

Exhibit J.

Maxie & Vida Girouard Site Property Deed Report



CLERK OF COURT
LAFAYETTE, LA.
FILING DATE

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Andy Crossley
CLERK

**Maxie & Vida Girouard Site
Property Deed Report**

S U C C E S S I O N

FIFTEENTH JUDICIAL DISTRICT COURT

O F

NO. 870366

MAXIE P. GIROUARD

PARISH OF LAFAYETTE, LOUISIANA

JUDGMENT OF POSSESSION

The above entitled and numbered cause came up on the petition of Vida Guilbeaux Girouard, surviving widow in community of Maxie P. Girouard, and Mereline Girouard Moresi and Frances Girouard Buckalew, to be recognized as surviving widow and sole heirs at law respectively of Maxie P. Girouard, and to be sent into possession of his estate.

Petitioners having filed herein a receipt from the Department of Revenue and Taxation of the State of Louisiana showing payment of all inheritance tax owed to the State of Louisiana, and the law and the evidence being in their favor on their demands,

IT IS ORDERED, ADJUDGED AND DECREED THAT

1.

Vida Guilbeaux Girouard be recognized as surviving widow in community of Maxie P. Girouard, in her said capacity to be the owner in her own right of an undivided one-half interest in all property belonging to the community of acquets and gains which existed between them, and of the usufruct until death or remarriage of the remaining one-half interest in said community property, and particularly the following community property:

COMMUNITY PROPERTY

IMMOVABLES:

That certain tract or parcel of land containing 70.888 acres, more or less, which tract is divided by U.S. Highway 90 East, being situated in Sections 45 and 95, Township 10 South, Range 5 East, Lafayette Parish, Louisiana, and being comprised of the following tracts:

That certain tract or parcel of land containing one arpent or 0.846 acres, more or less, starting at a point nine hundred and fifty-one feet north of the middle of United States paved Highway 90 (now Highway 182) and running one hundred and ninety-two feet along the western border of the public gravel road which runs from United States Highway 90 to and by the homesite of Dominic Girouard, by a depth of one hundred ninety-two feet between parallel lines. Being the same property acquired by Maxie P. Girouard by an act of credit sale dated March 31, 1942, recorded as Original Entry No. 162937; and,

That certain tract or parcel of land containing 7.576 acres, more or less, and fronting on a gravel public road leading from U.S. Highway 90 (now Highway 182) in the direction of Bayou Tortue and being generally known as the Dominic Girouard Road. The said property having the dimensions and boundaries as shown in a sketch included within that certain Cash Deed wherein Maxie P. Girouard acquired said tract, dated March 18, 1943 and recorded as Original Entry No. 167196 of the records of Lafayette Parish, Louisiana; and,

That certain tract or parcel of land containing 5.386 acres, more or less, and being a parcel of land of rectangular form; the northern and southern lines being smaller than the eastern and western lines. Said parcel of land having for the northern line the abutting property of Maxie Girouard which northern line of said property is to be 398 feet, running in an easterly and westerly direction and having for the southern line of said property herein a vacant space or spot of a few feet reserved by C. E. St. Julien at the northern line of a drainage ditch known as "The St. Julien Hayes Drainage Ditch" (which ditch is approximately 12 feet wide) and which southern line of property to be 417 feet, not quite but almost parallel to the northern line of said property and to run in an easterly and westerly direction; the eastern line to run in a northerly and southerly direction a distance of 592 feet along the side of the gravel road known as the "St. Julien and Joseph A. Girouard gravel road" and the western line to run in a northerly and southerly direction a distance of 566 feet with a vacant space or spot of a few feet reserved and excepted, which excepted portion lies between said western line of the property and the coulee or gully or low natural drain at that spot. Being the same tract of land acquired by Maxie P. Girouard by an Act of Cash Sale dated January 14, 1944 from C. Euclide St. Julien, recorded as Original Entry Number 171315 of the records of Lafayette Parish, Louisiana; and,

That certain tract or parcel of land containing 20 arpents or 16.92 acres, more or less, lying east and north of the dredged ditch or channel running through the farm of C. Euclide St. Julien. Said tract of land bounded on the North by land of Dominic Girouard, South by land of Maxie P. Girouard and C. E. St. Julien, East by the Girouard Public Road (being the old road between the late J. O. Girouard Plantation and the A. D. Girouard Plantation) and West by C. E. St. Julien. Being the same tract of land acquired by Maxie P. Girouard in that certain Act of Cash Sale dated July 3, 1944 from C. Euclide St. Julien recorded as Original Entry No. 174390 of the records of Lafayette Parish, Louisiana; and,

That certain tract or parcel of land containing 18.43 arpents or 15.60 acres, more or less, in Section 95 and or in part Section 45, Township 10 South, Range 5 East, bounded North by Dominic Girouard, South and East by Maxie P. Girouard, a dredged ditch belonging to C. E. St. Julien and C. E. St. Julien and West by M. Belle St. Julien Langlinais. Being the same tract of land acquired by Maxie P. Girouard by act of credit sale dated May 16, 1945 from C. Euclide St. Julien, recorded as Original Entry No. 179957 of the records of Lafayette Parish, Louisiana, and,

That certain tract of land situated in Lafayette Parish, Louisiana, containing 24.20 acres, more or less, being bounded now or formerly as follows: North by Emma Girouard, South by Maxie P. Girouard, East by Public Road, separating said land from that of Joseph O. Girouard; and West by Albert J. Girouard. Being the same tract of land acquired by Maxie P. Girouard by Deed dated March 22, 1946 from Dominic Girouard, recorded as Original Entry No. 189067 of the records of Lafayette Parish, Louisiana; and

That certain tract or parcel of land containing 0.36 acres, more or less, measuring 125 feet on a gravel road by a depth between parallel lines of 125 feet, bounded on the North, South and West by Maxie Girouard and East by Gravel Road, all as more fully described on a plat of survey by C. K. Langlinais, dated September 14, 1960, attached to Original Entry No. 402859 of the records of Lafayette Parish, Louisiana. Being the same tract of land acquired by Maxie P. Girouard in an Act of Cash Sale dated May 20, 1976 from Frances Girouard recorded as Original Entry No. 665349 of the records of Lafayette Parish, Louisiana.

There is LESS AND EXCEPTED from the foregoing described 70.888 acre tract the following described tracts of land:

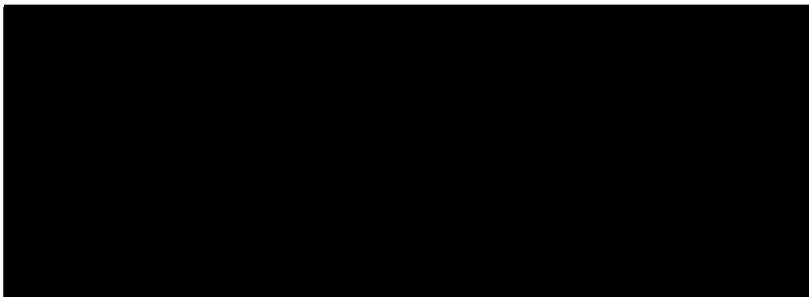
That certain tract or parcel of land containing 0.29 acres, more or less, all as more fully shown by plat of survey prepared by C. K. Langlinais, Registered Surveyor, dated July 21, 1956, attached to that certain Cash Sale from Maxie Girouard, as vendor, and Gerald Moresi, as vendee, recorded as Original Entry No. 345505 of the records of Lafayette Parish, Louisiana, and

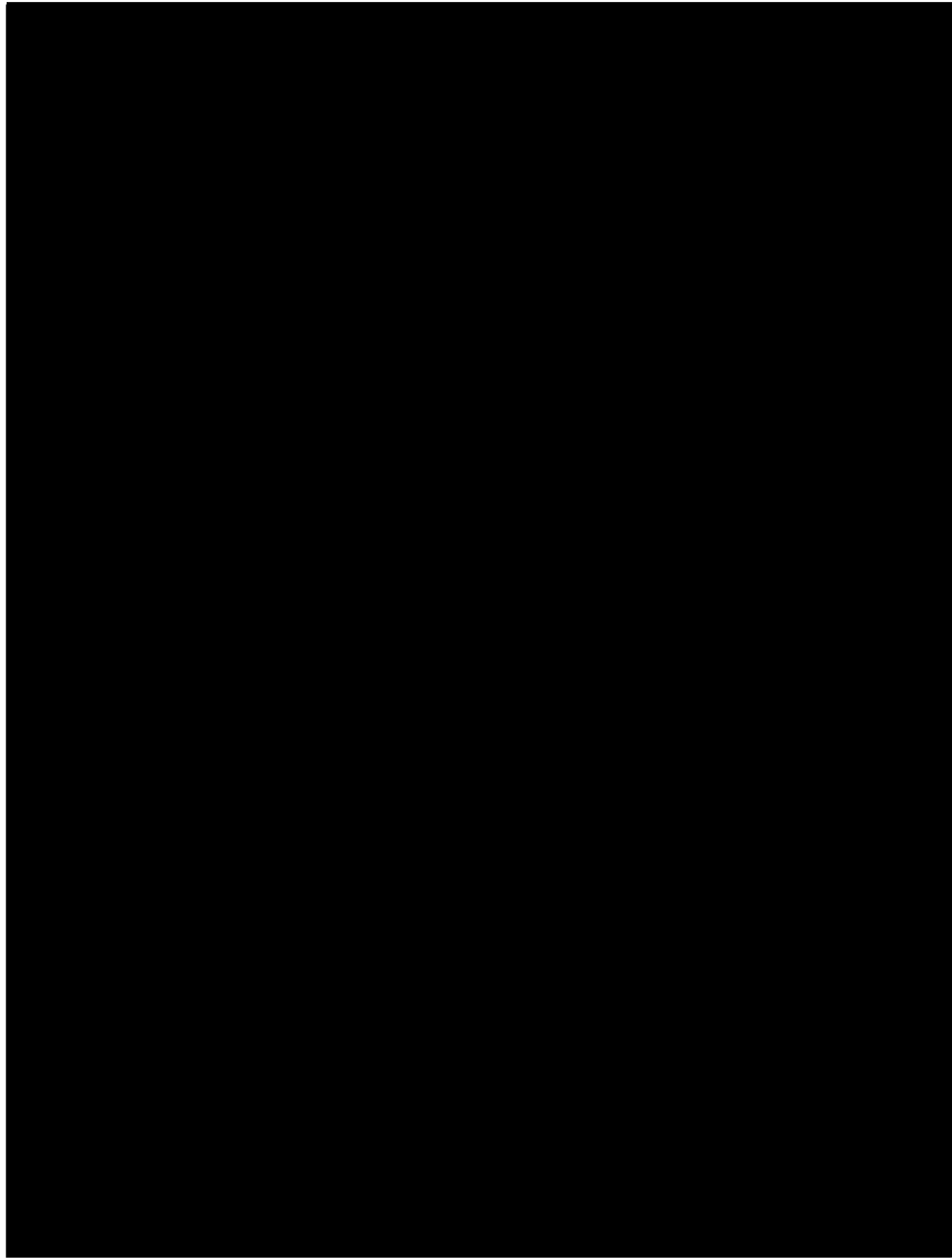
That certain tract or parcel of land containing 0.36 acres, more or less, measuring 125 feet on a gravel road by a depth between parallel lines of 125 feet, bounded on the North, South and West by Maxie Girouard and East by gravel road, all as more fully shown by plat of survey by C. K. Langlinais, Registered Surveyor, dated September 14, 1960 and attached to a Cash Sale from Maxie Girouard as vendor, and Frances Girouard, as vendee, dated November 15, 1960 recorded as Original Entry No. 402859 of the records of Lafayette Parish, Louisiana; and

That certain tract or parcel of land measuring 25 feet east and west by 100 feet north and south, both between parallel lines, and being situated east of the property of Gerald Moresi, and being bounded North, South and East by Maxie Girouard and West by Gerald Moresi, as per plat attached to an act of Cash Sale from Maxie Girouard, as vendor, and Gerald Moresi, as vendee, dated November 15, 1960 and recorded as Original Entry No. 402860 of the records of Lafayette Parish, Louisiana; and

That certain tract or parcel of land situated in Sections 45 and 95, Township 10 South, Range 5 East, containing 6.24 acres, more or less, being more fully shown on a plat of survey by Roland W. Laurent & Associates, Inc. dated May 4, 1976, said tract having such boundaries, dimensions, shape and form as shown on the above referred plat of survey, being attached to an act of Cash Sale dated May 20, 1976 and recorded as Original Entry Number 665350 of the records of Lafayette Parish, Louisiana.

MOVABLES:





2.

That Mereline Girouard Moresi and Frances Girouard Buckalew be recognized as sole and only heirs at law of Maxie P. Girouard, in their said capacities to have inherited in equal proportions of one-half each, the undivided one-half interest of said decedent in all property which belonged to the community of acquets and gains between him and Vida Guilbeaux Girouard, subject to the usufruct of said Vida Guilbeaux Girouard as surviving

widow in community, and particularly the community property hereinabove described, and any and all property which may belong to the separate estate of said decedent, in equal proportions of one-half each.

3.

That petitioners, in their capacities and in the proportions above set forth, be sent into possession of all property belonging to the Estate of Maxie P. Girouard, and to the community of acquets and gains which existed between him and Vida Guilbeaux Girouard.

JUDGMENT RENDERED AND SIGNED in Chambers at Lafayette, Louisiana, this 11 day of March, 1988.


J U D G E

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FILE NO.

CLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED

SUCCESSION **04-013889**

~~2003~~ **JUDICIAL DISTRICT COURT**

OF

LOUIS L PERRET
DOCKET NUMBER: 20030368
CLERK OF
COURT RECORDER

VIDA GUILBEAUX GIROUARD

LAFAYETTE PARISH, LOUISIANA

JUDGMENT OF POSSESSION

Considering the above joint Petition for Possession and the record of the proceedings, satisfactory proof having been submitted to the Court that all inheritance taxes due by the heirs have been paid and there is no necessity for any further administration of this succession, the law and evidence entitling petitioners to the relief prayed for, and for the reasons this day orally assigned;

IT IS ORDERED, ADJUDGED AND DECREED that petitioner, **FRANCES GIROUARD PATTON**, whose present mailing and residential address is 209 Montgomery Drive, Lafayette, Louisiana 70506, be recognized as the daughter and legatee of the deceased, and as such, she be placed in possession of the following described property, to-wit:

1. deceased's bedroom set, living room set, dining room set, jewelry, drapes in bedroom, bedspread, and all of decedent's possessions located in Frances Girouard Patton's home at the time of her death, and
2. One 1991 Oldsmobile Cutlass bearing VIN 1G3WH54T4MD391351
3. The sum of Fifty-seven Thousand Five Hundred and 02/100(\$57,500.02) dollars.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that petitioner, **MERELINE GIROUARD MORESI**, whose present mailing and residential address is 105 Girouard Road North, Broussard, Louisiana 70510, and **FRANCES GIROUARD PATTON**, whose present mailing and residential address is 209 Montgomery Drive, Lafayette, Louisiana 70506, be recognized as the children and legatees of the deceased and as such, they be placed into possession of an undivided one-half interest each of all of the separate property belonging to the Estate of the deceased, including but not limited to the the following described property to wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

1. Those certain tracts or parcels of land which tracts are south of U.S. Highway 90 East, being situated in Sections 45 and 95, Township 10 South, Range 5 East, Lafayette Parish, Louisiana, and being the following tracts:

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BERNARD F. DUHON, LTD.
A Professional Law Corporation
111 Concorde St. Suite B,
Abbeville, La. 70511-1169
Bernard@bernardduhon.com
Telephone 318-893-5066 Fax 318-893-0030

Range 5 East, Lafayette Parish, Louisiana, and being the following tracts:

- A. That certain tract or parcel of land containing one arpent or 0.846 acres, more or less, starting at a point nine hundred and fifty-one feet north of the middle of United States paved Highway 90 (now Highway 182) and running one hundred and ninety-two feet along the western border of the South Girouard road which runs from United States Highway 90 to and by the homesite of Dominic Girouard, by a depth of one hundred ninety-two feet between parallel lines.
Being the same property acquired by Maxie P. Girouard by an act of credit sale dated March 31, 1942, recorded as Original Entry No. 162937; and,
- B. That certain tract or parcel of land containing 7.576 acres, more or less, and fronting on a South Dominic road leading from U.S. Highway 90 (now Highway 182) in the direction of Bayou Tortue and being generally know as the Dominic Girouard Road. The said property having the dimensions and boundaries as shown in a sketch included within that certain Cash Deed wherein Maxie P. Girouard acquired said tract, dated March 18, 1943 and recorded as Original Entry No. 167196 of the records of Lafayette Parish, Louisiana; and,
- C. That certain tract or parcel of land containing 5.386 acres, more or less, and being a parcel of land of rectangular form; the northern and southern lines being smaller than the eastern and western lines. Said parcel of land having for the northern line the abutting property of Maxie Girouard which northern line of said and property is to be 398 feet, running in an easterly and westerly direction and having for the southern line of said property herein a vacant space or spot of a few feet reserved by C. E. St. Julien at the northern line of a drainage ditch know as "The St. Julien Hayes Drainage Ditch" (which ditch is approximately 12 feet wide) and which southern line of property to be 417 feet, not quite but almost parallel to the northern line of said property and to run in an easterly and westerly direction; the eastern line to run in a northerly and southerly direction a distance of 592 feet along the side of the South Girouard road formerly known as the "St. Julien and Joseph A. Girouard gravel road" and the western line to run in a northerly and southerly direction a distance of 566 feet with a vacant space or spot of a few feet reserved for and excepted, which excepted portion lies between said western line of the property and the coulee or gully or low natural drain at that spot.
Being the same tract of land acquired by Maxie P. Girouard by an Act of Cash Sale dated January 14, 1944 from C. Euclide St. Julien, recorded as Original Entry Number 171315 of the records of Lafayette Parish, Louisiana; and,
- D. That portion of the below tract located south of U.S. Highway 90 and formerly containing 20 arpents or 16.92 acres, more or less.
Said tract lying east and north of the dredged ditch or channel running through the farm of C. Euclide St. Julien. Said tract of land bounded on the North by land of Dominic Girouard, South by land of Maxie P. Girouard and C. E. St. Julien, East by North and South Girouard Road (being the old road between the late J. O. Girouard Plantation and A. D. Girouard Plantation) and West by C. E. St. Julien.
Being a portion of the same tract of land south of U. S. Highway 90

July 3, 1944 from C. Euclide St. Julien recorded as Original Entry No. 174390 of the records of Lafayette Parish, Louisiana; and,

2. Those certain tracts of land as per the metes, bounds, dimensions and calls and as shown by reference to a plat of survey prepared by Dale Hollister, R.L.S., dated March 30 2004 filed for record with the boundary agreement.

Being those certain lots of ground with all buildings and improvements and component parts thereof, together with all rights, ways, privileges and servitudes thereto appertaining and all appurtenances thereof situated in Section 95 and 45 Township 10 South, Range 5 East, Lafayette Parish, Louisiana, within the corporate limits of Broussard, Louisiana, fronting 1,640.37 feet on U.S. Highway 90 bounded northerly by James Girouard or Assigns, southerly by U.S. Highway 90, easterly by 1457.30 feet on North Girouard Road, and westerly by James A. Girouard or Assigns

Tract labeled the Heirs of Maxie Girouard and Vida Girouard containing 37.012 acres after the excepted properties.

Tract A containing .027 acres after the excepted properties.

The above tract is subject to a 20-foot private right of way in favor of Gerald and Mereline Moresi as recorded under Entry Number 345505.

Being the same tracts of land acquired by Maxie P. Girouard by act of credit sale dated May 16, 1945 from C. Euclide St. Julien, recorded as Original Entry No. 179957 and by Deed dated March 22, 1946 from Dominic Girouard, recorded as Original Entry No. 189067 and a portion of the tract of land North of U.S. Hwy 90 acquired by Maxie P. Girouard in that certain Act of Cash Sale dated July 3, 1944 from C. Euclide St. Julien recorded as Original Entry No. 174390 all of the records of Lafayette Parish, Louisiana;

All of the above tracts are less and except:

1. That certain tract or parcel of land containing 0.29 acres, more or less, all as more fully show by plat of survey prepared by C. K. Langlinais, Registered Surveyor, dated July 21, 1956, attached to that certain Cash Sale from Maxie Girouard, as vendor, and Gerald Moresi, as vendee, recorded as Original Entry No. 345505 of records of the Lafayette Parish, Louisiana, and
2. That certain tract or parcel of land measuring 25 feet east and west by 100 feet north and south, both between parallel lines, and being situated east of the property of Gerald Moresi, as being bounded North, South and East by Maxie Girouard and West by Gerald Moresi, as per plat attached to an Act of Cash Sale from Maxie Girouard, as vendor, and Gerald Moresi, as vendee, dated November 15, 1960 and recorded as Original Entry No. 402860 of the records of Lafayette Parish, Louisiana; and
3. That certain tract or parcel of land situated in Sections 45 and 95, Township 10 South, Range 5 East, containing 6.24 acres, more or less, being more fully shown on a plat of survey by Roland W. Laurent & Associates, Inc. dated May 4, 1976, said tract having such boundaries, dimensions, shape and form as shown attached to an act of Cash Sale dated May 20, 1976 and recorded as Original Entry No. 665350 of records of Lafayette Parish, Louisiana.
4. One certain parcel of land together with all improvements thereon and all rights, ways, servitudes, privileges and advantages belonging thereto or in anywise appertaining, situated in Section 45 and 95, Township 10 South, Range 5 East, Parish of Lafayette, designated as parcel no. 4-3 on the boundary survey map for State Project No. 424-02-01, Billeaud Lafayette

Highway, Route Louisiana 3052, Lafayette Parish, prepared by A. W. Schoeffler, C. E., dated February 5, 1959, which map is on file in the office of the Department of Highways in the City of Baton Rouge and being more particularly described according to said map as follows:

Parcel No. 4-3: Beginning at a point on the westerly right of way line a public road which point bears Louisiana Grid Co-ordinates x-1, 805, 521.20, I-539, 594.06, thence South 7' 20' 53" West along said westerly right of way line (crossing the project centerline at highway Survey Station 855+35.82) a distance of 388.48 feet to a point and corner, thence in a westerly direction along the arc of a curve to the left (the radius of which is 3,669.72 feet and the long chord 1,573.59 feet bearing North 53 41' 58" West) a distance of 1,585.90 feet to Vendor's westerly boundary line and corner, thence North 7 19' 40" East along said westerly boundary line (crossing the project centerline at Hwy Survey Station 871+01.34) a distance of 311.99 feet to a point and corner, thence in a southeasterly direction along the arc of a curve to the right (the radius of which is 3,969.72 feet and the long chord 1,003.21 feet bearing South 60 06' 25" East) a distance of 1,005.90 feet to the point and corner; thence South 7 20' 53" West a distance of 26.49 feet to a point and corner; thence North 82 39' 07" West a distance of 45.55 feet to a point and corner, which point is located 150 feet northerly of the project centerline, measured at right angles thereto; thence in a southeasterly direction along the arc of a curve to the right (the radius of which is 3,969.72 feet and the long chord 489.02 feet bearing South 48 31' 21" East) a distance of 489.32 feet to the point of beginning; containing a total area of 10.772 acres. Being a portion of the same property acquired by Vendor from C. E. St. Julien by Act of Sale dated July 3, 1944, and recorded in COB B-16 at page 315 of the Conveyance Records of Lafayette Parish, Louisiana.

2. Certificate of Deposit No. [REDACTED] with Home Bank
3. Certificate of Deposit No. [REDACTED] with Home Bank
4. Checking Account No. [REDACTED] with Hibernia National Bank in the name of Maxie's Mobile Valley
5. Certificate of Deposit No. [REDACTED] with Whitney National Bank
6. Checking Account No. [REDACTED] with Whitney National Bank in the name of Maxie Girouard
7. Annuity Contract No. [REDACTED] in the name of Vida G. Girouard with AIG Life Companies (U.S.)
8. SLEMCO Capital Credit

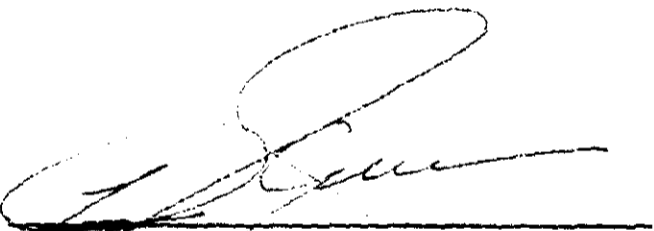
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all banks, trusts, insurance companies and all other persons, partnerships, un-incorporated associations or corporations having on deposit, or in their possession or under their control, any money, credits, stocks, dividends, bonds or other property belonging to the community estate of the deceased, **VIDA GUILBEAUX GIROUARD**, are hereby required to deliver them to the heirs of the

deceased, namely, **MERELINE GIROUARD MORESI** and **FRANCES GIROUARD PATTON**, in the proportion of an undivided one-half interest to each, and in the case of stock or registered bonds, to transfer one-half of them to **MERELINE GIROUARD MORESI** and the only one-half of them to **FRANCES GIROUARD PATTON**, each in indivision as owners.

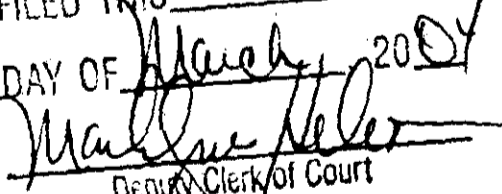
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that petitioners, **MERELINE GIROUARD MORESI** and **FRANCES GIROUARD PATTON**, are hereby recognized as accepting the succession of the decedent, **VIDA GUILBEAUX GIROUARD**, under benefit of inventory, pursuant to LSA - R.S. 9:1421, and as waiving the filing of a final accounting by the Testamentary Executrix of this Succession.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Testamentary Executrix of this succession, **FRANCES GIROUARD PATTON**, is hereby relieved, released and discharged from any and all liability and responsibility in connection with her said office; provided, however, that she shall continue in office for the purpose of obtaining tax closing letters from the State of Louisiana Department of Revenue, collecting and distributing any remaining assets of the succession and winding up the affairs of the succession.

JUDGMENT READ, RENDERED AND SIGNED in chambers in the City of Lafayette, Lafayette Parish, Louisiana, on this 29th day of March, 2004.



DISTRICT JUDGE

FILED THIS 31
DAY OF March, 2004


Deputy Clerk of Court