

Exhibit J.

Crosspoint South Site Property Deed Report



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Crosspoint South Site Property Deed Report



Crosspoint South Site Deed Report

Dates Researched: 9/12/1960 to 10/23/2020

Current Owner	Masters Partnerships, LLC
Parcel Numbers	1814508, 2029405, 2032503, 2044005, 5084407, 5134706, 5186404
Acreage	25.9 (a portion of this area is in the North site)
Location	Sec. 31 T6S R7E
Date Acquired	10/11/2018
Instrument Number	1015715
Book/Page	1490/857
Date Acquired	10/26/2017
Instrument Number	995128
Book/Page	1461/460
Date Acquired	8/8/2017
Instrument Number	990327
Book/Page	1454/890
Date Acquired	7/25/2017
Instrument Number	989335
Book/Page	1453/384
Date Acquired	7/10/2017
Instrument Number	988410
Book/Page	1451/887
Date Acquired	7/10/2017
Instrument Number	988409
Book/Page	1451/885
Date Acquired	8/26/2009
Instrument Number	814030
Book/Page	1190/99
Date Acquired	6/11/2009
Instrument Number	808261
Book/Page	1182/517
Date Acquired	2/12/2009
Instrument Number	799550
Book/Page	1171/4

Date Acquired	12/21/2007
Instrument Number	769719
Book/Page	1125/444
Date Acquired	10/18/2005
Instrument Number	703282
Book/Page	1033/623
Date Acquired	5/26/2004
Instrument Number	665578
Book/Page	985/568
Date Acquired	6/27/2003
Instrument Number	639935
Book/Page	963/803
Date Acquired	5/9/2002
Instrument Number	608362
Book/Page	938/473
Date Acquired	8/16/1988
Instrument Number	386246
Book/Page	668/744
Date Acquired	5/26/1988
Instrument Number	383483
Book/Page	664/246
Date Acquired	5/12/1987
Instrument Number	371114
Book/Page	646/453
Date Acquired	7/31/1985
Instrument Number	348850
Book/Page	614/348
Date Acquired	5/23/1979
Instrument Number	265363
Book/Page	474/886
Date Acquired	8/17/1971
Instrument Number	186464
Book/Page	354/361

Date Acquired	9/13/1967
Instrument Number	158683
Book/Page	318/400
Date Acquired	9/12/1960
Instrument Number	108419
Book/Page	248/406
Current Owner	SLLR, LLC
Parcel Numbers	6236502
Acreage	2.30
Location	Sec. 31 T6S R7E
Date Acquired	4/23/2017
Instrument Number	749121
Book/Page	1095/810
Date Acquired	8/27/2004
Instrument Number	673370
Book/Page	995/251

Sell Offs After Purchase

None

Tangipahoa Parish Recording Page 183078

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

Received From :

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

First VENDOR

JENKINS, NORMAN EHLERT

First VENDEE

MASTERS PARTNERSHIPS LLC

Index Type : CONVEYANCES

Instrument # : 1015715

Type of Document : DEED

Book : 1490

Page : 857

Recording Pages : 4

Recorded Information

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


Deputy Clerk

On (Recorded Date) : 10/11/2018

At (Recorded Time) : 8:40:39AM



Doc ID - 013260360004

SCANNED
NO

Return To :

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Norman Ehlert Jenkins &
Rachel L. Martin Jenkins

TO

Masters Partnership, LLC 18-874
=====

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

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

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

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

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

Assessment #01986503 - 4.53 acre tract

A PARCEL CONTAINING 4.53 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T6S, R7E, TANGIPAHOA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE OLD BATON ROUGE HIGHWAY 19.8 FEET NORTH 89 DEG. 26 MIN. EAST OF THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE OF THE OLD BATON ROUGE HIGHWAY WITH THE SECTION LINE BETWEEN SECTION 21 AND 41, T6S, R7E, THENCE RUN NORTH 89 DEG. 26 MIN. EAST 375.7 FEET; THENCE RUN SOUTH 525 FEET; THENCE RUN SOUTH 89 DEG. 26 MIN. WEST 375.7 FEET; THENCE RUN NORTH 525 FEET TO THE POINT OF BEGINNING, ALL AS PER SURVEY OF ANSIL BICKFORD, DATED APRIL 10, 1972
Municipal address: 10372 Old Baton Rouge Highway, Hammond, LA 70401

Assessment #02044005 - 7.45 acre tract

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

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

Assessment #05134706 - 1.00 acre tract

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

Assessment #02029405 - 1.00 acre tract

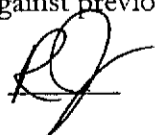
One acre of land in Section 31, T6S, R7E, in Tangipahoa Parish, Louisiana being more specifically described as commencing at a point on Service Road measure North 375 feet and corner; thence measure East 236 feet and corner on West boundary of Service Road; thence measure Southwesterly 443 feet along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

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

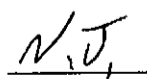
The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc.,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

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

Buyer's Initials



Seller's Initials



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

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

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

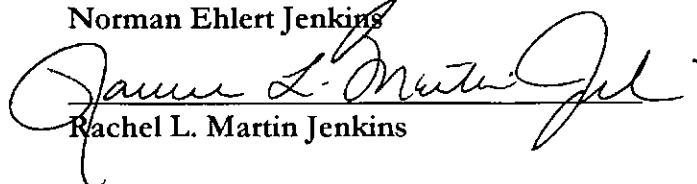
forever.

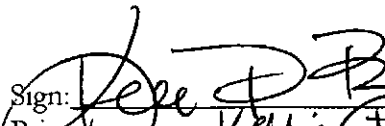
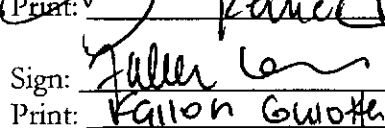
The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

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

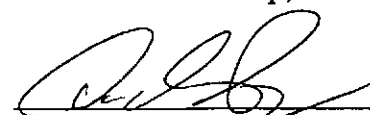
WITNESSES:


Norman Ehlert Jenkins


Rachel L. Martin Jenkins

Sign: 
Print: David Pevey
Sign: 
Print: Fallon Gwote

Masters Partnership, LLC


By: David Pevey


NOTARY PUBLIC

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

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

Tangipahoa Parish Recording Page

BATCH 116 7047

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

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

First VENDOR

NORTHSHORE BAPTIST ASSN

First VENDEE

MASTERS PARTNERSHIP LLC

Index Type : CONVEYANCES

Instrument # : 995128

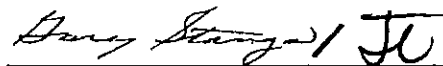
Type of Document : DEED

Book : 1461 **Page :** 460

Recording Pages : 5

Recorded Information

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


Deputy Clerk

On (Recorded Date) : 10/26/2017

At (Recorded Time) : 4:19:37PM



Doc ID - 012787920005

SCANNED

Return To :

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Northshore Baptist Association

TO

Masters Partnership, LLC

17-591

=====

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

Northshore Baptist Association, a non-profit, religious organization, whose members are Baptist Churches of the Southern Baptist Convention, herein represented by Lonnie Wascom, its duly authorized member, as per Resolution attached hereto and made a part hereof, whose mailing address is 11411 McLaughlin Lane, Hammond, LA 70403.

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

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

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

Tract 1: A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: Beginning at a point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 01 degree 24 minutes 18 seconds West 32.19 feet; thence South 41 degrees 27 minutes 10 seconds West 128.51 feet; thence South 87 degrees 47 minutes 45 seconds West 183.92 feet; thence North 03 degrees 45 minutes 05 seconds East 92.05 feet; thence North 62 degrees 53 minutes 30 seconds East 114.44 feet; thence South 89 degrees 58 minutes 12 seconds East 52.86 feet; thence South 85 degrees 35 minutes 12 seconds East 109.22 feet to Point of Beginning. Containing 0.6813 Acre, all as shown on survey of Wallace Adams, R.P.S. & C. E., dated 4/29/87.

Tract 2:
A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: beginning at a point 236.10 feet South and 698.28 feet West of the intersection of the North line of Lot # 4 of Section 31, Township 6 South, Range 7 East and the apparent West right of way line of Pumpkin Center Road; thence proceed South 03 degrees 45 minutes 05 seconds West 92.05 feet; thence proceed South 88 degrees 55 minutes 05 seconds West 398.00 feet; thence North 02 degrees 30 minutes 32 seconds East 91.90 feet; thence North 88 degrees 55 minutes 05 seconds East 400.00 feet back to the point of beginning. Containing 0.8402 acres. All as per map and survey by Wallace Adams, P.L.S. & P.C.E., dated June 16, 1988.

And a servitude of passage in favor of the above described property as is described as follows:
A twenty (20 ft.) foot servitude of passage from Pumpkin Center Road to the Northeast Corner of the property described as Tract 1 above, which servitude is on property described as beginning at a Point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence North 85 degrees 35 minutes 12 seconds West 25.03 feet; thence North 62 degrees 40 minutes 55 seconds East 62.72 feet; thence North 14 degrees 38 minutes 25 seconds East 147.34 feet; thence North 88 degrees 03 minutes 15 seconds East 366.79 feet to the apparent

West R/W line of Pumpkin Center Road, thence along said apparent R/W line South 00 degrees 32 minutes 14 seconds West 20.02 feet; thence South 88 degrees 03 minutes 15 seconds West 351.01 feet; thence South 14 degrees 38 minutes 25 seconds West 141.34 feet; thence south 62 degrees 40 minutes 55 seconds West 54.09 feet; thence North 01 degree 24 minutes 18 seconds East 7.80 feet to Point of Beginning. Contains 0.2556 acre, all as shown on survey map by Wallace Adams, R.P.S. & C.E., dated 4/29/87.

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

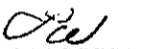
The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc.,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

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

Buyer's Initials



Seller's Initials



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

All taxes assessed against the property herein conveyed for 2016 have been paid by virtue of exemption.

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

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


Thus done, read and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 26th day of October, 2017.

WITNESSES:

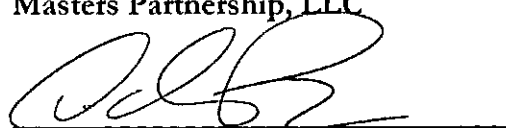
Northshore Baptist Association



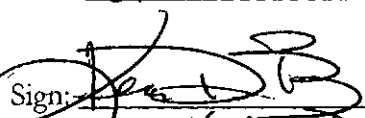
By Lonnie Wascom, Director

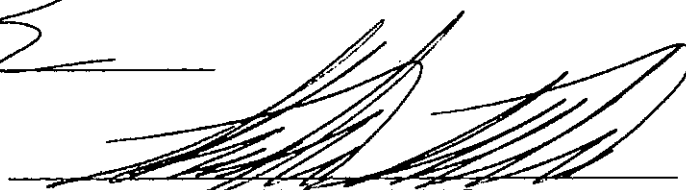
Sign: 
Print: USA Ellis

Masters Partnership, LLC



By David Pevey

Sign: 
Print: Kellie D. Ponce





NOTARY PUBLIC

David Stephen Scherer Jr.
Notary Public
Notary ID No. 141864
Tangipahoa Parish, Louisiana

TAX NOTICES should be sent to Masters Partnership, LLC at 10250 Park Place, Suite B,
Hammond, LA 70403

**MINUTES OF THE ANNUAL MEETING OF THE MEMBER CHURCHES
OF THE NORTHSORE BAPTIST ASSOCIATION**

On the 2nd day of October 2017 the annual meeting of the member churches of the Northshore Baptist Association was held with all members being present and/or represented having waived formal notice:

On motion by the Northshore Baptist Association Administrative Council and seconded by (no second required), the following resolution was unanimously adopted:

BE IT RESOLVED THAT Northshore Baptist Association, does hereby authorize and direct Lonnie Wascom, its Director of Missions and Ministries, to appear on behalf of this organization to transfer/sell the immovable property and execute on its behalf any and all necessary documents required to complete the transfer of the following described property from Northshore Baptist Association to Masters Partnership, LLC

Tract 1: A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: Beginning at a point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence South 01 degree 24 minutes 18 seconds West 32.19 feet; thence South 41 degrees 27 minutes 10 seconds West 128.51 feet; thence South 87 degrees 47 minutes 45 seconds West 183.92 feet; thence North 03 degrees 45 minutes 05 seconds East 92.05 feet; thence North 62 degrees 53 minutes 30 seconds East 114.44 feet; thence South 89 degrees 58 minutes 12 seconds East 52.86 feet; thence South 85 degrees 35 minutes 12 seconds East 109.22 feet to Point of Beginning. Containing 0.6813 Acre, all as shown on survey of Wallace Adams, R.P.S. & C. E., dated 4/29/87.

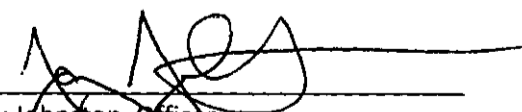
Tract 2:

A certain piece or parcel of land situated in Section 31, Township 6 South, Range 7 East, Parish of Tangipahoa, State of Louisiana, more fully described as: beginning at a point 236.10 feet South and 698.28 feet West of the intersection of the North line of Lot # 4 of Section 31, Township 6 South, Range 7 East and the apparent West right of way line of Pumpkin Center Road; thence proceed South 03 degrees 45 minutes 05 seconds West 92.05 feet; thence proceed South 88 degrees 55 minutes 05 seconds West 398.00 feet; thence North 02 degrees 30 minutes 32 seconds East 91.90 feet; thence North 88 degrees 55 minutes 05 seconds East 400.00 feet back to the point of beginning. Containing 0.8402 acres. All as per map and survey by Wallace Adams, P.L.S. & P.C.E., dated June 16, 1988.

And a servitude of passage in favor of the above described property as is described as follows:

A twenty (20 ft.) foot servitude of passage from Pumpkin Center Road to the Northeast Corner of the property described as Tract 1 above, which servitude is on property described as beginning at a Point 434.65 feet West and 192.39 feet South of the intersection of the North line of Lot #4 of Section 31, T6S, R7E, and the apparent West R/W line of Pumpkin Center Road; thence North 85 degrees 35 minutes 12 seconds West 25.03 feet; thence North 62 degrees 40 minutes 55 seconds East 62.72 feet; thence North 14 degrees 38 minutes 25 seconds East 147.34 feet; thence North 88 degrees 03 minutes 15 seconds East 366.79 feet to the apparent West R/W line of Pumpkin Center Road, thence along said apparent R/W line South 00 degrees 32 minutes 14 seconds West 20.02 feet; thence South 88 degrees 03 minutes 15 seconds West 351.01 feet; thence South 14 degrees 38 minutes 25 seconds West 141.34 feet; thence south 62 degrees 40 minutes 55 seconds West 54.09 feet; thence North 01 degree 24 minutes 18 seconds East 7.80 feet to Point of Beginning. Contains 0.2556 acre, all as shown on survey map by Wallace Adams, R.P.S. & C.E., dated 4/29/87.

Northshore Baptist Association


Jay Johnston, Officer

CERTIFICATE

I hereby certify that the above Minutes of the Board of Directors of Northshore Baptist Association of the October 2, 2017 meeting are true and correct and were duly adopted by a unanimous vote of all of the members of the Board of Directors of Northshore Baptist Association


Annette Gordon, Secretary

Tangipahoa Parish Recording Page

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

Received From :

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

First VENDOR

ANNA B & THE GANG LLC

First VENDEE

MASTERS PARTNERSHIP LLC

Index Type : CONVEYANCES

Instrument # : 990327

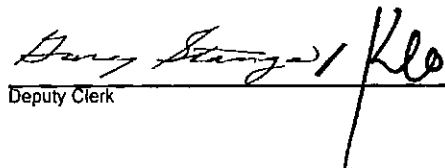
Type of Document : DEED

Book : 1454 **Page :** 890

Recording Pages : 5

Recorded Information

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


Deputy Clerk

On (Recorded Date) : 08/08/2017

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



Doc ID - 012736970005

SCANNED

Return To :

CASH DEED
STATE OF LOUISIANA
PARISH OF TANGIPAHOA

Anna B and the Gang, LLC

TO

Masters Partnership, LLC

17-396

=====

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

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

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

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

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

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

AND

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

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

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

LESS AND EXCEPT:

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

Subject to the following:

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

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

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

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

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

Buyer's Initials _____

Seller's Initials RB

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

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

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

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

WITNESSES:

Anna B and the Gang, LLC

Ronald Bankston
By Ronald Bankston

Sign: [Signature]
Print: USC 2111

Sign: [Signature]
Print: Kevin D. [unclear]

Masters Partnership, LLC

[Signature]
By David Pevey

[Signature]
NOTARY PUBLIC

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

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

CERTIFICATE OF AUTHORITY

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

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

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

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

LESS AND EXCEPT ALL SELL-OFFS

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

CERTIFICATE

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

Executed this 7th day of August 2017.

Anna B and the Gang, LLC

Warren Bankston

Warren Bankston

Meredith Coates Bodi

Meredith Coates Bodi

Richard E. Bankston

Richard Bankston

Ronald Bankston

Ronald Bankston