hereinafter described property in the regular course of its business and deems it expedient to dispose of it, and

WHEREAS, the CITY OF DeQUINCY, a Louisiana Municipal Corporation, has offered to purchase said property and the sale of said property would be in the interest of the company:

BE IT RESOLVED by the Board of Directors of The Lucher and Moore Lumber Company that Nelda C. Stark, President of this corporation, be and is hereby authorized and directed to make, execute and deliver a certain WARRANTY DEED in favor of the CITY OF DeQUINCY, a Louisiana Municipal Corporation, covering and affecting the following described land in the PARISH OF CALCASIEU, STATE OF LOUISIANA, to-wit:

344. 57 acres being a part of the West Half of Southeast Quarter (W/2 of SE/4) and the East Half of Southwest Quarter (E/2 of SW/4), Section 15, Township 7 South, Range 11 West; and the North Half of Southeast Quarter (N/2 of SE/4), the Southeast Quarter of Southeast Quarter (SE/4 of SE/4), the Northeast Quarter (NE/4), and the Northeast Quarter of Northwest Quarter (NE/4 of NW/4), Section 22, Township 7 South, Range 11 West; and the Southwest Quarter (SW/4), the South Half of Northwest Quarter (S/2 of NW/4), the Northwest Quarter of Southeast Quarter (NW/4 of SE/4), Section 23, Township 7 South, Range 11 West; and the Northwest Quarter of Northwest Quarter (NW/4 of NW/4), Section 26, Township 7 South, Range 11 West; and the Northeast Quarter of Northeast Quarter (NE/4 of NE/4), Section 27, Township 7 South, Range 11 West, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds in said instrument.

Tract II

12.45 acres being a part of the Northwest Quarter of Northwest Quarter (NW/4 of NW/4), Section 26, Township 7 South, Range 11 West; and the Northeast Quarter of Northeast Quarter (NE/4 of NE/4), Section 27, Township 7 South, Range 11 West, and being more particularly described by metes and bounds in said instrument.

Vendor herein reserves unto itself and excepts from this conveyance all oil, gas and other minerals and mineral rights in, under and appertaining to the above described property.

It is understood however, that said minerals shall be produced by directional drilling only, with no use whatsoever being made of the surface of the said property.

Said WARRANTY DEED to be dated the 19th day of March, 1968, for the agreed consideration of the sum of

One Hundred Thirteen Thousand Sixty-seven and 50/100 (\$113,067.50) Dollars cash and containing the terms and conditions fully outlined in said WARRANTY DEED as prepared, submitted to and approved by the Directors.

THE STATE OF TEXAS,
COUNTY OF ORANGE.

THIS IS TO CERTIFY THAT I have compared the foregoing with a resolution adopted by the Board of Directors of The Lutchter and Moore Lumber Company at a meeting duly held on the 19th day of March, 1968, as such resolution is recorded in the Minute Book of said company, Volume 6, Page 281 thereof, and I hereby certify that the same has not been altered, amended, rescinded or repealed and is now in full force and effect.

WITNESS MY HAND at Orange, Texas, this 19th day of March, 1968.



R. P. Turpin
R. P. Turpin, Secretary
The Lutchter and Moore Lumber Company

Victor Hillman

CLERK OF COURT &
EX OFFICIO RECORDER

RECORDED: March 26, 1968

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