

Exhibit J.

Crosspoint North Site Property Deed Report



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Crosspoint North Site Property Deed Report



Crosspoint North Site Deed Report

Dates Researched: 8/11/1969 to 10/23/2020

Current Owner	Masters Partnerships, LLC
Parcel Numbers	1737708, 1737902, 1738305, 1814508, 1986503, 1986503
Acreage	32.27 (part of the area is in the South site)
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Date Acquired	2/8/2018
Instrument Number	1000665
Book/Page	1469/114
Date Acquired	2/2/2018
Instrument Number	1000549
Book/Page	1469/13
Date Acquired	8/8/2017
Instrument Number	990327
Book/Page	1454/890
Date Acquired	6/3/2015
Instrument Number	941257
Book/Page	1383/135
Date Acquired	5/2/2011
Instrument Number	851548
Book/Page	1242/111
Date Acquired	2/12/2009
Instrument Number	799550
Book/Page	1171/4
Date Acquired	8/27/2004
Instrument Number	673370
Book/Page	995/251
Date Acquired	6/27/2003
Instrument Number	639935
Book/Page	963/803

Date	1/10/2005
Instrument Number	882620
Book/Page	1006/590
ROW Document 3	ROW-Servitude-Easement
Entity Acquiring ROW	Entergy Louisiana, Inc.
Owner of Property when Acquired	Anna B & The Gang, LLC
Date	10/27/2004
Instrument Number	677446
Book/Page	1000/210
ROW Document 4	Agreement Establishing Predial Servitude
Entity Acquiring ROW	One Weekend, LLC
Owner of Property when Acquired	Warren S. Bankston
Date	8/10/2004
Instrument Number	671728
Book/Page	993/237
ROW Document 5	Right of Way for Driveway
Entity Acquiring ROW	Richard E. Bankston and Margaret Relan Bankston
Owner of Property when Acquired	Anna Vargo Bankston and Ronald Louis Bankston
Date	9/4/1979
Instrument Number	269429
Book/Page	480/882

Sell Offs After Purchase

NONE	NONE
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Mortgages/Liens

Mortgage Certificate	

Maps/Plats Provided

Map 1	Anna B and the Gang Mini-Division
Date	5/18/2007
Instrument Number	751304
Book/Page	1098/877

Map 2	Plat of Survey Showing Property Located in Section 31, T6S-R7E, Parish of Tangipahoa, State of Louisiana
Date	4/14/03
Instrument Number	633423
Book/Page	958/437

Ownership Names Researched

Name	Dates Researched
Masters Partnerships, LLC	8/8/2017 to Present
Anna Vargo Bankston	8/11/1969 to 6/3/2015
Richard E. Bankston, Jr.	8/11/1969 to 6/3/2015
Margaret Relan Bankston	8/11/1969 to 6/3/2015
Warren S. Bankston	8/11/1969 to 6/3/2015
Ronald L. Bankston	8/11/1969 to 6/3/2015
Norman Jenkins and Rachel L. Jenkins	4/24/2003 to 10/11/2018
Margaret David Bankston	8/11/1969 to 8/27/2004
Meredith Coates Bankston Bodi	8/11/1969 to 8/27/2004
T. Wayne Kitchens and Imagene Kinchen Kitchens	6/26/1972 to 4/23/2003

Tax Information

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1737708
Land	\$3,000.00
Improvements	\$11,323.00
Total Value	\$14,373.00
Taxes	\$1,650.02
Zoning	Residential
Municipal Address	43209 Sweetpea Lane

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1737902
Land	\$3,240.00
Improvements	\$10,252.00
Total Value	\$13,492
Taxes	\$1,548.87
Zoning	Residential
Municipal Address	43229 Sweetpea Lane
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1738305
Land	\$3,240.00
Improvements	\$0.00
Total Value	\$3,240.00
Taxes	\$371.94
Zoning	Residential
Municipal Address	Old Baton Rouge Highway
Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1814508
Land	\$180.00
Improvements	\$0.00
Total Value	\$180.00
Taxes	\$21.84
Zoning	Timberlands
Municipal Address	Pumpkin Center Road

Parish	Tangipahoa Parish
Tax Year	2019
Assessed Ownership	Masters Partnerships, LLC
Assessment Number	1986503
Land	\$937.00
Improvements	\$10,858.00
Total Value	\$11,795.00
Taxes	\$1,354.07
Zoning	Residential
Municipal Address	10372 Old Baton Rouge Highway

Tangipahoa Parish Recording Page 183078

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :
LE FLEUR DE LIS TITLE COMPANY
41601 VETERANS AVE., SUITE 200
HAMMOND, LA 70403

First VENDOR
JENKINS, NORMAN EHLERT

First VENDEE
MASTERS PARTNERSHIPS LLC

Index Type : CONVEYANCES Instrument # : 1015715
Type of Document : DEED Book : 1490 Page : 857
Recording Pages : 4

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 10/11/2018
At (Recorded Time) : 8:40:39AM



Doc ID - 013260360004

SCANNED
NO

Return To :

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Norman Ehlert Jenkins &
Rachel L. Martin Jenkins

TO

Masters Partnership, LLC

18-874

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BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Norman Ehlert Jenkins & Rachel L. Martin Jenkins, husband and wife, who declared that Norman Ehlert Jenkins has been married three times, first to Iris Lynn Rogers, divorced, second to Sandra Patterson, divorced and third to Rachel L. Martin Jenkins, whom he is presently married to, Rachel L. Martin Jenkins who declared that she has been married once to Norman Ehlert Jenkins whom she is presently married to, whose mailing address P.O. Box 1052, Albany, LA 70711.

herein called SELLER, who declared that for the price of **Eight Hundred Thousand and 00/100 DOLLARS (\$800,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver all of their right, title and interest, with full warranty of title and subrogation to all rights and actions of warranty which SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403.

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

Assessment #01986503 - 4.53 acre tract

A PARCEL CONTAINING 4.53 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T6S, R7E, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE OLD BATON ROUGE HIGHWAY 19.8 FEET NORTH 89 DEG. 26 MIN. EAST OF THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE OF THE OLD BATON ROUGE HIGHWAY WITH THE SECTION LINE BETWEEN SECTION 21 AND 41, T6S, R7E, THENCE RUN NORTH 89 DEG. 26 MIN. EAST 375.7 FEET; THENCE RUN SOUTH 525 FEET; THENCE RUN SOUTH 89 DEG. 26 MIN. WEST 375.7 FEET; THENCE RUN NORTH 525 FEET TO THE POINT OF BEGINNING, ALL AS PER SURVEY OF ANSIL BICKFORD, DATED APRIL 10, 1972

Municipal address: 10372 Old Baton Rouge Highway, Hammond, LA 70401

Assessment #02044005 - 7.45 acre tract

A certain piece or parcel of land located in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana being more particularly described as follows to-wit:

All of Vendor's undivided interest in and to a parcel of land located in fractional Section 31, T6S, R7E and being 7.45 acres out of the original 20 acres parcel acquired by Ernest G. McLaughlin and Mable Irene Hatton McLaughlin from Wilburn B. Cornwell by Act dated February 26, 1944 and recorded in COB 172, page 541 of the official records of Tangipahoa Parish, Louisiana, Less and Except therefrom the properties described in the conveyances recorded at COB 290 page 532, COB 354 page 361, COB 646 page 453, COB 664 page 246 and COB 668 page 744 all of the official records of the Parish of Tangipahoa, Louisiana said

property being subject to a right or way in favor of the Baptist Convention of District Eleven of Louisiana as described in the conveyance recorded at COB 646 page 453.

Assessment #05134706 - 1.00 acre tract

A certain piece or parcel of land situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 425.68 feet South 89 degrees 55 minutes 00 seconds West of the intersection of the North line of Lot 4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 02 degrees 40 minutes 42 seconds West 191.98 feet; thence North 85 degrees 35 minutes 12 seconds West 109.22 feet; thence North 89 degrees 58 minutes 12 seconds West 52.86 feet; thence South 62 degrees 53 minutes 30 seconds West 76.83 feet; thence North 02 degrees 40 minutes 42 seconds East 218.25 feet; thence North 89 degrees 55 minutes 00 seconds East 228.92 feet to the Point of Beginning, containing ONE ACRE, all as shown on map by Wallace Adams, Engineer, dated April 29, 1987.

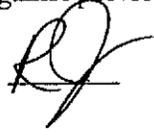
Assessment #02029405 - 1.00 acre tract

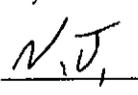
One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along West boundary of said Service Road to point of beginning forming a triangular plot of land. Being a portion of the same property acquired by vendors under deed passed before Joseph M. Blache, Jr., Notary Public on February 26, 1944 between Wilburn B. Cornwell and Murphy Thomas Martin & Helena Ruth McLaughlin Martin.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement; and Buyer acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Seller and expressly waived by Buyer. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials 

Seller's Initials 

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2017 have been paid. Taxes for the year of 2018 shall not be pro-rated and will be the buyer's responsibility.

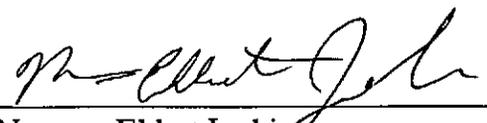
All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER(S), their heirs and assigns shall have and hold the described property in full ownership

forever.

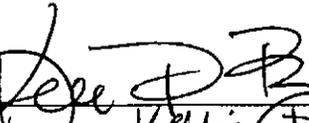
The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

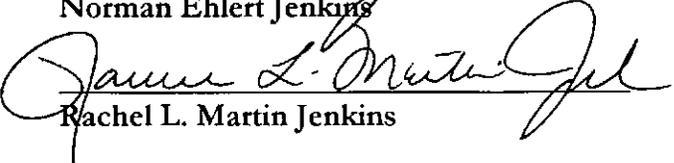
Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 9th day of October 2018.

WITNESSES:

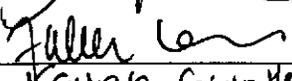


Norman Ehlert Jenkins

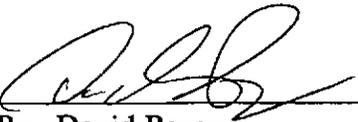
Sign: 
Print: Kevin D Dwyer



Rachel L. Martin Jenkins

Sign: 
Print: Fallon Gwote

Masters Partnership, LLC



By: David Pevey



NOTARY PUBLIC

Jeff Alan LeSaicherre
Notary Public
State of Louisiana
Notary # 82564
My Commission is for life

TAX NOTICES: BUYERS are responsible for the property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

Tangipahoa Parish Recording Page

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :

LE FLEUR DE LIS TITLE COMPANY
41601 VETERANS AVE., SUITE 200
HAMMOND, LA 70403

First VENDOR

BANKSTON, RICHARD E JR

First VENDEE

MASTERS PARTNERSHIP LLC

Index Type : CONVEYANCES

Instrument # : 1000665

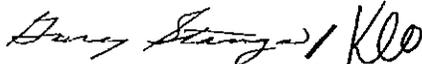
Type of Document : DEED

Book : 1469 **Page :** 114

Recording Pages : 3

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 02/06/2018

At (Recorded Time) : 8:47:16AM



Doc ID - 012846460003

SCANNED

Return To :

**CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA**

**Richard E. Bankston Jr. &
Margaret Relan Bankston**

TO

Masters Partnership, LLC

18-56

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Richard E. Bankston Jr. & Margaret Relan Bankston, husband and wife, resident(s) of 43209 Sweetpea Lane, Hammond, LA 70403

herein called SELLER, who declared that for the price of **ONE HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$178,500.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

A parcel of land containing 1.07 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T6SR7E, Tangipahoa Parish, Louisiana, more particularly described as commencing at a point on the South right-of-way line of the Old Baton Rouge Highway 19.8 feet North 89 deg. 26 min. East of the intersection of the said South right-of-way of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, thence continue North 89 deg. 26 min. East 375.7 feet; thence run South 350 feet to the point of beginning; thence run North 89 deg. 26 min. East 269.0 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 268.5 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972. Together with an act of Predial Servitude recorded at 1434, page 767

Municipal address: 43209 Sweetpea Lane, Hammond, LA 70403

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

Buyer's herein assume all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby waive and release me, Notary, from any and all liability and responsibility in connection therewith.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with

respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement; and Buyer acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Seller and expressly waived by Buyer. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials MB

Seller's Initials MB

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2017 have been paid. Taxes for the year of 2018 shall be pro-rated.

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

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 5th day of February, 2018

WITNESSES:

Richard E. Bankston Jr.
Richard E. Bankston Jr.

Sign: Michelle
Print: Lisa Ellis

Margaret Relan Bankston
Margaret Relan Bankston

Sign: Halle Rufford
Print: Halle Rufford

Masters Partnership, LLC

David Pevey
By: David Pevey

Jeff Alan LeSaicherre
NOTARY PUBLIC

Jeff Alan LeSaicherre
Notary Public
State of Louisiana
Notary # 82564
My Commission is for Life

TAX NOTICES: BUYERS are responsible for the 2018 property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

Tangipahoa Parish Recording Page

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :
LE FLEUR DE LIS TITLE COMPANY
41601 VETERANS AVE., SUITE 200
HAMMOND, LA 70403

First VENDOR

BANKSTON, WARREN S

First VENDEE

BANKSTON, RONALD L

Index Type : CONVEYANCES

Instrument # : 1000548

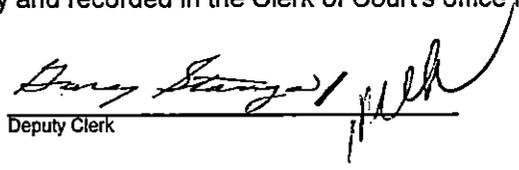
Type of Document : CORRECTION

Book : 1469 **Page :** 13

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 02/02/2018

At (Recorded Time) : 3:47:48PM



Doc ID - 012845200002

SCANNED

Return To :

ACT OF CORRECTION

STATE OF LOUISIANA

PARISH OF TANGIPAHOA

BE IT KNOWN that on this 1st day of February, 2018, before me, a Notary Public, duly commissioned and qualified in and for the State of Louisiana, Parish of Tangipahoa, and in the presence of the undersigned competent witnesses, personally came and appeared:

John I. Feduccia

Appearer declared that he was one of the Notaries in connection with a Cash Deed from Warren S. Bankston and Kelly Ann Briggs Bankston to Ronald L Bankston and Margaret David Bankston, recorded in COB 1242 Page 111 of the official records of Tangipahoa Parish, for the following described property, to-wit:

A parcel containing 1.08 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T6S, R7E, Tangipahoa Parish, Louisiana, more particularly described as commencing at a point on the South right-of-way line of the Old Baton Rouge Highway 19.8 feet North 89 deg. 26 min. East of the intersection of the said South right-of-way line of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, continue North 89 deg. 26 min. 375.7 feet to the point of beginning; thence continue North 89 deg. 26 min. East 270.2 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 259.6 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972

WHEREAS, there was an error committed in the legal description of the property on the Cash Deed and that the description should be and is hereby corrected and reformed to read as follows, to-wit:

A parcel containing 1.08 acres in the Southeast Quarter of the Northwest Quarter of Section 31, T6S, R7E, Tangipahoa Parish, Louisiana, more particularly described as commencing at a point on the South right-of-way line of the Old Baton Rouge Highway 19.8 feet North 89 deg. 26 min. East of the intersection of the said South right-of-way line of the Old Baton Rouge Highway with the Section line between Sections 31 and 41, T6S, R7E, continue North 89 deg. 26 min. East 375.7 feet to the point of beginning; thence continue North 89 deg. 26 min. East 270.2 feet; thence South 0 deg. 11 min. West 175 feet; thence South 89 deg. 26 min. West 269.6 feet; thence North 175 feet to the point of beginning, all as per survey of Ansil Bickford dated April 10, 1972

NOW THEREFORE, I, Notary Public, pursuant to the provision of R.S. 35:2.1, do herewith correct the Cash Deed as noted above.

The Recorder of Conveyance for the Parish of Tangipahoa, State of Louisiana, is hereby authorized and directed to make mention of this Act of Correction in the margins of the Conveyance Records at COB 1242 Page 111, to serve as occasion may require.

THUS DONE AND PASSED before me, and the undersigned competent witnesses on the date above mentioned in Hammond, Louisiana.

WITNESSES:

Sign: *Cassia McGovern*
Print: Cassia McGovern

Sign: *Linda M. Franks*
Print: Linda M. Franks

John I. Feduccia
John I. Feduccia

Scott Sledge
Notary Public
SCOTT SLEDGE

Tangipahoa Parish Recording Page

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :

LE FLEUR DE LIS TITLE COMPANY
41601 VETERANS AVE., SUITE 200
HAMMOND, LA 70403

First VENDOR

ANNA B & THE GANG LLC

First VENDEE

MASTERS PARTNERSHIP LLC

Index Type : CONVEYANCES

Instrument # : 990327

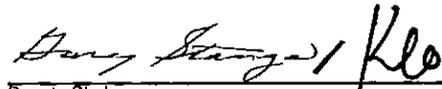
Type of Document : DEED

Book : 1454 **Page :** 890

Recording Pages : 5

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 08/08/2017

At (Recorded Time) : 4:00:19PM



Doc ID - 012736970005

SCANNED

Return To :

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Anna B and the Gang, LLC

TO

Masters Partnership, LLC

17-396

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BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Anna B and the Gang, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by Ronald Bankston, its duly authorized member, as per certificate of authority attached hereto and made a part hereof, whose mailing address is 43229 Sweetpea Lane, Hammond, LA 70403.

herein called SELLER, who declared that for the price of **Six Hundred Thirty Thousand and 00/100 DOLLARS (\$630,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Masters Partnership, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Tangipahoa, State of Louisiana, herein represented by David Pevey, its duly authorized member, as per certificate of authority duly recorded, whose mailing address is 10250 Park Place, Suite B, Hammond, LA 70403

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

A certain lot or parcel of ground situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969.

AND

That particular piece of immovable property lying to the East of the eastern boundary of Headright 41, Township 6 South, Range 7 East in the Parish of Tangipahoa, Louisiana and which lies to the East of the Eastern boundary of the 68.4536 acre parcel acquired by One Weekend, L.L.C. as described in a deed and on a plat and survey of Roy C Edwards, Jr., Registered Land Surveyor dated October 28, 2003 and recorded in COB 980, Page 467 of the official records of Tangipahoa Parish, Louisiana; and also described as the portion of an old abandoned right of way on a survey of William J. Bodin, Jr., Registered Land Surveyor dated July 21, 2004 that is recorded at COB 993, Page 237 of the official records of Tangipahoa Parish, Louisiana; said old abandoned right of way being described as beginning at a point which is 2007.70 feet South, 737.36 feet South 00 deg. 00 min. 01 sec. West, 19.88 feet East and 6.40 South 00 deg. 00 min. 51 seconds west from the Northeast Corner of Headright 41, Township 6 South, Range 7 East, thence proceed South 00 deg. 00 min. 51 sec. West 460 feet to the Southwest corner of Tract-1 on the survey of William J. Bodin, Jr., dated July 21, 2004; thence South 89 deg. 51 min. 00 sec. West 19.88 feet to the East line of Headright 41, T6S, R7E; thence proceed North 00 deg. 01 min. 01 sec. East along the East line of Headright 41, T6S, R7E a distance of 737.54 feet; thence proceed North 89 deg. 25 min. 53 sec. East a distance of 19.88 feet to a Northwest Corner of Tract-2 on the survey of William J. Bodin, Jr. dated July 21, 2004; thence proceed South 00 deg. 00 min. 51 sec. West 277.54 feet to the point of beginning.

LESS AND EXCEPT:

A certain tract or parcel of ground in Section 31, T6S, R7E, more particularly described as follows:

Beginning at a point 2007.70 feet South, 737.36 feet South 00 deg. 01 min. 01 sec. West, 19.88 feet East, 6.40 feet South 00 deg. 00 min. 51 sec. West and North 89 deg. 51 min. 00 sec. East a distance of 727.18 feet from the Northeast corner of Section 41, T6S, R7E; thence proceed North 0 deg. 0 min. 51 sec. East a distance of 282.85 feet; thence North 89 deg. 25 min. 53 sec. East a distance of 103.88 feet; thence South 0 deg. 9 min. 00 sec. East a distance of 283.61 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 104.69 feet to the point or place of beginning, containing 29,536.892 square feet, 0.68 acres and being situated in Section 31, T6S, R7E, Tangipahoa Parish, Louisiana, as described on a plat and survey by William J. Bodin, Jr., Registered Land Surveyor, dated April 17, 2007 and recorded at COB 1098, Page 877 of the official records of Tangipahoa Parish, Louisiana

LESS AND EXCEPT:

A certain tract or parcel of ground more particularly described as follows:

Beginning at a point 2007.70 feet South, 737.36 feet South 00 deg. 01 min. 01 sec. West, 19.88 feet East, 6.40 feet South 00 deg. 00 min. 51 sec. West and North 89 deg. 51 min. 00 sec. East a distance of 831.87 feet from the Northeast corner of Section 41, T6S, R7E; thence North 00 deg. 09 min. 00 sec. West a distance of 283.63 feet; thence North 89 deg. 25 min. 53 sec. East a distance of 250 feet; thence South 00 deg. 04 min. 44 sec. East a distance of 262.53 feet; thence South 88 deg. 53 min. 01 sec. West a distance of 25.27 feet; thence South 1 deg. 49 min. 18 sec. West a distance of 22.49 feet; thence South 89 deg. 51 min. 00 sec. West a distance of 223.63 feet to the point of beginning, containing 70,496.028 square feet, 1.62 acres, and being situated in Section 31, T6S, R7E, Tangipahoa Parish, Louisiana as described on a plat and survey by William J. Bodin, Jr., Registered Land Surveyor, dated April 17, 2007 and recorded at COB 1098, Page 877 of the official records of Tangipahoa Parish, Louisiana.

LESS AND EXCEPT:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, advantages, and prescriptions, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, being a portion of the Anna Bankston Mini Division designated as "Tract-2", which is more fully described as follows: Begin at a point 2007.70 feet South, 737.36 feet South 00° 01' 01" West, 19.88 feet East and 466.40 feet South 00° 00' 51" West, 1 foot North 00° 00' 51" East and North 89° 51' 00" East 790.55 feet from the Northeast Corner of Headright 41, T6S, R7E to the Point of Beginning; thence North 1° 49' 18" East a distance of 399.24 feet; thence North 89° 51' 00" East a distance of 250.48 feet; thence South 1° 49' 18" West a distance of 399.24 feet; thence North 89° 51' 00" West a distance of 250.48 feet; to the Point or Place of Beginning containing 100067.215 square feet, 2.30 acres more or less, according to survey of William J. Bodin, Land Surveyor, dated March 19, 2007, revised April 12, 2007, and filed in the records of the Parish of Tangipahoa at Conveyance Office Book 1095, page 127.

Subject to the following:

1. An Act of Predial Servitude recorded at COB 1434 Page 767, being a modification and amendment of a Right of Way recorded in COB 480 Page 892
2. A Right of Way in favor of Entergy Louisiana, Inc. recorded at COB 1000 Page 210
3. An agreement creating a Predial Servitude over a 1.45 acre parcel, more or less, as described at COB 993 Page 237
4. A boundary agreement recorded at COB 1006 Page 590 and amended at COB 1171 Page 4.
5. An Act of Predial Servitude recorded at COB 1095 Page 810

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

The property sold herein is conveyed "AS IS" and "WHERE IS", Purchaser hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Vendor. Vendor has made no representations or warranties with respect to

the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Purchaser or furnished to Purchaser pursuant to this agreement; and Purchaser acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particular purpose or of quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Vendor and expressly waived by Purchaser. Additionally, Vendor does not warrant that the property is free from redhibitory or latent defects or vices and Purchaser hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Vendor from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Vendor hereby subrogates the Purchaser in and to all rights and actions in warranty that the Vendor has or may have against previous owners and vendors of the property.

Buyer's Initials _____ Seller's Initials RB

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2016 have been paid. All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER(S), their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this .

WITNESSES:

Anna B and the Gang, LLC

Ronald Bankston
By Ronald Bankston

Sign: [Signature]
Print: USA LLC

Masters Partnership, LLC

[Signature]
By David Pevey

Sign: [Signature]
Print: Kevin D. Pevey

[Signature]
NOTARY PUBLIC

Jeff Alan LeSaicherre
Notary Public
State of Louisiana
Notary # 82564
My Commission Is for Life

TAX NOTICES: BUYERS are responsible for the property taxes. Tax Notices should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B, Hammond, LA 70403

CERTIFICATE OF AUTHORITY

The undersigned, being all of the members of **Anna B and the Gang, LLC**,

(the Company) and acting in such capacity, hereby certifies:

That, **Ronald Bankston** is hereby authorized and empowered, for and on behalf of the Company, to sell to Masters Partnership, LLC, the following described property to-wit:

A certain lot or parcel of ground situated in Section 31, T6S, R7E, Parish of Tangipahoa, State of Louisiana, and being more fully described as commencing at a point 19.8 feet East of the Northwest corner of Lot 4; thence North 89 deg. 51 min. East 1082.3 feet to the West side of Pumpkin Center Road; thence North 0 deg. 5 min. West along the West side of Pumpkin Center Road 745.09 feet; thence South 89 deg. 26 min. West 376.09 feet; thence North 0 deg. 11 min. West 525 feet to the South line of Old Baton Rouge Highway; thence South 89 deg. 26 min. West along the South line of Old Baton Rouge Highway 60 feet; thence South 0 deg. 11 min. West 525 feet; thence South 89 deg. 26 min. West 644.2 feet; thence South 737.1 feet to the Point of Beginning, containing 19.11 acres more or less, all as per survey of Clifford G. Webb, dated July 3, 1969.

LESS AND EXCEPT ALL SELL-OFFS

That the above-named person is hereby authorized and empowered for and on behalf of the company, to execute any and all contracts, act of sale, any other documents, containing such terms and conditions as he may determine fit and proper, necessary to carry out the authority granted in this resolution.

CERTIFICATE

The undersigned certify that the above and foregoing act is true and correct.

Executed this 7th day of August 2017.

Anna B and the Gang, LLC

Warren Bankston
Warren Bankston

Meredith Coates Bodi
Meredith Coates Bodi

Richard E. Bankston
Richard Bankston

Ronald Bankston
Ronald Bankston