

Exhibit J. Breux Bridge I-10 Site Property Deed Report



St. Martin Parish Recording Page

Becky P Patin
CLERK OF COURT
P.O. BOX 308
St. Martinville, LA 70582
(337) 394-2210

Breaux Bridge I-10 Site Property Deed Report

First VENDOR

RICHARD, DONA DEGATUR SUCC OF

First VENDEE

RICHARD, ROCKY KYLE

Index Type : CONVEYANCE

Inst Number : 545243

Type of Document : JUDGMENT OF POSSESSION

Book : 1845 Page : 613

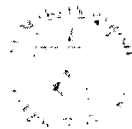
Recording Pages : 4

Recorded Information

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

On (Recorded Date) : 05/04/2021

At (Recorded Time) : 12:03:00PM



[Handwritten Signature]
Deputy Clerk

Doc ID - 008084680004

SUCCESSION * **16th JUDICIAL DISTRICT COURT**
OF * **PROBATE DOCKET NO.: 16840**
DONA DEGATUR RICHARD * **ST. MARTIN PARISH, LOUISIANA**

JUDGMENT OF POSSESSION

Considering the petition for possession filed herein and the record of these proceedings, the law and evidence entitling petitioners to the relief prayed for:

IT IS ORDERED ADJUDGED AND DECREED THAT:

(1) Rocky Kyle Richard is the sole heir of the decedent, Dona Degatur Richard, and he is hereby recognized as owner and sent into possession of decedent's property, which is described as follows:

I. IMMOVABLE PROPERTY

1. That certain strip of land situated in Section 47, Township 9 South, Range 6 East, Fourth Ward, East side of Bayou Teche, City of Breaux Bridge, Parish of St. Martin, Louisiana, measuring sixty-four (64) feet along its Northwestern and Southeastern lines, forty (40) inches along its Northeastern line, and thirty-six (36) inches along its Southwestern line, designated as PLOT 1, encircled by the letters "C", "B", "G", "F", and "E", and as fully depicted on plat of survey by Fred L. Colomb, Surveyor, dated October 20, 1982, recorded in Book 884, at page 425, under Entry No. 209080 of the Conveyance Records of St. Martin Parish, Louisiana, and being bounded, now or formerly, on the Northeast by the property of Audrey Dugas Marks, on the Northwest by the property of William W. Dupuis, Jr., on the Southeast, in part by the property designated as PLOT 2 on the aforementioned plat of survey, and in part by the property of Marcel P. Hebert, Jr., and on the Southwest by the property of William W. Dupuis, Jr.
2. That certain strip of land, together with all buildings and improvements situated thereon located in Section 47, Township 9 South, Range 6 East, Fourth Ward, East side of Bayou Teche, City of Breaux Bridge, Parish of St. Martin, Louisiana, measuring forty (40) feet along Bridge Street, its Southeastern line, a depth along its Northeastern line of one hundred eighteen (118) feet, a depth along its Southwestern line of one hundred nineteen (119) feet, and a width in the rear, or along its Northwestern line, of forty (40) feet, designated as PLOT 2, encircled by the letters "A", "B", "C", and "D", and as fully depicted on plat of survey by Fred L. Colomb, Surveyor, dated October 20, 1982, recorded in Book 884, at page 425, under Entry No. 209080 of the Conveyance Records of St. Martin Parish, and being bounded, now or formerly, on the Northeast by the property of Marcel P. Hebert, Jr., on the Southeast by East Bridge Street, on the Northwest by that property designated as PLOT 1 on the aforementioned plat of survey, and on the Southwest by the property of Odon Rees.
3. An undivided one-half interest in and to that certain tract of land, together with all buildings and improvements situated thereon and appertaining thereto, located in Section 109, Township 8 South, Range 5 East and Section 140, Township 9 South, Range 5 East, St.

Martin Parish, Louisiana, containing 0.381 acre, designated as "LOT 4-A" as shown by the plat of survey made by Clarence Thibodeaux, Registered Land Surveyor, dated October 1, 2020, an original of which is attached to an Act of Exchange recorded under Book 1845, Folio 122, Entry No. 544926 of the conveyance records of St. Martin Parish, Louisiana, said parcel having such shape, measurements, boundaries, configuration and dimensions as are more fully shown on said plat of survey.

4. An undivided one-half interest in and to that certain tract of land, together with all buildings and improvements situated thereon and appertaining thereto, located in Section 109, Township 8 South, Range 5 East and Section 140, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.553 acre, designated as "Lot 2" as shown by the plat of survey made by Clarence Thibodeaux, Registered Land Surveyor, dated October 1, 2020, an original of which is attached to an Act of Exchange recorded under Book 1845, Folio 122, Entry No. 544926 of the conveyance records of St. Martin Parish, Louisiana, said parcel having such shape, measurements, boundaries, configuration and dimensions as are more fully shown on said plat of survey.
5. An undivided one-fourth interest in and to that certain parcel of ground, together with all improvements thereon situated in Section 140, Township 9 South, Range 5 East in the Parish of St. Martin, Louisiana, being shown and designated as LOT 3 on a plat of survey showing the property of Warren Degatur, et al by Clarence Thibodeaux dated February 3, 1986, which said plat is attached to an Act of Partition recorded under Book 1003, Folio 608, Entry No. 233788 of the Conveyance Records of St. Martin Parish, Louisiana. Said parcel being irregular in shape, having a easterly frontage of 107.95 feet on Louisiana Highway 31, having a depth along its southerly boundary of 39.64 feet, and having a rear or westerly boundary of 158.96 feet, and having the further form, shape, boundaries and dimensions as will be shown on the aforesaid plat of survey by Clarence Thibodeaux.
6. An undivided one-half interest in and to that certain parcel of land, together with all buildings and improvements thereon erected and thereto belonging, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T9S, R5E, and Section 113, T8S, R5E, containing 20.05 acres and being bounded on the North by Pioneer Campground, South by Bayou Teche in part and Tract 2 of the hereinafter mentioned Plat in part, East by Highway known as I-10 and West by Bayou Teche and being designated as "Tract 1 - 20.05 Ac" on a Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

II. MOVABLE PROPERTY

1. 2020 Buick Encore GX, VIN KL4MMBS20LB102174
2. Farmers Merchants Bank & Trust checking account #208
3. Iberia Bank checking account
4. One-half interest in Farmers Merchants Bank & Trust Choice NOW account #015
5. Sign lease with Lamar
6. Household furniture and fixtures located at 515 E. Bridge Street, Breaux Bridge
7. Cash proceeds from Succession of Velma Guidry Degatur

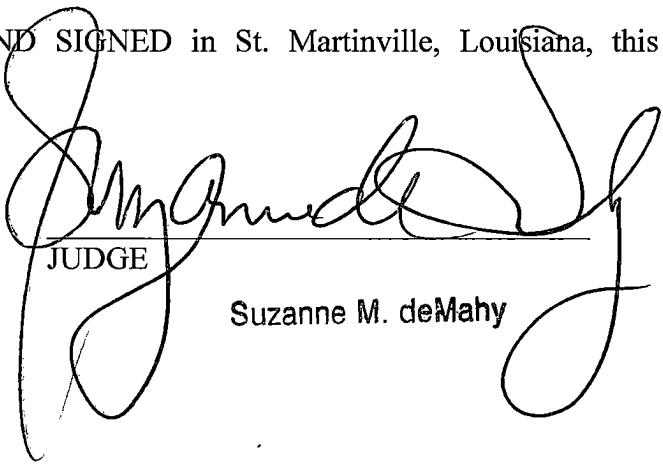
SUCCESSION * **16th JUDICIAL DISTRICT COURT**
OF * **PROBATE DOCKET NO.: 16840**
DONA DEGATUR RICHARD * **ST. MARTIN PARISH, LOUISIANA**

(2) Rocky Kyle Richard, as Independent Administrator of the estate of Dona Degatur Richard be and is hereby released and discharged of his duties as Independent Administrator of this Succession, reserving to him, however, the authority to file fiduciary income tax returns for the estate and to pay for the costs of having said return prepared, and to execute and deliver any documents and transfers, and to record the same, and to do any and all things that may be required in the orderly termination of the estate, and to withdraw funds from the Succession account for the payment of future administrative expenses, as they become due, to conclude this matter, and in due course to disburse any remaining funds.

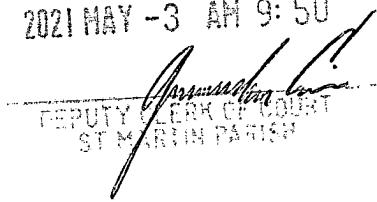
(3) Directing and authorizing all banks, trust companies, insurance companies and all other persons, partnerships, unincorporated associations, or corporations having on deposit, or in their possession, or under their control, any money, credits, stocks, dividends, bonds, or other property belonging to the succession of the decedent to deliver them to Rocky Kyle Richard in accordance with Paragraph (1) above.

In accordance with La. C.C.P. Art. 3061 the last known addresses of the petitioner herein is as follows: Rocky Kyle Richard, 515 E. Bridge Street, Breaux Bridge, LA 70517.

JUDGMENT READ, RENDERED AND SIGNED in St. Martinville, Louisiana, this 3rd day of ~~April~~ May, 2021.



 JUDGE
 Suzanne M. deMahy

RECEIVED AND FILED
 2021 MAY -3 AM 9:50

 DEPUTY CLERK OF COURT
 ST. MARTIN PARISH

St. Martin Parish Recording Page

Becky P Patin
CLERK OF COURT
P.O. BOX 308
St. Martinville, LA 70582
(337) 394-2210

First VENDOR

PIONEER ACADIAN VILLAGE INC

First VENDEE

VERMILION ACQUISITIONS LLC

Index Type : CONVEYANCE

Inst Number : 516757

Type of Document : CASH SALE ETC

Book : 1780 **Page :** 421

Recording Pages : 7

Recorded Information

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

On (Recorded Date) : 04/02/2018

At (Recorded Time) : 10:43:42AM



Candice Wiltz
Deputy Clerk



Doc ID - 007408530007

STATE OF LOUISIANA
PARISH OF LAFAYETTE

CASH SALE

BE IT KNOWN, that on the 29th day of March, 2018, before me, Christopher S. Afeman, Notary Public, in and for said Parish and State, duly commissioned and qualified as such, personally came and appeared:

PIONEER ACADIAN VILLAGE, INC. (TIN No.: XX-XXX0637), a Louisiana Business Corporation, domiciled in St. Martin Parish, Louisiana, represented herein by its President, Jennifer G. Buquet, pursuant to that certain Unanimous Consent of Shareholders, the original of which is attached hereto and made a part hereof, whose business mailing address is 315 Timberwood Circle, Lafayette, LA 70508;

who declared that for the consideration hereinafter mentioned, it does by these presents sell, transfer and deliver with full guarantee of title and free from all encumbrances and with subrogation to all his/her rights and actions of warranty against previous owners, unto:

VERMILION ACQUISITIONS, L.L.C. (TIN No.: XX-XXX8772), a limited liability company, organized under the laws of the State of Louisiana, represented herein by Dwayne P. Hargroder, Authorized Representative, pursuant to that certain Certificate of Authority, the original of which is attached hereto and made a part hereof, whose business mailing address is 3861 Ambassador Caffery Parkway, Lafayette, LA 70503;

present, accepting and purchasing for itself, its successors and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey of Edmond E. Dupre, Jr., Land Surveyor, dated March 11, 1975, a copy of which plat is annexed to Act of Donation recorded in Book 712, Folio 700, under Entry No. 169298, Records of St. Martin Parish, Louisiana, and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and West by Bayou Teche and property of Albertie Degueyterre or assigns.

Being the same property acquired by Pioneer Acadian Village, Inc. by act of Cash Sale dated October 13, 1976, recorded under Entry No. 175582 of the records of the St. Martin Parish Clerk of Court's Office.

AND

That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.277 of an acre, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded nor or formerly southeasterly by property of John W. Degeyter or assigns, southwesterly by property of Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that

certain act dated April 29, 2004 and filed under Entry No. 364235, Conveyance Book 1402, Page 321, records of St. Martin Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

Being the same property acquired by Pioneer Acadian Village, Inc. by act of Cash Sale dated June 4, 2012, recorded under Entry No. 456181 of the records of the St. Martin Parish Clerk of Court's Office.

For Informational Purposes Only:

The municipal address of the subject property is 296 Degeyter Road, Breaux Bridge, LA 70517.

This sale is made and accepted subject to the restrictive covenants, easements, servitudes, mineral royalties, oil, gas and mineral leases, obligations of ownership, etc. affecting the above described property of record in the St. Martin Parish Clerk of Court's Office.

Seller and Purchaser hereby acknowledge and recognize that the property being sold and purchased is to be transferred in "as is" condition, and Purchaser does hereby relieve and release Seller from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown and particularly for any claims or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Additionally, Purchaser agrees and acknowledges that this sale is made without warranty of fitness for any ordinary or particular use pursuant to Louisiana Civil Code Article 2524.
 initial

Except as expressly provided in any separate writing, no title examination or title opinion has been requested or performed on behalf of the Purchaser by the undersigned notary public, attorney, title company, or settlement agent and the Purchaser expressly rejects the necessity of the same and agrees to release and relieve the notary public, attorney, title company and settlement agent from any responsibility and liability in connection therewith.

The payment of all taxes assessed against the property herein sold for the year 2018 have been pro-rated. This sale is made and accepted for and in consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 (\$1,200,000.00) DOLLARS, cash in hand paid, for which acquittance is herein granted.

The sales price recited herein does not necessarily reflect discounts or other concessions made by the Seller to the Purchaser.

Done and passed at the Parish of Lafayette, State of Louisiana, on the day and dates written hereinabove, in the presence of the undersigned competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

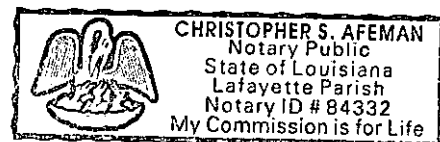
WITNESSES:

Leida Ackal Bellow
Printed Name: Leida Ackal Bellow

PIONEER ACADIAN VILLAGE, INC.

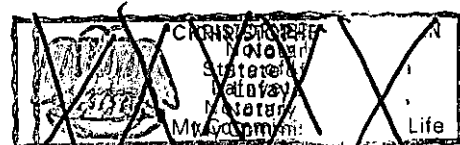
Jennifer G. Buquet, President
By: Jennifer G. Buquet, President

SEAN HERTZ
Printed Name: SEAN HERTZ



Christopher S. Afeman
NOTARY PUBLIC

Notary Public Name: CHRISTOPHER S. AFEMAN
Bar Roll/Notary ID No.: 84332



Done and passed at the Parish of Lafayette, State of Louisiana, on the day and dates written hereinabove, in the presence of the undersigned competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

WITNESSES:

Chad E. Dartez

Printed Name: Chad E. Dartez

Danielle P. Brooks

Printed Name: Danielle P. Brooks

VERMILION ACQUISITIONS, L.L.C.

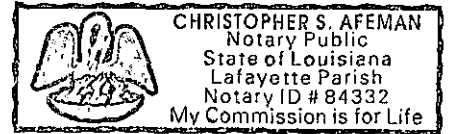
Dwayne P. Hargroder

By: Dwayne P. Hargroder, Authorized Representative

Christopher S. Afeman

NOTARY PUBLIC

Notary Public Name: CHRISTOPHER S. AFEMAN
Bar Roll/Notary ID No.: 84332



Title Underwriter: First American Title Ins. Co. Of Louisiana
Title Agent: Andrus, Boudreaux, Landry & Coussan, APLC
Title Insurance License #191706
1301 Camellia Blvd., Ste. 401
Lafayette, LA 70508

Title Exam by: Christopher S. Afeman Bar Roll No. 30376
Reference to the above does not impose title insurance coverage nor create a lawyer-client relationship for any party to this act. All as per 22:513

**CERTIFIED RESOLUTION
OF
PIONEER ACADIAN VILLAGE, INC.**

The undersigned Assistant Secretary of Pioneer Acadian Village, Inc. (the "Company") hereby certifies that the following resolutions were adopted by the Board of Directors of the Company at a special meeting held on MARCH 1, 2018 at which a quorum was present and acting throughout and that the same remain in full force and effect and have not been amended or rescinded as of this date:

WHEREAS, Company desires to authorize Jennifer G. Buquet, President to sell the Company's immovable property, described hereinbelow, and to take all action and to execute all documents necessary for the carrying out the same;

THEREFORE, BE IT RESOLVED, that Jennifer G. Buquet, President, be and she is hereby authorized to sell on behalf of the corporation the following described property for the price and sum of \$1,200,000.00 to Vermilion Acquisitions, L.L.C., to-wit:

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey of Edmond E. Dupre, Jr., Land Surveyor, dated March 11, 1975, a copy of which plat is annexed to Act of Donation recorded in Book 712, Folio 700, under Entry No. 169298, Records of St. Martin Parish, Louisiana, and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and West by Bayou Teche and property of Albertie Degueyterre or assigns.

AND

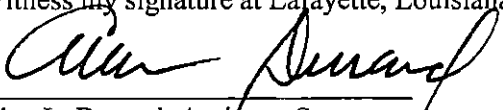
That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.277 of an acre, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded nor or formerly southeasterly by property of John W. Degeyter or assigns, southwesterly by property of Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that Certain Plat of Survey prepared by M.J. Breaux, Professional Land Surveyor, dated April 7, 2004 attached to that certain act dated April 29, 2004 and filed under Entry No. 364235, Conveyance Book 1402, Page 321, records of St. Martin Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

BE IT FURTHER RESOLVED, that Jennifer G. Buquet, President, is authorized, empowered and directed, for and on behalf of this Company, to execute any documents, which she, in her sole and absolute discretion, deems necessary and appropriate in order to carry out the intent and purpose of this written consent.

CERTIFICATE

I, Allen Durand, Assistant Secretary of Pioneer Acadian Village, Inc., certify the above and foregoing to be a true and correct copy of the minutes of the Board of Directors of the Corporation, duly and legally called, convened and held at LAFAYETTE, Louisiana on 3/01/18, wherent a quorum of board of directors members were present and that the same has not been revoked or rescinded.

Witness my signature at Lafayette, Louisiana, on March 29, 2018.


Allan L. Durand, Assistant Secretary

**CERTIFICATE OF AUTHORITY
OF
VERMILION ACQUISITIONS, L.L.C.**

The undersigned, being all of the Members of VERMILION ACQUISITIONS, L.L.C., (the "Company"), a limited liability company, duly organized and existing under the laws of the State of Louisiana, do hereby certify that the following is a true copy of the resolution duly adopted at a meeting duly held on the 20th day of March, 2018, at which all of the members were present and voting, following the waiver of applicable notices, and at that said meeting, the following preamble and resolutions were duly and legally introduced, seconded and adopted by unanimous consent of the members and are still in full force and effect as of the date hereof, and have not been modified or rescinded:

BE IT FURTHER RESOLVED, that Dwayne P. Hargroder is authorized, empowered and directed, for and on behalf of the Company, to purchase and acquire from Pioneer Acadian Village, Inc., for a purchase price and sum of up to \$1,200,000.00, for cash or on credit, and on such other terms as Dwayne P. Hargroder may in his sole discretion deem necessary to effect the purchase of the following described property (the "Property"):

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey of Edmond E. Dupre, Jr., Land Surveyor, dated March 11, 1975, a copy of which plat is annexed to Act of Donation recorded in Book 712, Folio 700, under Entry No. 169298, Records of St. Martin Parish, Louisiana, and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and West by Bayou Teche and property of Albertie Degueyterre or assigns.

AND

That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.277 of an acre, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded nor or formerly southeasterly by property of John W. Degeyter or assigns, southwesterly by property of Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that Certain Plat of Survey prepared by M.J. Breaux, Professional Land Surveyor, dated April 7, 2004 attached to that certain act dated April 29, 2004 and filed under Entry No. 364235, Conveyance Book 1402, Page 321, records of St. Martin Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

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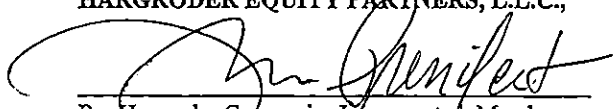
The municipal address of the subject property is 296 Degeyter Road, Breaux Bridge, LA 70517.

BE IT FURTHER RESOLVED, that Dwayne P. Hargroder is authorized, empowered and directed, for and on behalf of this Company, to enter into and execute any and all loan agreements, promissory notes, mortgages, security agreements, instruments, agreements, stipulations, or other documents on and containing such terms and conditions, including, without limitation, a mortgage containing the usual and customary Louisiana security clauses, such as confession of judgment, the granting of the right to executory process, waiver of appraisal, and the pact de non alienando, to evidence and secure a mortgage and other financing for the purchase of the Property and the operation, maintenance, use, repair, renovation, and rehabilitation thereof, and to do all other things which he, in his sole and absolute discretion, deems necessary and appropriate in order to carry out the intent and purpose of this resolution.


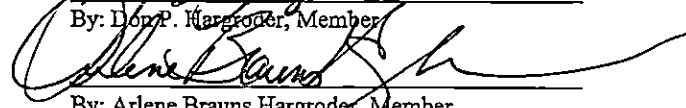
There being no further business to come before the Members, on the motion given, made, seconded, and unanimously carried, the meeting was adjourned.

IN WITNESS WHEREOF, duly executed on behalf of the Company this 28 day of March, 2018.

MEMBER:
HARGRODER EQUITY PARTNERS, L.L.C.,


By: Hargroder Companies Incorporated, Member
By: Dwayne Hargroder, President

MEMBER:
HARGRODER PROPERTIES, L.L.C.


By: Dwayne P. Hargroder, Member

By: Arlene Brauns Hargroder, Member



RECORDED IN CONVEYANCE BOOK 1042 PAGE 814

240938

CASH DEED

UNITED STATES OF AMERICA

State of Louisiana, Parish of St. Martin

No.

BE IT KNOWN, That on this 23d day of the month of JUNE in the year of our Lord one thousand nine hundred

TO

and Eighty-seven, before me, PAUL S. DASPIT, JR. a Notary Public in and for the Parish of St. Martin, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned.

240938

PERSONALLY CAME AND APPEARED : ALBERIE DEGEYTER, widow of Anna Castille, whose Social Security No. is [REDACTED], and whose address is 1408 Grand Pointe Road, Breaux Bridge, LA. 70517

RECORDED 87 JUN 23 PM 01
J. B. B. B. B.
PARISH OF ST. MARTIN, LOUISIANA

resident of the Parish of St. Martin, State of Louisiana,

who declared and said that, for the price and consideration, and on the terms and conditions hereinafter expressed he did and do esby these presents, Grant, Bargain, Sell, Convey, Transfer, Assign, Set Over and Deliver, with all legal warranties, and with a full guarantee against any troubles, debts, mortgages, claims, evictions, donations, alienations or other encumbrances whatever, unto

JOHN WARREN DEGEYTUR, JR., husband of Debra Comeaux for the ONE-HALF (1/2) INTEREST whose address is Route 2, Box 157, Breaux Bridge, LA. 70517
DONNA DEGEYTUR, single and of lawful age, for the UNDIVIDED ONE-HALF (1/2) INTEREST whose address is Route 2, Box 157, Breaux Bridge, LA. 70517
purchasing herewith with their own separate and paraphernal funds, under their own administration and for the benefit of their separate and paraphernal estate,

resident of the Parish of St. Martin, State of Louisiana

here present, accepting and purchasing for, themselves

and their heirs and assigns, and acknowledging delivery and possession thereof, the property

of which the following is a description, to-wit:

THE UNDIVIDED 1/2 OWNED BY VENDOR, FEE SIMPLE TITLE, IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

1. That certain parcel of land situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 20.05 acres and being bounded on the North by Pioneer Campground, South by Bayou Teche in part and Tract 2 of the hereinafter mentioned Plat in part, East by Highway known as I-10 and West by Bayou Teche and being designated as "TRACT 1 - 20.05 AC" on Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

2. That certain irregular parcel of land, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 17.34 acres and being bounded on the North by property of

815

RECORDS

North Bridge Subdivision, Inc., and property of George Hebert and others, South by Tract 4 of the hereinafter mentioned Plat, East by property of Edwin J. Weber or assigns and West by Highway I-10 and being designated as "TRACT 3 - 17.34 AC" on that certain Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 annexed to and recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

Vendor reserves and does not convey the usufruct covering the full interest in and to the properties herein conveyed, for a period of his natural life and covering all of the oil, gas and other minerals attributable thereto.

AND TO THESE PRESENTS came and appeared: DEBRA COMEAUX, who takes cognizance of the herein Sale and acknowledges the correctness of the declaration herein made by her husband, JOHN WARREN DEGEYTUR, JR. as to the source of the funds used in the herein purchase and declares that she has and can claim no interest in and to the property herein purchased, the same belonging to the separate and paraphernal estate of her said husband.

TO HAVE AND TO HOLD the said described property herein conveyed, unto said purchaser s. heirs and assigns forever, with full and general warranty of title, and with full subrogation to the rights of warranty and all other rights as held herein by said vendor.

The vendor declared that all the taxes assessed against said property herein conveyed are paid.

The parties agree to dispense with the production of the certificate required by Article 3364 of the Revised Civil Code of this State, and exonerate me, undersigned Notary, from all liabilities in the premises

This sale is made and accepted for and in consideration of the price and sum of TEN THOUSAND TWELVE AND 50/100 Dollars, \$ 10,012.50 cash, which amount the said purchaser has apportioned as follows: \$6,675.00 attributable to Item 1 and \$3,337.50 attributable to Item 2. paid in ready current money unto said vendor, who hereby acknowledge the receipt thereof and give full acquittance for same.

Thus done and passed at St. Martinville St. Martin Parish, Louisiana, in the presence of Messrs: THE UNDERSIGNED good and competent witnesses, who have signed these presents with the parties and me Notary, after due reading, on the day, month and year first above written.

ATTEST:

Edna B. Souleau
Howard H. Dejean

Alberie Degeyter
ALBERIE DEGEYTER
John Warren Degeyter, Jr.
JOHN WARREN DEGEYTUR, JR.
Debra C. Degeyter
DEBRA C. DEGEYTUR
Donna Degeyter
DONNA DEGEYTUR

Notary Public

St. Martin Parish Recording Page

Becky P Patin
CLERK OF COURT
P.O. BOX 308
St. Martinville, LA 70582
(337) 394-2210

First VENDOR

LAMB, CHARLES ERNEST

First VENDEE

PIONEER ACADIAN VILLAGE INC

Index Type : Conveyance

Inst Number : 456181

Type of Document : Cash Sale

Book : 1620

Page : 609

Recording Pages : 4

Recorded Information

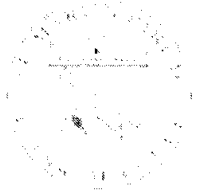
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for St. Martin Parish, Louisiana

On (Recorded Date) : 06/05/2012

At (Recorded Time) : 11:03:14AM



Archie B. Malina
Deputy Clerk



Doc ID - 005653670004

Do not Detach this Recording Page from Original Document

CASH SALE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN that on the date(s) hereinafter stated, before the undersigned Notary (Notaries) Public, duly commissioned and qualified as such in and for the Parish(es) / County (Counties) and State(s) hereinafter designated, personally came and appeared:

CHARLES ERNEST LAMB (SSN: XXX-XX-9771), married to and living with Angelita Donair Lamb and the said, **ANGELITA DONAIR LAMB (SSN: XXX-XX-9014)** both persons of lawful age and residents of St. Martin Parish whose mailing address is Post Office Box 1030, Breaux Bridge, Louisiana 70517;

who declared that for the consideration of the sum of **ONE HUNDRED TWENTY-TWO THOUSAND AND NO/100 (\$122,000.00) DOLLARS** cash in hand paid, for which acquittance is herein granted, they do by these presents, sell, transfer and deliver with full guarantee of title and free from all encumbrances and with subrogation to all rights and actions of warranty against previous owners, unto:

PIONEER ACADIAN VILLAGE, INC. (TIN: 72-0800637), a corporation duly organized, validly existing and in good standing under the laws of the State of Louisiana, domiciled in Lafayette Parish, Louisiana, whose business mailing address is 121 Archangel Drive, Lafayette, Louisiana, 70508, appearing herein by and through Jennifer Goudeau Buquet, its duly authorized, President

present, accepting and purchasing for itself, its successors and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.277 of an acre, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded now or formerly southeasterly by property of John W. Degeyter or assigns, southwesterly by property of Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that certain Plat of Survey prepared by M. J. Breaux, Professional Land Surveyor, dated April 7, 2004 attached to that certain act dated April 29, 2004 and filed under Entry No. 364235, Conveyance Book 1402, Page 321, records of St. Martin Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

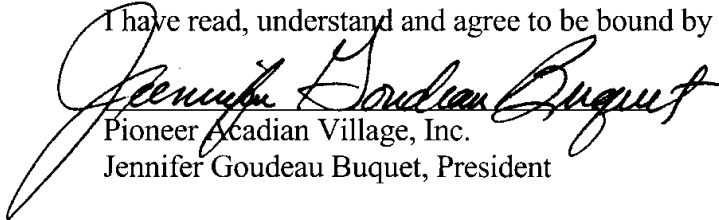
Being the same property acquired by Charles Ernest Lamb and Angelita Donair Lamb from Ritchey Farms, L.L.C. by act of Cash Sale dated April 29, 2004 and filed under Entry No. 364235, Conveyance Book 1402, Page 321, records of St. Martin Parish, Louisiana.

This sale is made and accepted subject to the restrictive covenants, easements, mineral reservations, royalty reservations, mineral leases, rights of way, obligations of ownership, etc., affecting the property hereinabove described of record in the Clerk of Court's Office for the Parish of St. Martin, Louisiana.

Purchaser has inspected the property and is aware of the property's present condition and has taken its condition into consideration in negotiating the sales price.

Purchaser has had full opportunity to inspect the property and to have it inspected by a consultant of purchaser's choice. Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date of the sale without any warranty other than warranty of title. Purchaser takes the property "as is" and without any express, implied or statutory warranties growing out of or connected with any vices and defects in the property, whether apparent, latent or hidden, or redhibitory vices and defects. Purchaser expressly waives any right for a rescission of the sale or reduction of the price of the property as a result of such vices and defects and further expressly waives any warranty of merchantability or fitness for any particular purpose, including, but not limited to, the warranties provided for in Articles 2520, 2531, 2541 and 2545 of the Louisiana Civil Code, and under any successor articles thereto.

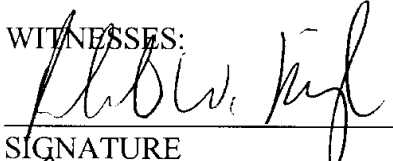
I have read, understand and agree to be bound by the above waiver of warranty.

 Date: 6-4-12
Pioneer Acadian Village, Inc.
Jennifer Goudeau Buquet, President

Taxes for the current year have been prorated between the Purchaser and Sellers.

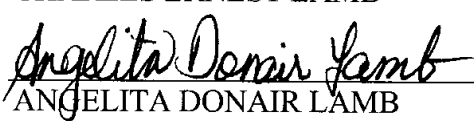
Purchaser shall pay the 2012 tax bill assessed against the property being sold herein.

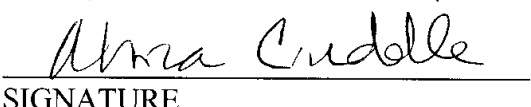
THUS DONE AND PASSED in the Parish of Lafayette, State of Louisiana, on the 4th day, June, 2012, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

SIGNATURE

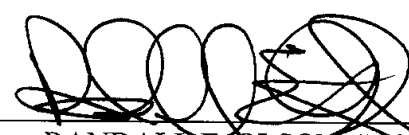
Robert W. Minyard
NAME


SIGNATURE

CHARLES ERNEST LAMB

SIGNATURE
ANGELITA DONAIR LAMB
NAME


SIGNATURE

Alma Criddle
NAME



RANDALL E. OLSON, # 42286
NOTARY PUBLIC

THUS DONE AND PASSED in the Parish of Lafayette, State of Louisiana, on the 4th day, June, 2012 in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Richard N. Duchamp
SIGNATURE

Richard N. Duchamp
NAME

Lisa Breau
SIGNATURE

LISA BREAU
NAME

PIONEER ACADIAN VILLAGE, INC.

BY: *Jennifer Goudeau Buquet*
JENNIFER GOUDEAU BUQUET
President

Randall E. Olson
RANDALL E. OLSON, # 42266
NOTARY PUBLIC

St. Martin Parish Recording Page

Becky P Patin
CLERK OF COURT
P.O. BOX 308
St. Martinville, LA 70582
(337) 394-2210

First VENDOR

RITCHEY, RONALD J

First VENDEE

LAMB, CHRLES ERNEST

Index Type : Conveyance

Inst Number : 456085

Type of Document : Quitclaim Deed Etc

Book : 1620 **Page :** 464

Recording Pages : 5

Recorded Information

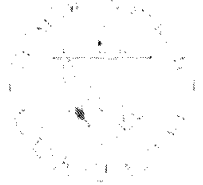
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for St. Martin Parish, Louisiana

On (Recorded Date) : 06/01/2012

At (Recorded Time) : 10:59:50AM



Judy L Cormier
Deputy Clerk



Doc ID - 005652630005

ACT OF QUITCLAIM AND TRANSFER

BE IT KNOWN, that on the day and dates hereinafter set forth, before us, the undersigned authorities, Notaries Public duly commissioned and qualified as such, and in the presence of the undersigned competent witnesses, personally came and appeared:

RONALD J. RITCHEY, M.D., a person of lawful age and a resident of Lafayette Parish, Louisiana;

SUSAN RITCHEY PELLEGRIN, a person of lawful age and a resident of Lafayette Parish, Louisiana;

CHRISTINE RITCHEY WEBER, a person of lawful age and a resident of Terrebonne Parish, Louisiana;

(hereinafter referred to as "Appearers"), who, after first being duly sworn, declared that they are appearing herein as the sole and only heirs of their late father, Dan A. Ritchey, Jr., as is evidenced by the probate proceedings entitled "Succession of Dan A. Ritchey, Jr.", bearing Probate Docket No. 2003-0314 of the 15th Judicial District Court in and for Lafayette Parish, Louisiana, and of their late mother, Cecilia Kelly Ritchey, as is evidenced by the probate proceedings entitled "Succession of Cecilia Kelly Ritchey", bearing Probate Docket No. 2009-0561 of the 15th Judicial District Court in and for Lafayette Parish, Louisiana.

Appearers further declared that the late Dan A. Ritchey, Jr. and Cecilia Kelly Ritchey were parties to that certain act of Partition With Assumption of Mortgage dated November 30, 1979 and filed in Conveyance Book 804, Folio 412, under Entry No. 191242, records of St. Martin Parish, Louisiana, wherein they received, among other property, the following described property, to-wit:

That certain tract of land, together with all buildings and improvements, situated thereon and thereunto appertaining, located in Sections 38 and 42, Township 9 South, Range 5 East, and Section 110, Township 8 South, Range 5 East, 4th Ward, east side of Bayou Teche, Parish of St. Martin, Louisiana, containing 57.49 acres, more or less, designated as Tract 3, encircled by the letters "A, B, C, D, E, F, G, H, I, J, K and L," containing such dimensions, and fully depicted on a plat of survey by Fred L. Colomb, Surveyor, dated October 31, 1966, amended June 15, 1972, recorded under Entry No. 158481 of the Conveyance Records of St. Martin Parish, and being bounded, now or formerly, on the Northwest in part by the property of Frank O. Broussard Estate and in part by the property of Phillips Petroleum Company, on the Southeast in part by Interstate Highway No. 10 and in part by the property of Phillips Petroleum Company, on the Northeast in part by Louisiana Highway No. 328, in part by Interstate Highway No 10 and in part by the property of Phillips Petroleum Company, and on the Southwest by the property of Frank O. Broussard Estate.

That certain triangular tract of land situated in Section 38, Township 9 South, Range 5 East, in the 4th Ward, east side of Bayou Teche, Parish of St. Martin, Louisiana, contained within the letters "X, Y and X" on the plat of survey prepared by Fred L. Colomb, Registered Surveyor, dated October 31, 1966, amended June 15, 1972, and recorded under Entry No. 158481 of the Conveyance Records of the Parish of St. Martin, Louisiana; said tract situated on the south side of Interstate Highway No. 10 and is bounded, now or formerly, generally on the North by Interstate Highway No. 10, on the South by the property of Albaris Degneyterre, his estate or assigns, and on the East by the property of Frank O. Broussard Estate.

Appearers further declared the late Dan A. Ritchey, Jr. and Cecilia Kelly Ritchey were parties to that certain Act of Exchange dated December 28, 1998 and filed in Conveyance Book 1292, Page 544, under Entry No. 299391, records of St. Martin Parish, Louisiana, wherein they transferred the 57.49 acre tract described above to Ritchey Farms, L.L.C. Appearers further declared to the best of their knowledge, information and belief that the triangular-shaped tract of land described above was intended to be transferred by the late Dan A. Ritchey, Jr. and Cecilia Kelly Ritchey to Ritchey Farms, L.L.C. in the Act of Exchange but through error and inadvertence it was omitted from the Act of Exchange.

Appearers further declared that Ritchey Farms, L.L.C. transferred the triangular-shaped tract of land described above to Charles Ernest Lamb and Angelita Donair Lamb in that certain act of Cash Sale dated April 29, 2004 and filed in Conveyance Book 1402, Page 321, under Entry No. 364235, records of St. Martin Parish, Louisiana (hereinafter referred to as the "Sale").

Appearers further declared that at the time the Sale was executed, Ritchey Farms, L.L.C. was not the owner of record of the triangular-shaped tract of land described above. Wishing to perfect the Sale and the title of Charles Ernest Lamb and Angelita Donair Lamb acquired in the Sale, Appearers do hereby ratify and confirm the Sale as if Appearers had appeared in and executed the Sale as sellers, and Appearers do hereby quitclaim, convey, transfer, grant, assign, set over and deliver all of their undivided right, title and interest in and to the triangular-shaped tract of land described above to Charles Ernest Lamb and Angelita Donair Lamb.

THUS DONE AND PASSED in Lafayette Parish, Louisiana, on the 16th day of May, 2012, in the presence of the undersigned competent witnesses, who sign with Appearer and me, Notary, after due reading of the whole.

WITNESSES:

Amanda Blott
Signature

Ronald J. Ritchey, M.D.
RONALD J. RITCHEY, M.D.

Amanda Blott
Print Name

Myra R. Tener
Signature

Myra R. Tener
Print Name

Beverly Fabacher
NOTARY PUBLIC
Beverly Fabacher
#20876

THUS DONE AND PASSED in Lafayette Parish, Louisiana, on the 23rd day of May, 2012, in the presence of the undersigned competent witnesses, who sign with Appearer and me, Notary, after due reading of the whole.

WITNESSES:

Amanda Blott
Signature

Christine Ritchey Weber
CHRISTINE RITCHEY WEBER

Amanda Blott
Print Name

Kim Turner
Signature

Kim Turner
Print Name

Padgett Richard
NOTARY PUBLIC

Padgett J. Richard,
#058720

THUS DONE AND PASSED in Terrebonne Parish, Louisiana, on the 24th day of May, 2012, in the presence of the undersigned competent witnesses, who sign with Appearer and me, Notary, after due reading of the whole.

WITNESSES:

[Signature]
Signature

Michael Pellegrin
Print Name

[Signature]
SUSAN RITCHEY PELLEGRIN

[Signature]
Signature

Emily B. Elmore
Print Name

[Signature]
NOTARY PUBLIC
Terrebonne Parish
022865

CONVEYANCE
BOOK PAGE
1402 321

364235

ALLEN D. LAMAR, Sr.
CLERK OF COURSE
STATE OF LOUISIANA

04 MAY 13 AM 9:40
Allen D. Lamar, Sr.
DEPUTY CLERK

RECORDED IN CONVEYANCE BOOK _____ FOLIO _____ ENTRY NO. _____

UNITED STATES OF AMERICA - STATE OF LOUISIANA - PARISH OF IBERIA

CASH SALE

Before the undersigned Notary or Notaries Public, and in the presence of the subscribing witnesses, there appeared:

RITCHEY FARMS, L.L.C., Tax Identification Number 72-1435003, a Louisiana Limited Liability Company, duly organized, validly existing and in good standing under the laws of the State of Louisiana, domiciled in Lafayette Parish, Louisiana, whose present mailing address is 130 Greenbriar Circle, Lafayette, Louisiana 70503, appearing herein by and through **Ronald J. Ritchey, M.D.**, its duly authorized Manager, pursuant to the Unanimous Consent of the Members of Ritchey Farms, L.L.C. attached hereto and made a part hereof;

hereinafter referred to as "Seller", whether one or more, who, for the price and on the terms and conditions hereafter expressed, hereby sells, assigns and delivers to:

CHARLES ERNEST LAMB [SSN: ██████████] and **ANGELITA DONAIR LAMB [SSN: ██████████]**, husband and wife, both residents of the full age of majority of the Parish of St. Martin, State of Louisiana, whose present mailing address is 296 Degeyter Road, Breaux Bridge, Louisiana 70517;

hereinafter referred to as "Purchasers", whether one or more, the following property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, said Purchaser acknowledging delivery and possession thereof:

That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing **0.277 acres**, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded southeasterly by John W. Degeyter or assigns, southwesterly by Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that certain Plat of Survey prepared by M.J Breaux, Professional Land Surveyor, dated April 7, 2004 and attached hereto and made a part hereof.

Being a portion of the same property acquired by Ritchey Farms, L.L.C. from Dan A. Ritchey, Jr. and Cecilia Kelly Ritchey by Act of Exchange dated December 28, 1998 and recorded December 30, 1998 in Conveyance Book 1292, folio 544, under Entry No. 299391 of the records of St. Martin Parish, Louisiana.

The parties acknowledge that before executing this transfer, the Purchasers had ample opportunity to examine and inspect the premises, improvements and equipment herein transferred, and the consideration of this transfer was determined and agreed upon only after Purchasers had fully and completely inspected same to determine fitness and soundness. Other than the warranty of title, the Sellers make no warranty whatsoever, and none shall be implied as to the condition or fitness for any particular purpose of any portion or all of the premises, improvements or equipment herein transferred, and the same is transferred to and accepted by Purchasers "AS IS", that is, Sellers shall make no warranty, express or implied, concerning the condition of the improvements on the property, known or unknown, latent or apparent, and Purchasers will buy the property with no recourse against Sellers and with no right of rescission, redhibition or reduction because of the condition of the property and its improvements, known or unknown, latent or apparent.

Sellers declared that all taxes and assessments levied against the property herein conveyed and falling due on or before this date have been paid, and appearers agree that such falling due hereafter shall be paid by Purchasers.

The consideration for this sale is **SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS**, cash money, paid by Purchasers to Seller, of which the Seller acknowledges prior receipt of **THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS** hereof, and who presently acknowledges receipt of the balance of **THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS** and gives full acquittance for the entirety of the purchase price.

Sellers warrant the title to the herein described property but excepts from said warranty all matters of public record creating 1) mineral leases or reservations, 2) land use restrictions or 3) servitudes. Sellers transfer and subrogates to Purchasers all rights and actions of warranty which Sellers have against all prior owners.

Appearers recognize that, unless separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

THUS DONE AND SIGNED ON **APRIL 29, 2004** at New Iberia, Iberia Parish, Louisiana, in the presence of the undersigned Notary Public, qualified in said State and Parish, and the undersigned competent witnesses, who have signed with the parties after due reading of the whole.

WITNESSES:

Janet H. Merand
Ellen P. Hebert

RITCHEY FARMS, L.L.C. - Seller

Ronald J. Ritchey
BY: **RONALD J. RITCHEY, M.D. - Manager**

Charles Ernest Lamb
CHARLES ERNEST LAMB - Purchaser

Angelita Donair Lamb
ANGELITA DONAIR LAMB - Purchaser

Michael D. Lopresto
MICHAEL D. LOPRESTO, Notary Public

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN, that on the dates set out below and before the Notaries Public undersigned, duly commissioned and qualified in and for the Parish(es) or County and State set out below, and in the presence of the undersigned witnesses,

PERSONALLY CAME AND APPEARED:

RONALD J. RITCHEY, M.D. of legal age and a resident of Lafayette Parish, Louisiana,

CHRISTINE RITCHEY WEBER, of legal age and a resident of Lafayette Parish, Louisiana,

SUSAN RITCHEY PELLEGRIN, of legal age and a resident of Terrebonne Parish, Louisiana

who together declare that they are the sole and only members of **RITCHEY FARMS, LLC** a Louisiana Limited Liability Company, and who together declare:

They take cognizance of that certain Agreement to Buy and Sell Immovable Property by and between Ritchey Farms, LLC and Charles Ernest Lamb and Angelita Donair Lamb and in furtherance of the terms of such agreement do hereby confirm that Ronald J. Ritchey, M.D. the Manager of Ritchey Farms, LLC shall have the full authority for and on behalf of Ritchey Farms, LLC to enter in a Cash Sale to Charles Ernest Lamb and Angelita Donair Lamb for the purchase price of \$6,000.00 cash.

The parties further declare that Ronald J. Ritchey, M.D. shall have the further authority to enter into any and all other agreements and execute all ancillary documents required for such sale, including any documents found necessary to close said sale. Such authority shall also specifically include the ability to negotiate and enter into a settlement or other agreement concerning the farming operation on the subject property.

The property subject to this unanimous consent agreement is described as follows:

That certain tract or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof, situated in Section 38, Township 9 South, Range 5 East, St. Martin Parish, Louisiana, containing 0.277 acres, more or less, and fronting two hundred eighty-seven and 04/100 (287.04') feet on the southerly side of I-10 Service Road and having a southeasterly boundary of two hundred seventy-three and 32/100 (273.32') feet and a southwesterly boundary of eighty-eight and 44/100 (88.44') feet, and being bounded southeasterly by John W. Degeyter or assigns, southwesterly by Pioneer Acadian Village, Inc. or assigns and northerly by the I-10 Service Road, all as is more fully described and depicted on that certain Plat of Survey prepared by M.J Breaux, Professional Land Surveyor, dated April 7, 2004 and attached hereto and made a part hereof.

Being a portion of the same property acquired by Ritchey Farms, L.L.C. from Dan A. Ritchey, Jr. and Cecilia Kelly Ritchey by Act of Exchange dated December 28, 1998 and recorded December 30, 1998 in Conveyance Book 1292, folio 544, under Entry No. 299391 of the records of St. Martin Parish, Louisiana.

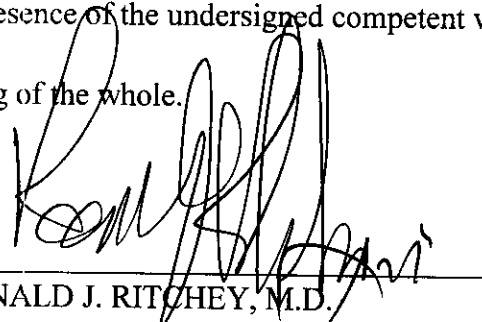
STATE OF LOUISIANA

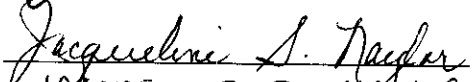
PARISH OF LAFAYETTE

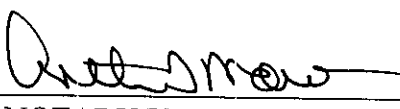
THUS DONE AND PASSED as to RONALD J. RITCHEY, M.D. in the Parish of Lafayette,
Louisiana this 28th day of April, 2004, this in the presence of the undersigned competent witnesses,
who sign with Appearer and me Notary, after due reading of the whole.

WITNESSES:


JULIE MOUTON


RONALD J. RITCHEY, M.D.


JACQUELINE S. NAYLOR

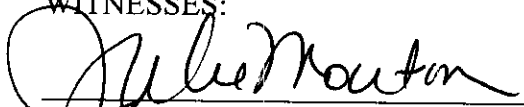

NOTARY PUBLIC
09785
ARTHUR D. MOUTON

STATE OF LOUISIANA

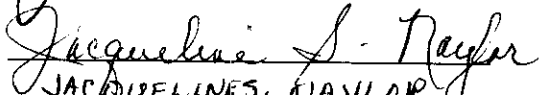
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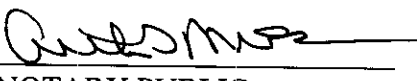
THUS DONE AND PASSED as to CHRISTINE RITCHEY WEBER in the Parish of Lafayette,
Louisiana, this 28th day of April, 2004, this in the presence of the undersigned competent witnesses,
who sign with Appearer and me Notary, after due reading of the whole.

WITNESSES:


JULIE MOUTON


CHRISTINE RITCHEY WEBER


JACQUELINE S. NAYLOR

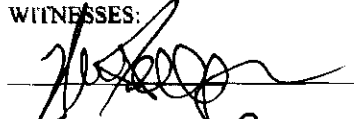

NOTARY PUBLIC
09785
ARTHUR D. MOUTON

STATE OF LOUISIANA

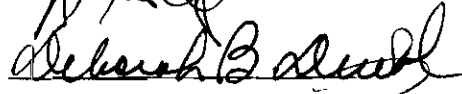
PARISH OF TERREBONNE

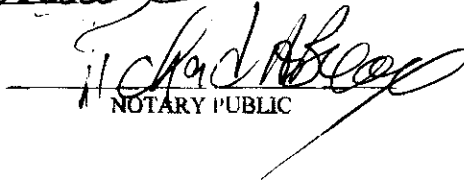
THUS DONE AND PASSED as to SUSAN RITCHEY PELLEGRIN in the Parish of Terrebonne, Louisiana, this 29th day of April, 2004, this in the presence of the undersigned competent witnesses, who sign with Appearer and me Notary, after due reading of the whole.

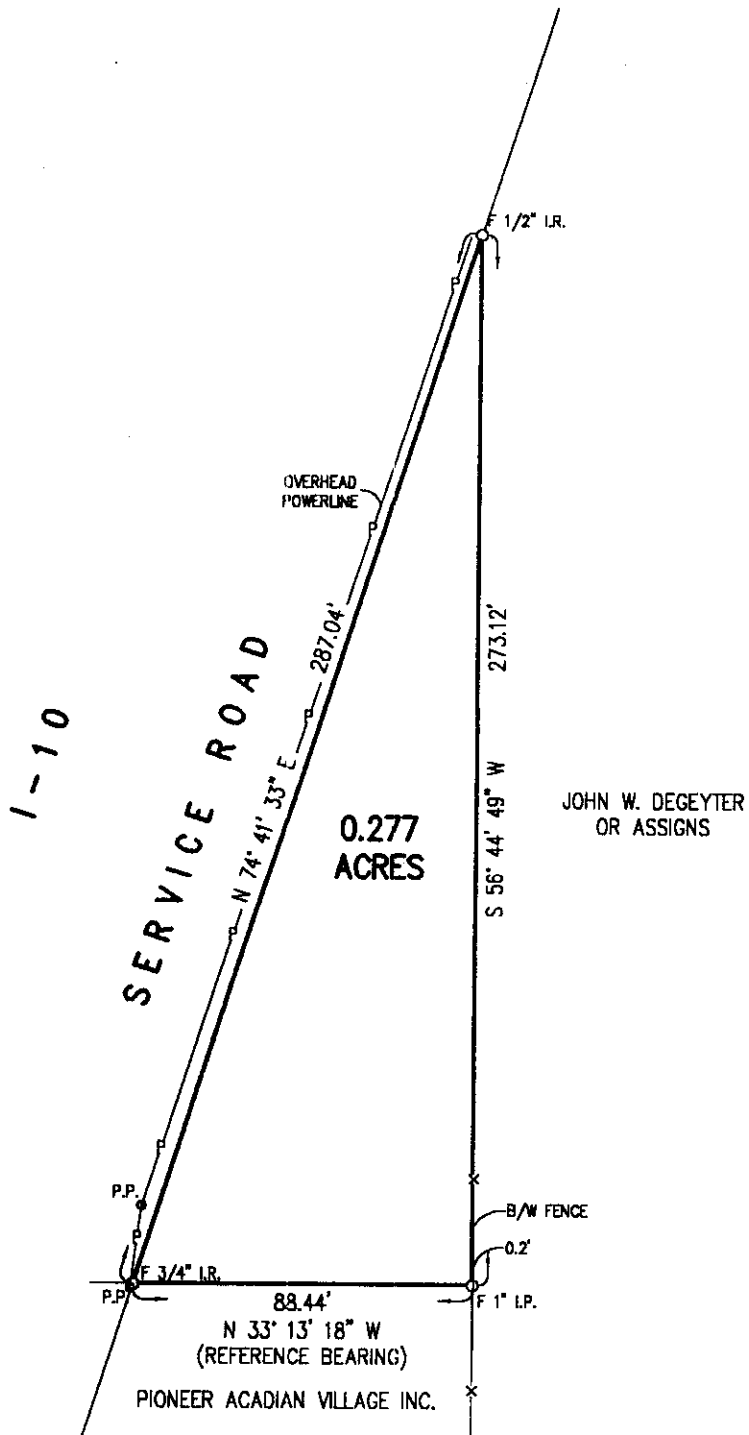
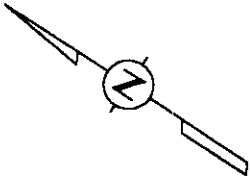
WITNESSES:




SUSAN RITCHEY PELLEGRIN




NOTARY PUBLIC



A Plat of Survey showing property to be acquired by

CHARLES LAMB

located in
Section 38, T-9-S, R-5-E
St. Martin Parish, Louisiana

Scale: 1" = 50' Date: April 7, 2004

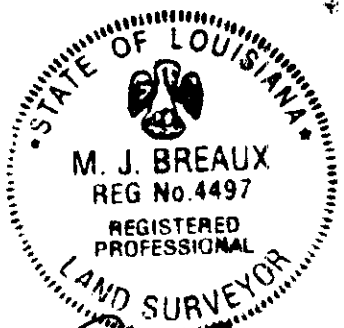
prepared by
Michael J. Breaux & Associates, Inc.
Professional Land Surveyors
Lafayette, Louisiana

NOTE: This survey was conducted by me or under my direct supervision based on standards for Class C surveys in accordance with the minimum standards for property boundary surveys as adopted by the Board of Registration for Professional Engineers and Land Surveyors.

Bearings are referenced to Plat to Plat recorded under State Project Number 450-06-04 I-10.

Title lines not proven.

Property may be subject to R/W's, Servitudes, and/or Easements that are not shown.



BY: *[Signature]*
M. J. BREAUX, P. L. S.

RECORDED IN CONVEYANCE BOOK 1042 PAGE 814

240938

CASH DEED

UNITED STATES OF AMERICA

State of Louisiana, Parish of St. Martin

No.

BE IT KNOWN, That on this 23d day of the month of JUNE in the year of our Lord one thousand nine hundred

TO

and Eighty-seven, before me, PAUL S. DASPIT, JR. a Notary Public in and for the Parish of St. Martin, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned.

240938

PERSONALLY CAME AND APPEARED : ALBERIE DEGEYTER, widow of Anna Castille, whose Social Security No. is [redacted], and whose address is 1408 Grand Pointe Road, Breaux Bridge, LA. 70517

RECORDED 87 JUN 23 PM 01
J. B. B. B. B.
PARISH OF ST. MARTIN, LOUISIANA

resident of the Parish of St. Martin, State of Louisiana,

who declared and said that, for the price and consideration, and on the terms and conditions hereinafter expressed he did and do esby these presents, Grant, Bargain, Sell, Convey, Transfer, Assign, Set Over and Deliver, with all legal warranties, and with a full guarantee against any troubles, debts, mortgages, claims, evictions, donations, alienations or other encumbrances whatever, unto

JOHN WARREN DEGEYTUR, JR., husband of Debra Comeaux for the ONE-HALF (1/2) INTEREST whose address is Route 2, Box 157, Breaux Bridge, LA. 70517
DONNA DEGEYTUR, single and of lawful age, for the UNDIVIDED ONE-HALF (1/2) INTEREST whose address is Route 2, Box 157, Breaux Bridge, LA. 70517
purchasing herewith with their own separate and paraphernal funds, under their own administration and for the benefit of their separate and paraphernal estate,

resident of the Parish of St. Martin, State of Louisiana

here present, accepting and purchasing for, themselves

and their heirs and assigns, and acknowledging delivery and possession thereof, the property

of which the following is a description, to-wit:

THE UNDIVIDED 1/2 OWNED BY VENDOR, FEE SIMPLE TITLE, IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

1. That certain parcel of land situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 20.05 acres and being bounded on the North by Pioneer Campground, South by Bayou Teche in part and Tract 2 of the hereinafter mentioned Plat in part, East by Highway known as I-10 and West by Bayou Teche and being designated as "TRACT 1 - 20.05 AC" on Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

2. That certain irregular parcel of land, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 17.34 acres and being bounded on the North by property of

815

RECORDS

North Bridge Subdivision, Inc., and property of George Hebert and others, South by Tract 4 of the hereinafter mentioned Plat, East by property of Edwin J. Weber or assigns and West by Highway I-10 and being designated as "TRACT 3 - 17.34 AC" on that certain Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 annexed to and recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

Vendor reserves and does not convey the usufruct covering the full interest in and to the properties herein conveyed, for a period of his natural life and covering all of the oil, gas and other minerals attributable thereto.

AND TO THESE PRESENTS came and appeared: DEBRA COMEAUX, who takes cognizance of the herein Sale and acknowledges the correctness of the declaration herein made by her husband, JOHN WARREN DEGEYTUR, JR. as to the source of the funds used in the herein purchase and declares that she has and can claim no interest in and to the property herein purchased, the same belonging to the separate and paraphernal estate of her said husband.

TO HAVE AND TO HOLD the said described property herein conveyed, unto said purchaser s. heirs and assigns forever, with full and general warranty of title, and with full subrogation to the rights of warranty and all other rights as held herein by said vendor.

The vendor declared that all the taxes assessed against said property herein conveyed are paid.

The parties agree to dispense with the production of the certificate required by Article 3364 of the Revised Civil Code of this State, and exonerate me, undersigned Notary, from all liabilities in the premises

This sale is made and accepted for and in consideration of the price and sum of TEN THOUSAND TWELVE AND 50/100 Dollars, \$ 10,012.50 cash, which amount the said purchaser has apportioned as follows: \$6,675.00 attributable to Item 1 and \$3,337.50 attributable to Item 2. paid in ready current money unto said vendor, who hereby acknowledge the receipt thereof and give full acquittance for same.

Thus done and passed at St. Martinville St. Martin Parish, Louisiana, in the presence of Messrs: THE UNDERSIGNED good and competent witnesses, who have signed these presents with the parties and me Notary, after due reading, on the day, month and year first above written.

ATTEST:

Edna B. Souleau
Howard H. Dejean

Alberie Degeyter
ALBERIE DEGEYTER
John Warren Degeyter, Jr.
JOHN WARREN DEGEYTUR, JR.
Debra C. Degeyter
DEBRA C. DEGEYTUR
Donna Degeyter
DONNA DEGEYTUR

Notary Public

240013

RECORDED IN CONVEYANCE
BOOK 1038 PAGE 102

ESTATE OF ANNA CASTILLE, wife of Alberie Degeyter
RECORDED 16TH JUDICIAL DISTRICT COURT

STATE OF LOUISIANA

PROBATE NO. 10117 DEPT. OF PARISH OF ST. MARTIN
PARISH OF ST. MARTIN

JUDGMENT OF POSSESSION

Considering the Petition herein filed, the Affidavits annexed and the Last Will and Testament of Decedent, satisfactory proof having been submitted to the Court that the Inheritance Taxes due by the inheritances herein have been paid and the law and the evidence being in favor of Petitioners for reason this day orally assigned.

IT IS ORDERED, ADJUDGED AND DECREED:

1. ALBERIE DEGEYTER, widower of Anna Castille, is hereby recognized as the surviving spouse in community with Decedent, ANNA CASTILLE and as a Special Legatee under her Last Will and Testament and as such he is hereby recognized and placed in possession of an undivided one-half (1/2) of all properties belonging to the community of acquets and gains which heretofore existed between Decedent and Alberie Degeyter and to the usufruct thereof and as Legatee, Usufructuary for a period of his natural life, of all properties, Community and Separate, belonging to Decedent's estate and more particularly as hereinafter shown.

2. Subject to the usufruct in favor of ALBERIE DEGEYTER, surviving spouse, JOHN WARREN DEGEYTER, JR., husband of Debra Comeaux, also known as JOHN WARREN DEGEYTUR, JR., and DONA DEGEYTUR, single and of lawful age, are hereby recognized as Special Legatees under the Last Will and Testament of Decedent, ANNA CASTILLE and as such are hereby placed in possession, each for an undivided one-fourth (1/4) interest in the following described property, to-wit:

COMMUNITY PROPERTY

1. That certain parcel of land situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 20.05 acres and being bounded on the North by Pioneer Campground, South by Bayou

240013

Teche in part and Tract 2 of the hereinafter mentioned Plat in part, East by Highway known as I-10 and West by Bayou Teche and being designated as "TRACT 1 - 20.05 AC" on Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

2. That certain irregular parcel of land situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 17.34 acres and being bounded on the North by property of North Bridge Subdivision, Inc., and property of George Hebert and others, South by Tract 4 of the hereinafter mentioned Plat, East by property of Edwin J. Weber or assigns and West by Highway I-10 and being designated as "TRACT 3 - 17.34 AC" on that certain Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983 annexed to and recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

3. Subject to the usufruct in favor of ALBERIE DEGEYTER, surviving spouse, MARIAN DEGEYTER, wife of Howard Wayne Dellinger, is hereby recognized as Special Legatee under the Last Will and Testament of ANNA CASTILLE & is hereby placed in possession of the following described property, to-wit:

COMMUNITY PROPERTY

THE UNDIVIDED ONE-HALF (1/2) OF:

1. That certain irregular parcel of land, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 20.05 acres and being bounded on the North by Tract 1 of the hereinafter mentioned Plat and Highway I-10, South by property of Mabel Landry or assigns and Bayou Teche, East by Highway I-10 and West by Bayou Teche and being designated as "TRACT 2 20.05 AC" by Clarence Thibodeaux, Surveyor, dated May 26, 1983 annexed to and recorded in Book 905, Folio 453, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

2. That certain irregular parcel of land, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche and in Section 38, T. 9 S., R. 5 E., and Section 113, T. 8 S., R. 5 E., containing 17.34 acres and being bounded on the North by Tract 3 of the hereinafter mentioned Plat, South by property of Dr. Gerard St. Martin, East by property of Edwin J. Weber or assigns and West by Highway I-10 and being designated as "TRACT 4 - 17.34 AC" on Plat of Survey by Clarence Thibodeaux, Surveyor, dated May 26, 1983, annexed to and recorded in Book 905, Folio 433, under Entry No. 213908 of the Conveyance Records, St. Martin Parish, Louisiana.

4. Subject to the usufruct in favor of ALBERIE DEGEYTER,

surviving spouse, MARIAN DEGEYTER, wife of Howard Wayne Dellinger, is hereby recognized as the Daughter of Decedent and JOHN WARREN DEGEYTER, JR., husband of Debra Comeaux, also known as JOHN WARREN DEGEYTUR, JR., and DONA DEGEYTUR, single and of lawful age, are hereby recognized as the Grandchildren of Decedent, ANNA CASTILLE and as such are hereby placed in possession in the following proportions, of all of the Separate Property of Decedent in the proportions of an undivided One-Half (1/2) to MARIAN DEGEYTER DELLINGER and an undivided One-Fourth (1/4) each to JOHN WARREN DEGEYTER, JR and DONA DEGEYTUR, to-wit:

SEPARATE PROPERTY

1. That certain parcel of land situated in Section 63, T. 9 S., R. 6 E., Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 5.94 arpents and being bounded on the North by property of Moise Thibodeaux, ~~South-by-property-of-Moise-Thibodeaux~~, South by property of Paul Dubernard or assigns, East by property of Moise Thibodeaux and West by Lot 4C of the hereinafter mentioned Plat and being designated as "ALBERT CASTILLE 5.94 ARPENTS" on Plat of Survey by Herman L. Bienvenu, C. E., dated June 10, 1966 annexed to Act recorded in Book 724, Folio 502, under Entry No. 172198 of the Conveyance Records, St. Martin Parish, Louisiana. See also Book 549, Folio 582, under Entry No. 136271; Book 725, Folio 9, under Entry No. 172282; Book 549, Folio 609, under Entry No. 136279 of the Conveyance Records, St. Martin Parish, Louisiana.
2. That certain parcel of land situated in Section 63, T. 9 S., R. 6 E., Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 4.87 arpents and being bounded on the North by Public Road, South by property of Paul Dubernard et al, East by property of Moise Thibodeaux and property of Anna Castille and West by Lot 3C of the hereinafter mentioned Plat and being designated as LOT 4C on Plat of Survey by Herman L. Bienvenu, C. E., dated June 10, 1966 annexed to Act recorded in Book 724, Folio 502, under Entry No. 172198 of the Conveyance Records, St. Martin Parish, Louisiana. See also Book 549, Folio 582, under Entry No. 136271; Book 725, Folio 9, under Entry No. 172282; Book 549, Folio 609, under Entry No. 136279 of the Conveyance Records, St. Martin Parish, Louisiana.
3. That certain parcel of land situated in Sections 62 and 63, T. 9 S., R. 6 E., in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche, measuring 264.75 feet fronting on Louisiana State Highway 321, by a depth extending to Bayou Teche where it measures 360.75 feet and being designated as ALL OF LOT 1, ALL OF LOT 2 and A PORTION OF LOT 3 shown on Plat of Survey by Herman L. Bienvenu, C. E., dated June 10, 1966 annexed to Act recorded in Book 724, Folio 602, under Entry No. 172198 of the Conveyance Records, St. Martin Parish, Louisiana.

See also Book 549, Folio 582, under Entry No. 136271; Book 725, Folio 9, under Entry No. 172282; Book 549, Folio 609, under Entry No. 136279 of the Conveyance Records, St. Martin Parish, Louisiana.

4. That certain parcel of land situated in Sections 62 and 63, T. 9 S., R. 6 E., in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche, measuring 42.75 feet front on Louisiana State Highway 321, by a depth extending to Bayou Teche at which point it measures 37.75 feet and being bounded on the North by portions of Lots 3 and 4 of the hereinafter mentioned Plat, being the property of Jerry Francis Castille, South by remainder of Lot 3, East by Louisiana State Highway 321 and West by Bayou Teche. See Book 724, Folio 502, under Entry No. 172198; Book 705, Folio 743, under Entry No. 167681; Book 549, Folio 82, under Entry No. 136271; Book 549, Folio 609, under Entry No. 136279 and Book 725, Folio 9, under Entry No. 172282 of the Conveyance Records, St. Martin Parish, Louisiana.

5. That certain parcel of land, situated in the Fourth Ward, St. Martin Parish, Louisiana, on the West side of Bayou Teche and in Section 103, T. 9 S., R. 6 E., and Section 18, T. 9 S., R. 5 E., containing 25 arpents and bounded on the North by property of Julie Cormier and others, St. Martin Parish School Board and William Anderson Subdivision et al, South by property of Marion Johnson Guilbeau, Housing Authority of Breaux Bridge and Steve Guidry, East by Southern Pacific Railroad and West by Lot 2 of the hereinafter mentioned Plat and designated as LOT 1 of PLAT A on Plat of Survey by Clarence Thibodeaux, Surveyor, dated April 4, 1983 annexed to Act recorded in Book 978, Folio 32, under Entry No. 229067 of the Conveyance Records, St. Martin Parish, Louisiana, being Anna Castille's Deed of Acquisition.

6. That certain parcel of land situated in Section 18, T. 9 S., R. 5 E., in the Fourth Ward of St. Martin Parish, Louisiana, on the West side of Bayou Teche and containing 10.40 arpents and being bounded on the North by property of Julie Cormier and others and The Texas Company, South by property of Marion Johnson Guilbeau, East by Lot 1 of the hereinafter mentioned Plat and West by Lot 3 of said Plat and being designated as LOT 2 of PLAT A annexed to Act of Partition recorded in Book 978, Folio 32, under Entry No. 229067 of the Conveyance Records, St. Martin Parish, Louisiana, being Anna Castille's Deed of Acquisition.

and further subject to the usufruct in favor of ALBERIE DEGEYTER, surviving spouse, in the proportions of an undivided One-Fourth (1/4) to MARIAN DEGEYTER, wife of Howard Wayne Dellinger, and an undivided One-Eighth (1/8) each to JOHN WARREN DEGEYTER, JR., husband of Debra Comeaux, also known as JOHN WARREN DEGEYTUR, JR. and DONA DEGEYTUR, single and of lawful age, the following described properties, to-wit:

COMMUNITY PROPERTY:

1. That certain parcel of land, together with all buildings and improvements thereon erected and thereto belonging, situated in the Fourth Ward of St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 4 arpents, more or less and being bounded, now or formerly, on the North by public road leading from Breaux Bridge to Grand Point, South by property of Charles Theriot, East by property of Roche Hardy and West by Broussard Addition to the Town of Breaux Bridge or property of Ophelia Hardy and property of Lydia LeBlanc, LESS AND EXCEPT Lot 50'x100' conveyed to Lydia LeBlanc in 1938 and being the same property acquired by Alberie Degeyter recorded in Book 126, Folio 288, under Entry No. 61708 of the Conveyance Records, St. Martin Parish, Louisiana.
 2. That certain lot of ground situated in the Town of Breaux Bridge, East side of Bayou Teche and in the Fourth Ward of St. Martin Parish, Louisiana, measuring 50 feet front on Public Road, by a depth of 100 feet and being bounded on the North by Public Road, South and East by property of Alberie Degeyter and West by property of Earl H. Willis and being the same property acquired by Alberie Degeyter recorded in Book 606, Folio 145, under Entry No. 146205 of the Conveyance Records, St. Martin Parish, Louisiana.
 3. The following Certificates representing Shares of Stock in Farmers-Merchants Bank and Trust Co., Breaux Bridge, Louisiana, issued in the name of Alberie Degeyter, being Numbers 264, 265, 551, 747 and 1492.
 4. Household Furniture
 5. Checking Account in Farmers-Merchants Bank and Trust Company, Breaux Bridge, Louisiana, bearing No. 0-25-201-8 in the name of MR. AND MRS. ALBERIE DEGEYTER.
 5. Time Certificates of Deposit issued by Farmers-Merchants Bank and Trust Company, Breaux Bridge, Louisiana, in the name of Mr. and Mrs. Alberie Degeyter, being Numbers 46162, 47041, 47228, 48134, and 48745
4. An administration of this estate is not necessary and is hereby dispensed with.
5. That the inheritances herein owe Inheritance Taxes in the sum of EIGHT HUNDRED EIGHT AND 01/100. (\$808.01) DOLLARS
- All and every person or persons whatsoever, bank, banks or banking institutions, companies, corporations, government or governments, departments thereof or the officials thereof be and

they are hereby authorized, empowered and directed to turn over to the above named in the capacities above mentioned and in the proportions recited, all and any monies, stocks, Certificates of Deposit, Checking and Savings Accounts, goods and properties now or which may hereafter be in his or its custody, due, coming or belonging to the ESTATE of ANNA CASTILLE, deceased wife of Alberie Degeyter.

JUDGMENT READ, RENDERED AND SIGNED IN CHAMBERS AT ST. MARTINVILLE, ST. MARTIN PARISH, LOUISIANA, ON THE 28th DAY OF *April*, A. D. 1987.

[Handwritten Signature]

J U D G E .

RECEIVED AND FILED

APR 28 1987

Becky P. Patton
DEPUTY CLERK OF COURT
ST. MARTIN PARISH

CLERK OF COURT
LAFAYETTE, LA.
FILED THIS DAY

RECORDED IN CONVEYANCE
BOOK 804 FOLIO 412

191242 *c/m*
96467

PARTITION WITH ASSUMPTION OF MORTGAGE FILE NO. STATE OF AMERICA
BETWEEN DAN A. RITCHEY, JR. 79-30584-5 DECEMBER 14 1979
KELLY, LUCIEN C. BERTRAND JR. AND PARISH OF LAFAYETTE
DOROTHY HOWE BY CLERK OF COURT *Chas. Hoffman* RECORDED
DEC 14 AM 8 30
DEPUTY CLERK OF COURT
PARISH OF ST. MARTIN, LA.

BE IT KNOWN, That on this 30th day of November, 1979,
before me, the undersigned Notary Public in and for the Parish of
Lafayette, State of Louisiana, and in the presents of the witnesses
hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED: Dan A. Ritchey, Jr. and Cecilia
Kelly who declared that they are the owners in common of an undivided
65.6% of the hereinafter described property and Lucien C. Bertrand Jr.
and Dorothy Howe who declared that they are the owners in common,
in the proportion of an undivided 34.4% interest in the hereinafter
described property, obtained by them in the exchange of property with
Atchafalaya Recreational Investments, Inc. dated November 30, 1979
and recorded as Act # 79-30584 of the records of the Parish of
Lafayette, Louisiana; that they no longer wish to remain as owners in
division thereof and desire to amicably divide the same between them,
and to accomplish their mutual wishes and desires, have agreed that
approximately 65.6 % of the said property should be vested in Dan A.
Ritchey, Jr. and Cecilia Kelly and the remainder of the said property
should be vested in Lucien C. Bertrand Jr. and Dorothy Howe.

Now, in order to carry out the said partition and to confer upon
each, a full and complete title, in due form, to the said properties,
which said parties have severally agreed to take, the said Lucien C.
Bertrand Jr. and Dorothy Howe, in consideration of the properties
herein received by them as their full share in this partition, do hereby
grant, bargain, sell, convey, transfer, assign, set over, abandon
and deliver with all legal warranties and with sull substitution and
subrogation, in and to all the rights of actions of warranty which they
have or may have against all preceding owners or vendors unto Dan
A. Ritchey, Jr. and Cecilia Kelly, here present and accepting and
purchasing for themselves, their successors, heirs and assigns, and
acknowledging due transfer and delivery, all and singular the following
described property, to-wit:

That certain tract of land, together with all buildings and
improvements, situated thereon and thereunto appertaining,
located in Sections 38 and 42, Township 9 South, Range 5
East, and Section 110, Township 8 South, Range 5 East, 4th
Ward, east side of Bayou Teche, Parish of St. Martin, Louisi-
and, containing 57.49 acres designated as Tract 3, encircled
by the letters "A, B, C, D, E, F, G, H, I, J, K and L,"
containing such dimensions, and fully depicted on a plat of

191242

survey by Fred L. Colomb, Surveyor, dated October 31, 1966, amended June 15, 1972, recorded under Entry No. 158,481 of the conveyance records of St. Martin Parish, Louisiana, and being bounded now or formerly on the Northwest in part by the property of Frank O. Broussard Estate and in part by the property of Phillips Petroleum Company, on the Southeast in part by Interstate Highway No. 10 and in part by the property of Phillips Petroleum Company, on the Northeast in part by Louisiana Highway No. 328, in part by Interstate Highway No 10 and in part by the property of Phillips Petroleum Company, and on the Southwest by the property of Frank O. Broussard Estate.

That certain triangular tract of land situated in Section 38, Township 9 South, Range 5 East, in the 4th Ward, east side of Bayou Teche, Parish of St. Martin, Louisiana, contained within the letters "X, Y and Z" on the plat of survey prepared by Fred L. Colomb, Registered Surveyor, dated October 31, 1966, amended June 15, 1972, and recorded under Entry No. 158481 of the Conveyance Records of the Parish of St. Martin, Louisiana; said tract situated on the south side of Interstate Highway No. 10 and is bounded generally on the North by Interstate Highway No. 10, on the South by Albaris Degneyterre, his estate or assigns, and on the East by Frank O. Broussard Estate.

All of vendor's right, title and interest in and to the minerals and royalties and oil lease on, in and under the tracts hereinabove described, together with all vendor's right, title and interest in and to the minerals, royalties and/or oil lease or leases which may have been reserved by vendor or vendor's predecessors in title, in that certain right-of-way deed to Louisiana Department of Highways under the Louisiana Interstate Highway No. 10 right-of-way containing 12.31 arpents running through and separating said tracts of land described under Items 3 and 4 above.

All of their rights, title and interest, which they warrant to be not less than a 1/2 interest, in and to those certain five (5) lots of ground situated in Section 13, T-9-S, R-4-E, in the City and Parish of Lafayette, Louisiana, and according to a plat of survey prepared by Domingue, Szabo & Associates, Inc., dated June 18, 1965, known and designated as Lots 136, 162, 192, Tract A and Tract B of Gentilly Park Subdivision, having the dimensions and boundaries as are shown on said plat of survey, a copy of which is attached hereto and made a part hereof.

And, in order to carry out the said partition and to confer upon each, a full and complete title, in due form, to the said properties, which said parties have severally agree to take, the said Dan A. Ritchey, Jr. and Cecilia Kelly, in consideration of the properties herein received by them as their full share of this partition, do hereby 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 of actions of warranty which they have or may have against all preceding owners or vendors unto

414

263

Lucien C. Bertrand Jr. and Dorothy Howe here present and accepting and purchasing for themselves, their successors, heirs and assigns, and acknowledging due transfer and delivery, all and singular the following described property, to-wit:

That certain parcel of land situated in Section 76, T-9-S, R-5-E, in the Parish of Lafayette, Louisiana, having a frontage of 179.68 feet on Surrey Street by a depth on its southeasterly line along Katie Drive of 300 feet, a depth on its northwesterly line of 299.84 feet, and a rear line on the northeast of 189.54 feet, said property being bounded on the northeast by property of the Housing Authority of the Parish of Lafayette, Louisiana, on the southwest by Surrey Street, on the southeast by Katie Drive, and on the northwest by property of Evangeline Investors, Inc. and is designated as Tract A on the plat of survey prepared by Domingue, Szabo & Associates, Inc. which is attached hereto and make part hereof.

That certain parcel of ground situated in Section 76, T-9-S, R-5-E, in the Parish of Lafayette, Louisiana, being designated as Tract B on the plat of survey prepared by Domingue, Szabo & Associates, Inc., which is attached hereto and made part hereof, and is shown outlined in red between the letters "F, G, H, X, Y, Z and F," having the dimensions and measurements as shown on the said plat of survey, and is bounded on the northeast by property of Edward J. Hannie, et al. or assigns, on the southwest by Surrey Street, on the southeast by Shady Crest Subdivision Extension No., and on the northwest by property of the United States Post Office Department.

Pursuant to this partition of property, Lucien C. Bertrand, Jr. and Dorothy Howe assume payment of that certain promissory note made payable to "Future Holder or Holders" in the original sum of \$90,000.00 with interest at the rate of 10% per annum and dated June 28, 1978 which note has a present principal balance of \$75,000.00 and is secured by mortgage on the properties received in this partition by Lucien C. Bertrand Jr. and Dorothy Howe which mortgage is recorded as Act #78-015080 of the records of Lafayette Parish, Louisiana.

The parties declare that each has received an interest valued at approximately the same amount as their undivided interest in the whole. No sum of money is being paid by either of them to any other, and accordingly, by means of this instrument, each has received and is in possession of the properties herein allotted to each as afore-said, and they do hereby discharge each other from all credits, matters, debts and things whatsoever in the premises, hereby acknowledging themselves, respectively, to be fully satisfied with this partition.

415 264

The parties hereto waive the production of mortgage, conveyance and other certificates, and relieve and release me, Notary, from any and all responsibilities in connection therewith.

The parties hereto declare that they have not alienated or encumbered the hereinabove described property, and that to the best of their knowledge and belief, the same is subject to no liens or encumbrances other than that mortgage assumed herein, and agree that if there are any omission or erros in the descriptions, that they will correct the same when called upon to do so.

THUS DONE AND PASSED in Lafayette, Louisiana this 30th day November, 1979.

WITNESSES

Patricia D. Mouton

Margaret M. Ritchey

Dan A. Ritchey, Jr.
DAN. A. RITCHEY, JR.

Cecilia Kelly
CECILIA KELLY

Lucien C. Bertrand, Jr.
LUCIEN C. BERTRAND, JR.

Dorothy Howe
DOROTHY HOWE

A TRUE COPY ATTEST
Lafayette, La., 11-30-79
Chris Hoffman

[Signature]
NOTARY PUBLIC

RECORDED IN CONVEYANCE

175582

RECORDED

BOOK 739 FOLIO 89

87216

Law Office of Bennett Voorhies, Jr.
Attorney at Law
Lafayette, Louisiana

RECORDED IN 1980
BOOK 239 FOLIO 763

OCT 18 4 20 PM '76

Margaret Jones

Cash Sale WITH ASSUMPTION
STATE OF LOUISIANA, PARISH OF LAFAYETTE

CLERK OF COURT
PARISH OF ST. MARTIN, LA

BE IT KNOWN, That on this 13th day of October 1976,

before me the undersigned authority, a Notary Public in and for said Parish and State, duly commissioned and qualified as such, personally came and appeared,

GERALD D. GOUDEAU, married to and living with Maureen Conques Goudeau, a resident of the Parish of Lafayette, Louisiana,

who declared that for the consideration hereinafter mentioned he does
by these presents, sell, transfer and deliver with full guarantee of title and free from all incumbrances,
and with subrogation to all his rights and actions of warranty against previous owners and together with all rights of prescription both liberative and acquisitive to which this vendor or vendors may be entitled, unto

PIONEER ACADIAN VILLAGE, INC., a domestic corporation domiciled in Lafayette, Louisiana, and being represented herein by its duly authorized Vice President, Maureen Conques Goudeau, per authority of the Board of Directors of the corporation, a certified copy of which is attached hereto,

PERMANENT MAILING ADDRESS: Exit 109, I-10
Breaux Bridge, LA

present, accepting and purchasing for itself and heirs and assigns and acknowledging delivery and possession thereof the following described property, to-wit:

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey by Edmond E. Dupre, Jr., Land Surveyor, dated March 11, 1975, a copy of which plat is annexed to Act of Donation recorded in Book 712, Folio 700, under Entry No. 169298, Records of St. Martin Parish, Louisiana, and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate Highway 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and West by Bayou Teche and property of Alberie Degueyterre or assigns.

Being the same property acquired from Alma Broussard Laporte on April 22, 1975, Entry No. 169299, Book 712, Folio 703, Records of the Clerk of Court's Office, Parish of St. Martin, Louisiana.

This sale is made and accepted subject to mineral reservations, easements of record affecting the property hereinabove described

Now to these presents comes LAFAYETTE BUILDING ASSOCIATION, through its duly authorized officer or representative, who declares that it takes fully cognizance of this act of sale and consents to the transfer and assumption made herein, but nothing herein shall be construed to release any party from responsibility to satisfy the obligations due on the promissory note assumed.

175582

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As a consideration for this sale, purchaser assumes herein jointly and solidarily with the vendor herein, thereby relieving the vendor of any liability in connection thereof, the payment of that certain note executed by Gerald D. Goudeau in favor of Lafayette Building Association on May 10, 1976, in the original amount of \$150,000.00, present balance due \$148,297.56, bearing interest at 9½% per annum, and payable in equal monthly installments of \$1,750.50; the said mortgage note being secured by a mortgage on the property hereinabove described, and recorded under Entry No. 06079, Book 236, Page 42, Clerk of Court's Office, Parish of St. Martin, Louisiana.

TAXES FOR THE YEARS 1973, 1974 and 1975, HAVE BEEN PAID.
 TAXES FOR THE YEAR OF 1976, ARE TO BE PAID BY PURCHASER.

~~XX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XX~~

Purchaser dispenses with certificate required by Article 3364 of the Revised Civil Code of this State.

DONE AND PASSED at the Parish of Lafayette, Louisiana on the day and date first above written, in the presence of the undersigned competent witnesses, who sign with appearers and me, officer after due reading of the whole.

LAFAYETTE BUILDING ASSOCIATION

BY: *Barbara M. Dugan*
Gerald D. Goudeau
 Gerald D. Goudeau

WITNESSES:

Carole S. Ramke
 Carole S. Ramke
I. L. Raley
 I. L. Raley

PIONEER ACADIAN VILLAGE, INC.

By: *Maureen Conques Goudeau*
 Maureen Conques Goudeau, Vice Pres.

Bennett Voorhies
 NOTARY PUBLIC
 Bennett Voorhies, Jr.

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755

EXTRACT OF MINUTES OF MEETING
OF THE BOARD OF DIRECTORS
OF
PIONEER ACADIAN VILLAGE, INC.

* * * * *

A special meeting of the Board of Directors of Pioneer Acadian Village, Inc., was held on the 30th day of August, 1976, at the office of the company. All members of the board being in attendance, the following resolution was introduced, seconded and unanimously adopted:

BE IT RESOLVED that the Vice-President, Mrs. Maureen Conques Goudeau, be and she is hereby authorized to acquire for this company the acreage owned by Gerald D. Goudeau in the Parish of St. Martin comprising 21.707 acres (which he acquired from Alma Broussard Leperte).

She is authorized to agree to such terms and consideration, including assumption of mortgage, as she in her sole and uncontrolled discretion deems proper.

She is authorized to execute such instruments as may be needed to effect this transfer.

There being no further business to come before the board, the meeting adjourned.

s/ Gerald D. Goudeau,
Gerald D. Goudeau, President

s/ Mike Delahoussaye
Mike Delahoussaye, Secretary-Treasurer

* * * * *

I, Mike Delahoussaye, Secretary-Treasurer of Pioneer Acadian Village, Inc., do hereby certify that the above and foregoing is a true and correct copy of the resolution of the Board of Directors of said corporation with all directors being present, or represented by proxy, held on the 30th day of August, 1976, at the registered office of the corporation at Lafayette, Louisiana, and that the same has been compared by me with the original minutes and found to be true and correct and that the said resolution is still in full force and effect.

Lafayette, Louisiana, this 30th day of August, 1976.

Mike Delahoussaye
Mike Delahoussaye, Secretary-Treasurer

RECORDED IN CONVEYANCE

BOOK 712 FOLIO 703

169299

169299

RECORDED
CASH DEED

APR 24 1 29 PM '75

No. *Suzanne B. Dumas*
DEPUTY CLERK OF CLERK
PARISH OF ST. MARTIN, L.

UNITED STATES OF AMERICA

State of Louisiana, Parish of St. Martin

BE IT KNOWN, That on this 22nd day of the month of April, in the year of our Lord one thousand nine hundred and seventy-five before me, PAUL S. DASPIT, JR.

a Notary Public in and for the Parish of St. Martin, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned.

PERSONALLY CAME AND APPEARED: ALMA BROUSSARD, wife of Randall J. Laporte, a resident of Harris County, Texas; SUSAN LAPORTE, wife of Curtis R. Guidry, a resident of St. Martin Parish, Louisiana, and KATHERINE LAPORTE, wife of Robert C. Poe, a resident of 20 Hollychase, Clute, Texas, all dealing herein with their separate and paraphernal property under their separate administration and for the benefit of their separate estates, having been acquired by them by inheritance and donation.

Resident of the Parish of ~~St. Martin~~

who declared and said that, for the price and consideration, and on the terms and conditions hereinafter expressed they did and do by these presents, Grant, Bargain, Sell, Convey, Transfer, Assign, Set Over and Deliver, with all legal warranties, and with a full guarantee against any troubles, debts,

mortgages, claims, evictions, donations, alienations or other encumbrances whatever, unto

GERALD D. GOUDEAU, husband of Maureen Conques, whose mailing address is 190 Arnould Street, Lafayette, Louisiana, 70501, a

resident of the Parish of Lafayette, State of Louisiana,

who is here present, accepting and purchasing for, himself

and his heirs and assigns, and acknowledging delivery and possession thereof, the property of which the following is a description, to-wit:

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey by Edmond E. Dupre, Jr., Land Surveyor dated March 11, 1975, a copy of which plat is annexed to Act of Donation recorded in Book 712, Folio 703, under Entry No. 169299, Records of St. Martin Parish, Louisiana, and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate Highway 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and, West by Bayou Teche and property of Alberie Degueyterre or assigns and being a portion of the same property acquired by Alma Broussard, the wife of Randall J. Laporte per Act of Partition dated August 20, 1962 and recorded in Book 459, Folio 468, under Entry No. 122739 of the Conveyance Records of St. Martin Parish, Louisiana. See also Book 557, Folio 278, Entry No. 136883 and Book 548, Folio 365, Entry No. 136038.

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Appearer Alma Broussard, wife of Randall J. Laporte, declares that she does by these presents ratify and confirm that certain act of donation executed by her in favor of Susan Laporte, the wife of Curtis R. Guidry, and Katherine Laporte, the wife of Robert C. Poe, dated the 22nd day of April 1975 and recorded in Book 712, Folio 200, under Entry No. 49,398, Records of St. Martin Parish, Louisiana, and does further subordinate any and all rights which she has or may have by virtue of the aforementioned act of donation to the present sale.

Each of Vendors reserve all of their proportionate interest in and to all of the oil, gas and minerals situated in, on and under the property herein conveyed, it being understood, however, that no operations seeking the production of oil, gas or other minerals shall be conducted from the surface of the property herein conveyed, Vendors to have the sole right to grant all oil, gas and mineral leases and to collect all rentals, bonuses and royalties thereunder.

TO HAVE AND TO HOLD, the said described property herein conveyed, unto said purchaser heirs and assigns forever, with full and general warranty of title, and with full subrogation to the rights of warranty and all other rights as held herein by said vendor.

The vendors declared that all the taxes assessed against said property herein conveyed are paid.

The parties agree to dispense with the production of the certificate required by Article 3364 of the Revised Civil Code of this State, and exonerate me, undersigned Notary, from all liabilities in the premises.

This sale is made and accepted for and in consideration of the price and sum of ONE HUNDRED TWENTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - - - Dollars, \$ 128,750. Cash, which amount the said purchaser has paid in ready current money unto said vendor, who hereby acknowledge the receipt thereof and give full acquittance for same.

Thus done and passed at St. Martinville, St. Martin Parish, Louisiana, in the presence of Messrs. Ronald R. Dupre and Gertrude B. Lancon, good and competent witnesses, who have signed these presents with the parties and me Notary, after due reading, on the day and month and year first above written.

ATTEST: *Ronald R. Dupre*
Gertrude B. Lancon
Gerald D. Goudeau
ALMA BROUSSARD-LAPORTE
SUSAN LAPORTE, GUIDRY
KATHERINE LAPORTE, POE
GERALD D. GOUDEAU

169298

RECORDED

APR 24 1 26 PM '75

Lucile P. Pread
CLERK OF COURT
PARISH OF ST. MARTIN, L.

169298

RECORDED IN DONATION
BOOK 607 - 323

RECORDED IN CONVEYANCE
BOOK 712 FOLIO 700

DONATION INTER VIVOS

STATE OF LOUISIANA

PARISH OF ST. MARTIN

BE IT KNOWN, That on this 22nd day of April, A. D. 1975, before me, the undersigned authority, in and for the Parish of St. Martin, State of Louisiana, personally came and appeared ALMA BROUSSARD, who was married but once and this to Randall J. Laporte and who lives and abides with her said husband at 3611 Sun Valley in Houston, Harris County, Texas, dealing herein with her separate and paraphernal property under her separate administration, who declared that she does by these presents grant, give, confirm and donate inter vivos at present and irrevocably unto her daughters, SUSAN LAPORTE, the wife of Curtis R. Guidry, of Route 3, Box 224, Breaux Bridge, St. Martin Parish, Louisiana, and KATHERINE LAPORTE, the wife of Robert C. Poe, of 20 Hollychase, Clute, Texas, dealing herein with their separate and paraphernal property under their separate administration and for the benefit of their separate estates, here present and accepting this donation all and singular the following described property, to-wit:

TO EACH OF DONCES ^{3 2 4} A ONE-SEVENTH (1/7th) INTEREST IN:

That certain tract of land together with all rights, ways, servitudes and improvements thereto belonging, situated in Section 38, Township 9 South, Range 5 East, Fourth Ward, St. Martin Parish, Louisiana, on the East side of Bayou Teche containing 21.707 acres and having such shape and dimensions as is shown on Plat of Survey by Edmond L. Dupre, Jr., Land Surveyor, dated March 11, 1975, a copy of which is annexed hereto and made a part hereof and being bounded North by Interstate Highway 10; South by property of Alberie Degueyterre or assigns; East by Interstate Highway 10 in part and in part by property of James C. Badon et al or assigns and State Highway; and, West by Bayou Teche and property of Alberie Degueyterre or assigns and being a portion of the same property acquired by Alma Broussard, the wife of Randall J. Laporte per Act of Partition dated August 20, 1962 and recorded in Book 459, Folio 468, under Entry No. 122739 of the Conveyance Records of St. Martin Parish, Louisiana.

Donor declares that the property herein donated is valued at a sum of THIRTY SIX THOUSAND SEVEN HUNDRED EIGHTY FIVE AND 70/100 (\$36,785.70) DOLLARS.

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And to these presents personally came and appeared SUSAN LAPORTE, the wife of Curtis R. Guidry, and KATHERINE LAPORTE, the wife of Robert C. Poe, who declared to me, Notary in the presence of the undersigned competent witnesses that they accept with gratitude for themselves, their heirs and assigns the property by this act donated unto them and that they hereby accept delivery and possession thereof.

TO HAVE AND TO HOLD the said property unto the said Donees and heirs and assigns forever with full subrogation in and to all the rights and actions of warranty of the said Donor against all former owners of said property and free from all encumbrances.

The Appearers dispense me, Notary, with the production of the Certificate required by Article 3364 of the Revised Civil Code of this state and agree to hold me, the undersigned Notary, free from all liabilities for the non-production thereof.

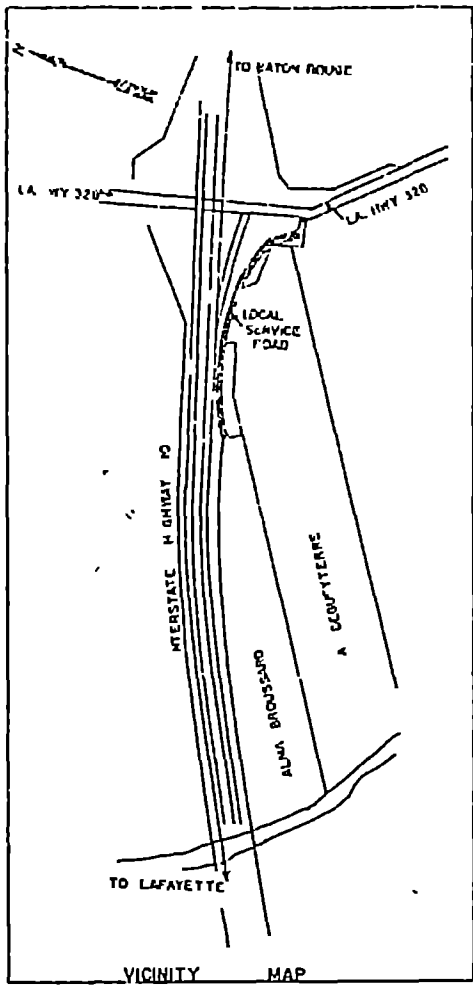
Thus done and passed at St. Martinville, St. Martin Parish, Louisiana, on the day, month and year first above written in the presence of Ronald R. Dupre and Gertrude B. Lanson competent witnesses, who have signed these presents with me, Notary, after due reading of the whole.

WITNESSES:

<u>Ronald R. Dupre</u>	<u>Alma Broussard Laporte</u> ALMA BROUSSARD LAPORTE
<u>Gertrude B. Lanson</u>	<u>Susan Laporte Guidry</u> SUSAN LAPORTE GUIDRY
	<u>Katherine Laporte Poe</u> KATHERINE LAPORTE POE

[Signature]
NOTARY PUBLIC

333
326



MAP OF SURVEY SHOWING
PROPERTY OF

ALMA BROUSSARD

LOCATED IN SECTION 38, T 9 S - R 5 E,
ST. MARTIN PARISH, LOUISIANA.

SURVEYED BY:

Edmond E. Dupre, Jr.
EDMOND E. DUPRE, JR. - LAND SURVEYOR
LA. REG. NO. 1317
SCALE 1" = 200'
REVISSED: MARCH 11, 1975
APRIL 21, 1975

