

Exhibit F,
Winnsboro Industrial Park Deed



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STATE OF LOUISIANA

PARISH OF FRANKLIN

BE IT KNOWN that on the days and dates hereinafter written, before me, the undersigned authority, duly commissioned and qualified according to law in and for the County, Parish and State hereinafter shown, therein residing and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

BRUCE S. LANDIS, JR., a married man, whose wife is Etta Spencer Landis, and MRS. ISABEL LANDIS WOODS, widow of Walter Woods, both residents of Franklin Parish, Louisiana; and

MRS. RUTH LANDIS SHOUP, wife of Andrew J. Shoup, a resident of Houston, Harris County, Texas; and

MRS. MARION LANDIS BIRBARI, wife of Clarence R. Birbani, a resident of Dallas, Dallas County, Texas; and

MRS. DOROTHY LANDIS EPPINETTE, divorced from her husband, James H. Eppinette, a resident of Monroe, Ouachita Parish, Louisiana,

who declared that for the consideration hereinafter mentioned they do by these presents grant, bargain, sell, convey, transfer, assign, setover and deliver with full guarantee of title against all troubles, debts, mortgages, claims, evictions, donations, alienations or other encumbrances whatsoever unto:

TOWN OF WINNSBORO, a political subdivision, domiciled in Franklin Parish, Louisiana, herein represented by its duly authorized Mayor, W. E. MARIONEUX, as per resolution of the Town Council, dated the 21 day of January, 1974, a certified copy of which is attached hereto and made a part hereof,

here present, accepting and purchasing for said Town, its heirs and assigns, and acknowledging delivery and possession of the following described property, situated, lying and being in the Parish of Franklin, State of Louisiana, to-wit:

A certain tract of land located in the South Half of Southwest Quarter ($S\frac{1}{2}$ of $SW\frac{1}{4}$) of Section 11, Township 14 North, Range 7 East, and located in the Northwest Quarter ($NW\frac{1}{4}$) and in the Southwest Quarter ($SW\frac{1}{4}$) and in the West Half of Northeast Quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$) and in the Northwest Quarter of Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 14, Township 14 North, Range 7 East, Louisiana Meridian, Franklin Parish, Louisiana, described as BEGINNING at the northeast corner of the West Half of Northeast Quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$) of Section 14, Township 14 North, Range 7 East, and from said POINT OF BEGINNING run thence in a westerly direction along the north boundary of said Section 14, a distance of 1526 feet, more or less, to a point of intersection with the centerline of a gravel public road running in a northwesterly and southeasterly direction; thence in a northwesterly direction along the centerline of said gravel public road, approximately 383 feet, more or less, to a point of intersection with the centerline of Louisiana State Highway No. 868; thence in a southwesterly direction along the centerline of Louisiana State Highway No. 868; approximately 1200 feet, more or less, to a point of intersection with the north boundary of the Northwest Quarter of Northwest Quarter ($NW\frac{1}{4}$ of $NW\frac{1}{4}$) of said Section 14; thence in a westerly direction along the north boundary of said Northwest Quarter of Northwest Quarter ($NW\frac{1}{4}$ of $NW\frac{1}{4}$) of Section 14, approximately 500 feet, more or less, to a point of intersection with the centerline of the original eighteen feet wide concrete pavement of Louisiana State Highway No. 15 or the Winnsboro-Baskin Highway at a point of intersection with a line which is parallel to and eighty feet southwesterly from the centerline of the Missouri Pacific Railroad when the eighty feet distance is measured perpendicular to the centerline of said railroad; thence in a southeasterly direction along the centerline of said original eighteen feet wide concrete pavement of Louisiana State Highway No. 15 or Winnsboro-Baskin Highway and along said line which is parallel to and eighty feet southwesterly from the centerline of the Missouri Pacific Railroad when the eighty feet distance is measured perpendicular to the centerline of said railroad, approximately one mile, more or less, to a point of intersection with the centerline of Bulls Bayou or Mayhaw Slough; thence in a northeasterly direction along the centerline of Bulls Bayou or Mayhaw Slough, approximately 1600 feet, more or less, to a point of intersection with the west boundary of the Southwest Quarter of Southeast Quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of said Section 14; thence in a northerly direction along the west boundary of said Southwest Quarter of Southeast Quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 14, approximately 100 feet, more or less, to the northwest corner of said Southwest Quarter of Southeast Quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$); thence in an easterly direction along the north boundary of said Southwest Quarter of Southeast Quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$), approximately 1100 feet, more or less, to a point of intersection with the centerline of Turkey Creek Drainage Canal; thence in a northeasterly direction along the centerline of Turkey Creek Drainage Canal, approximately 800 feet, more or less, to a point of intersection with the east boundary of the Northwest Quarter of Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of said Section 14; thence in a northerly direction along the east boundary of said Northwest Quarter of Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) and along the east boundary of the West Half of Northeast Quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$) of said Section 14, approximately 3400 feet, more or less, back to the POINT OF BEGINNING; containing approximately 299 acres, more or less, including the portion of property in Louisiana State Highway No. 15 Right-of-way and Missouri Pacific Railroad Right-of-way, and containing approximately 284 acres, more or less, exclusive of the portion of property in Louisiana State Highway No. 15 Right-of-way and Missouri Pacific Railroad Right-of-way; LESS AND EXCEPT that certain 50.01-acre tract of land acquired by Winnsboro Chamber of Commerce Industrial Development Board, Inc., from Bruce S. Landis, Jr., et als by deed filed January 10, 1968, as Instrument Number 174551 and recorded in Notarial Book 143, page 93, of the Records of Franklin Parish, Louisiana; AND ALSO LESS AND EXCEPT that certain 213-acre tract of land acquired by the Town of Winnsboro from Bruce S. Landis, Jr. et als by correction deed filed Feb 15, 1974, as Instrument No. 195691 and recorded in Notarial Book 170, page _____, of the Records of Franklin Parish, Louisiana; and containing in the net, after deducting the two exceptions, approximately 36 acres, more or less.

This sale is made for and in consideration of the price and sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged.

It is understood and agreed by the SELLORS that they are selling all the remaining property that they own lying east of the centerline of Louisiana Highway No. 15 in as much as they have previously sold the greater portion of this property to the TOWN OF WINNSBORO in other deeds. It is their intention to divest themselves for the above entitled consideration and considerations previously received of all the property that they owned by inheritance from their father, B. S. LANDIS, SR., lying east of the centerline of Louisiana Highway No. 15 in Sections 11 and 14 of Township 14 North, Range 7 East, to and in favor of the TOWN OF WINNSBORO.

The VENDORS herein reserve all mineral rights.

The Certificate of Mortgages required by Article 3364 of the Revised Civil Code of the State of Louisiana is hereby waived by the said parties to this act, and me, Notary, relieved from any further responsibility for the non-production of the same.

All taxes due on said property have been paid up to and including those due December 31, 1973.

It is understood and agreed that the Town of Winnsboro, Bruce S. Landis, Jr., and Mrs. Isabel Landis Woods, shall execute this instrument in Franklin Parish, Louisiana, and all other appearers in their respective places of residence.

THUS DONE AND PASSED on the following dates and places in the presence of competent witnesses who hereunto sign their names as such with said parties and by the Franklin Parish residents on this the 15 day of February, 1974, after due reading of the whole.

ATTEST:

CR McArthur
Victor Kemp

Bruce S. Landis, Jr.
BRUCE S. LANDIS, JR.

Mrs. Isabel Landis Woods
MRS. ISABEL LANDIS WOODS

TOWN OF WINNSBORO

BY: W. E. Marionaux
W. E. MARIONEUX, MAYOR

Judy LeBeau
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HARRIS

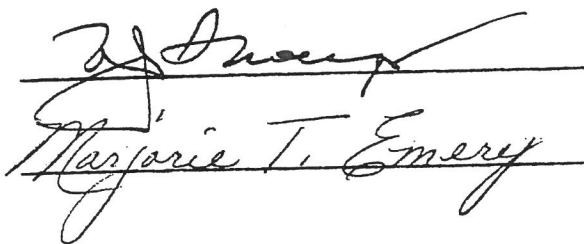
BEFORE ME, the undersigned authority, a Notary Public, duly com-
missioned and qualified to act for and within the aforesaid County and State,
personally came and appeared:

MRS. RUTH LANDIS SHOUP

who, after being first duly sworn, did depose and on her oath say that she is
one of the appearers named in the above and foregoing instrument and that she
has read same and does hereby confirm, approve and ratify the same in all its
parts and clauses and that she does hereby grant, sell, convey, transfer and
deliver all her rights, title and interest in and to the said property for the
consideration and upon the terms and conditions as set forth in said original
deed.

THUS DONE AND EXECUTED on this the 1st day of February,
1974, in the presence of the undersigned competent witnesses and me, Notary
Public, who sign with appearer after due reading of the whole.


ATTEST:



Marjorie T. Emery



MRS. RUTH LANDIS SHOUP



NOTARY PUBLIC

JO ANN FAULK
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, duly com-
missioned and qualified to act for and within the aforesaid County and State,
personally came and appeared:

MRS. MARION LANDIS BIRBARI

who, after being first duly sworn, did depose and on her oath say that she is one
of the appearers named in the above and foregoing instrument and that she has
read the same and does hereby confirm, approve and ratify the same in all its
parts and clauses and that she does hereby grant, sell, convey, transfer and
deliver all her right, title and interest in and to the said property for the con-
sideration and upon the terms and conditions as set forth in said original deed.

THUS DONE AND SIGNED on this the 7th day of February,
1974, in the presence of the undersigned competent witnesses and me, Notary Public,
who sign with appearer after due reading of the whole.

ATTEST:

Mary B. Utley
Jane H. Clark

Mrs. Marion Landis Birbari
MRS. MARION LANDIS BIRBARI

Judy Harrison
NOTARY PUBLIC

STATE OF LOUISIANA
PARISH OF OUACHITA

BEFORE ME, the undersigned authority, a Notary Public, duly com-
missioned and qualified to act for and within the aforesaid Parish and State,
therein residing, personally came and appeared:

MRS. DOROTHY LANDIS EPPINETTE

who, after being first duly sworn, did depose and on her oath say that she is one
of the appearers named in the above and foregoing instrument and that she has
read the same and does hereby confirm, approve and ratify the same in all its
parts and clauses and that she does hereby grant, sell, convey, transfer and
deliver all her right, title and interest in and to the said property for the con-
sideration and upon the terms and conditions as set forth in said original deed.

THUS DONE AND SIGNED on the 11 day of February,
1974, in the presenece of the undersigned competent witnesses and me, Notary
Public, who sign with appearer after due reading of the whole.

ATTEST:

Elvis R. Landis
Jay Eppinette

Dorothy Landis Eppinette
MRS. DOROTHY LANDIS EPPINETTE

Donc [Signature]
NOTARY PUBLIC