CSRS | BUILDING STRONGER, SMARTER COMMUNITIES TOGETHER.

# Exhibit F.
# Kitchco Ryans Way
# Partial Title Abstract

LOUISIANA ECONOMIC DEVELOPMENT CERTIFIED SITE

north louisiana economic partnership

# Kitchco Ryans Way Partial Title Abstract

CSRS

**Dates Researched: 1938 to 12/15/2021**

| | |
|---|---|
| **Current Owner** | **KITCHCO, INC.** |
| **Parcel Number** | **131718** |
| **Acreage/Lot #** | **Lot 3 of Celtic Commercial Park Unit 1** |
| **Location** | **Sec. 35 T19N R9W** |
| **Date Acquired** | **12/30/2004** |
| **Instrument Number** | **475417** |
| **Book/Page** | **985/299** |
| | |
| **Current Owner** | **KITCHCO, INC.** |
| **Parcel Number** | **104221** |
| **Acreage** | **50 +/- Acres** |
| **Location** | **Sec. 35 T19N R9W** |
| **Date Acquired** | **3/30/1995** |
| **Instrument Number** | **393445** |
| **Book/Page** | **815/717** |
| **Notes:** | **2/5 Interest** |
| | |
| **Current Owner** | **KITCHCO, INC.** |
| **Parcel Number** | **104221** |
| **Acreage** | **50 +/- Acres** |
| **Location** | **Sec. 35 T19N R9W** |
| **Date Acquired** | **2/17/1994** |
| **Instrument Number** | **385495** |
| **Book/Page** | **796/784** |
| **Notes:** | **3/5 Interest** |
| | |
| **ROW Document 1** | Act of Dedication |
| Entity Acquiring Property | City of Minden, LA |
| Owner of Property when Acquired | Webster Land Corporation |
| Date | 5/2/2000 |
| Instrument Number | 436712 |
| Book/Page | 907/191 |
| | |
| **ROW Document 2** | Act of Dedication |
| Entity Acquiring Property | City of Minden, LA |
| Owner of Property when Acquired | Webster Land Corporation |
| Date | 9/16/1998 |
| Instrument Number | 422701 |
| Book/Page | 879/355 |
| | |
| | |

| | |
|---|---|
| **ROW Document 3** | Servitude |
| Entity Acquiring ROW | Arkla Energy Resources Company |
| Owner of Property when Acquired | Webster Land Corporation |
| Date | 5/27/1994 |
| Instrument Number | 387644 |
| Book/Page | 801/518 |
| | |
| **ROW Document 4** | Oil and Gas Lease |
| Entity Acquiring Property | Harvey Powell |
| Owner of Property when Acquired | Graydon Kitchens |
| Date | 12/21/1961 |
| Instrument Number | 177662 |
| Book/Page | 319/115 |
| | |
| **ROW Document 5** | Right of Way Permit (might be property) |
| Entity Acquiring ROW | Louisiana Power and Light Company |
| Owner of Property when Acquired | Annie Smith, et al |
| Date | 6/25/1958 |
| Instrument Number | 158278 |
| Book/Page | 289/285 |
| | |
| **ROW Document 6** | Surface Lease (might be property) |
| Entity Acquiring ROW | DB Land and Cattle Company |
| Owner of Property when Acquired | Annie Smith, et al |
| Date | 6/11/1957 |
| Instrument Number | 152324 |
| Book/Page | 280/326 |

## Sell Offs After Purchase

| |
|---|
| None |

## Mortgages/Liens

| | |
|---|---|
| **Mortgage Certificate** | Unknown |
| | |

## Maps/Plats Provided

| | |
|---|---|
| **Map – Celtic Commercial Park** | 879/357 |

CSRS

## Ownership Names Researched

| Name | Dates Researched |
|---|---|
| Kitchco, Inc. | 2/17/1994 to Present |
| Webster Land Corporation | 2/1/1983 to 12/30/2004 |
| Xanadu Development, Inc. | 1/30/1980 to 2/1/1983 |
| Smith Enterprises and Development | 6/4/1975 to 1/30/1980 |
| Helen F. Smith | 1938 to 6/4/1975 |
| James Smith, Jr. | 1938 to 6/4/1975 |
| Ila Verne Franks | 2/21/1968 to 3/30/1995 |
| Ernest F. Franks | 2/21/1968 to 3/30/1995 |
| Graydon Kitchens, Jr. | 1/2/1981 to 2/17/1994 |
| Paul E. Kitchens | 1/2/1981 to 2/17/1994 |
| Betty Kitchens Erickson | 1/2/1981 to 2/17/1994 |

## Tax Information

| Parish | Webster Parish |
|---|---|
| Tax Year | 2022 |
| Assessed Ownership | Kitchco, Inc. |
| Assessment Number | 131718 |
| Land | $1,600 |
| Improvements | $0 |
| Total Value | $0 |
| Taxes | $1,600 |
| Zoning | Residential |
| Municipal Address | No parcel address listed |
| | |
| Parish | Webster Parish |
| Tax Year | 2022 |
| Assessed Ownership | Kitchco, Inc. |
| Assessment Number | 104221 |
| Land | $0 |

| | |
|---|---|
| Improvements | $0 |
| Total Value | $0 |
| Taxes | $104.19 |
| Zoning | Agricultural Acreage |
| Municipal Address | No parcel address listed |

# Webster Parish Recording Page

**Holli Vining**
**Clerk of Court**
410 Main Street
P. O. Box 370
Minden, LA 71058
(318) 371-0366

**Received From :**
KITCHENS BENTON KITCHENS AND BLACK
ATTYS AT LAW
P O BOX 740
MINDEN, LA 71055

**First VENDOR**
WEBSTER LAND CORPORATION

**First VENDEE**
KITCHCO INC

**Index Type :** Conveyances

**File Number :** 475417

**Type of Document :** Deed

**Book :** 985 **Page :** 299

**Recording Pages :** 3

## Recorded Information

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

On (Recorded Date) : 12/30/2004

At (Recorded Time) : 2:00:13 PM

NACOLE WAFER
Deputy Clerk

Doc ID - 000452670003

**Return To :**
KITCHENS BENTON KITCHENS AND BLACK
ATTYS AT LAW
P O BOX 740
MINDEN, LA 71055

Do not Detach this Recording Page from Original Document

# CASH DEED

STATE OF LOUISIANA:

PARISH OF WEBSTER:

BE IT KNOWN, That this day before me, the undersigned authority, a Notary Public in and for the said Parish, duly commissioned and sworn, came and appeared:

> **WEBSTER LAND CORPORATION,** TIN # 72-0963276, a Louisiana Corporation domiciled in Webster Parish, Louisiana, with a mailing address of 415 Homer Road, Minden, Louisiana, 71055, being represented herein by Amy C. Mealey, its President duly authorized;

who declared it does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which said vendor may be entitled, unto:

> **KITCHCO, INC.,** a Louisiana corporation domiciled in Webster Parish, Louisiana, whose mailing address is 423 Garrison Trail, Minden, LA 71055, whose Federal Tax I.D. Number is 72-1252044, being represented herein by its President, Graydon K. Kitchens, Jr., duly authorized to appear herein by resolution of its Board of Directors dated July 18, 1993 and filed and attached to Register 385495, recorded February 17, 1994,

the following described property, to-wit:

All of the vendors undivided right, title or interest in and to the following described property:

**LOT THREE (3) of CELTIC COMMERCIAL PARK, UNIT NUMBER ONE (1),** a subdivision located in the Southwest Quarter of the Southeast Quarter (SW/4 of SE/4) and Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 of SW/4) of Section 35, and in the Northwest Quarter of the Northeast Quarter (NW/4 of NE/4) of Section 2, all in Township 18 North, Range 9 West, Webster Parish, Louisiana, as shown by plat thereof on file and of record in Map Book 4, Page 61, and in Map Book 4, Page 9 in the records of the Clerk of Court of Webster Parish, Louisiana, together with all improvements located thereon and all rights thereto belonging.

This sale is subject to any and all outstanding oil, gas and mineral leases and all sales of mineral interests and/or royalties affecting the property described herein on file and of record prior to this sale.

TO HAVE AND TO HOLD said described property unto said purchaser(s), its heirs and assigns forever.

Vendor hereby grants unto Vendee a servitude of passage across, over and through the following described property for the purpose of cutting the existing road to improve drainage.

**LOT ONE (1) & LOT TWO (2) of CELTIC COMMERCIAL PARK, UNIT NUMBER ONE (1),** a subdivision located in the Southwest Quarter of the Southeast Quarter (SW/4 of SE/4) and Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 of SW/4) of Section 35, and in the Northwest Quarter of the Northeast Quarter (NW/4 of NE/4) of Section 2, all in Township 18 North, Range 9 West, Webster Parish, Louisiana, as shown by plat thereof on file and of record in Map Book 4, Page 61, and in Map Book 4, Page 9 in the records of the Clerk of Court of Webster Parish, Louisiana, together with all improvements located thereon and all rights thereto belonging.

This sale is made for the consideration of the sum of **Seventeen Thousand Five Hundred and no/100's ($17,500.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged

The certificate of mortgage is hereby waived by the parties, and evidence of the payment of taxes produced.

The Vendor herein agrees to pay all Property taxes due for the 2004 tax year and Vendee's herein agree to be responsible for all taxes for the year 2005 and thereafter.

**DONE AND PASSED** at my office, in said Parish, in the presence of the undersigned competent witnesses and me, Notary, on the 29th day of December, 2004.

**WITNESSES:**

**KITCHCO, INC.**

**By: Graydon K. Kitchens, Jr., President**

**Webster Land Corporation**

**By: Amy C. Mealey, President**

**NOTARY PUBLIC**

EVA M. TOWNSEND
NOTARY PUBLIC
68096
MY COMMISSION IS FOR LIFE
STATE OF LOUISIANA

# C E R T I F I C A T E

I, WILLIAM H. ZACHRY, JR., Secretary-Treasurer of SMITH ENTERPRISES AND DEVELOPMENT CORPORATION, DO HEREBY certify that the above and foregoing is a true and correct copy of the minutes of the meeting of the Board of Directors of said corporation, duly and legally called, convened and held on January 28, 1980, at which all Directors were present.

Minden, Louisiana, January 28, 1980.

WILLIAM H. ZACHRY, JR.
Secretary-Treasurer

ATTEST:

RICHARD D. CAREY, President

REGISTRY NO.

436712

WINIFRED B. BRINKLEY
CLERK OF COURT
WEBSTER PARISH, LA

00 MAY -2 PM 2:58

MARLO E. JACKSON
DEPUTY CLERK

**ACT OF DEDICATION**

BY: WEBSTER LAND CORPORATION
TO: CITY OF MINDEN, LOUISIANA

BE IT KNOWN, That on the date hereinafter set forth, in the presence of the undersigned Notary Public and competent witnesses, personally appeared:

**WEBSTER LAND CORPORATION**, a Louisiana corporation, domiciled in Webster Parish, whose address is 415 Homer Road, Minden, LA 71055, represented herein by its duly authorized President, Amy C. Mealey,

AND

**CITY OF MINDEN, LOUISIANA,** a municipality whose address is P. O. Box 580, Minden, LA 71058-0580, represented herein by its Mayor, Bill Robertson, duly authorized to act on behalf of the city and acting under authority of Ordinance No. 863 of the City of Minden;

who declared that the said Webster Land Corporation has and does, by these presents, DEDICATE to the City of Minden, Louisiana, here present and accepting for itself, its successors and assigns, all of the roads, rights of way, easements, water lines, sewer lines, conduit crossings, valves, hydrants, manholes or other utility fixtures within the easement and servitudes that said road is burdened with, and including all easements, servitudes and rights of ingress and egress to maintain same, over, upon, and across the following described property, to-wit:

Begin at the Northwest Corner of the Southwest Quarter of the Southwest Quarter (NW/cor. of SW/4 of SW/4), Section 35, Township 19 North, Range 9 West, Webster Parish, Louisiana, and run North 0 degrees 10 minutes 53 seconds West 4050.70 feet, more or less, along the West line of said Section 35, to the centerline of Cooley Creek; thence run East 81 feet; thence run South 0 degrees 10 minutes 53 seconds East 4668.34 feet, more or less, to the North right of way of Industrial Drive (I-20 Service Road); thence run North 76 degrees 28 minutes 58 seconds West 82.30 feet along said right of way; thence run North 0 degrees 10 minutes 53 seconds West 598.39 feet; thence run West 1.0 feet to the point of beginning and being the same property shown and designated on plat prepared by Landmark Land Surveying, Inc. attached hereto and made a part hereof.

The hereinabove described street, servitude, or easement shall be the public street of the City of Minden, and said sewer lines, water lines, conduit crossings, valves, hydrants, manholes or other utility fixtures located in, on, or under said property shall be maintained by the City of Minden.

The Mayor and City Council of the City of Minden have approved this dedication.

CONVEYANCE
BOOK PAGE
0907 191

ACT OF DEDICATION THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and Notary Public on this 2nd day of May, 2000.

WITNESSES:

Wanda V. Pittman

Wanda V. Pittman

Larry D. Kiffle

Larry D. Kiffle

WEBSTER LAND CORPORATION

BY: Amy C. Mealey, President

CITY OF MINDEN, LOUISIANA

BY: Bill Robertson, Mayor

Susan L. Johnson

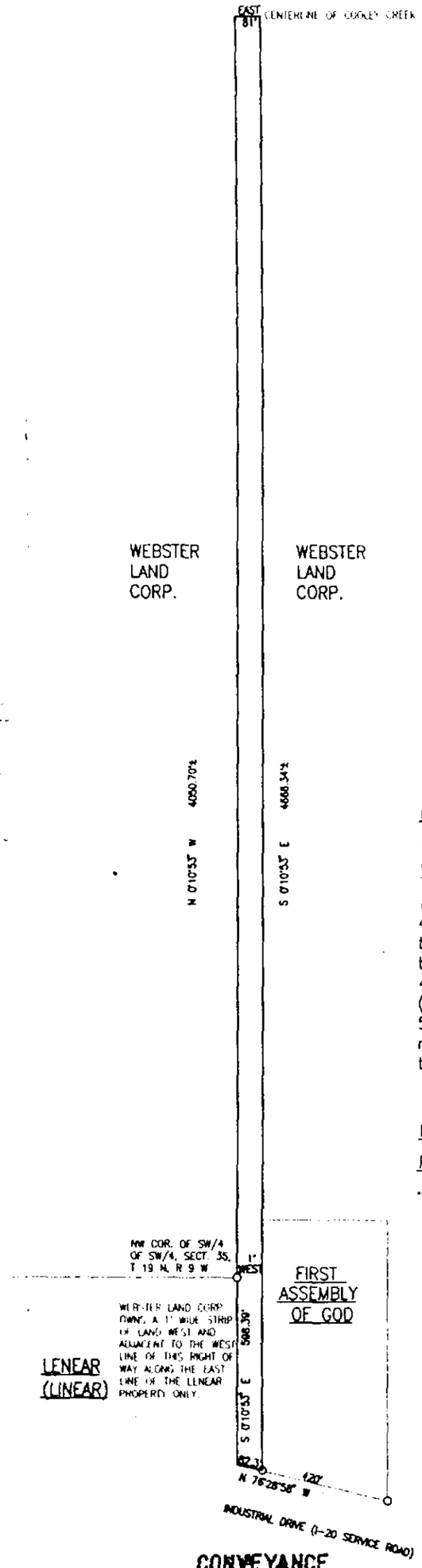
NOTARY PUBLIC

Susan L. Johnson

CONVEYANCE

BOOK PAGE

0907





DESCRIPTION OF 81' ROAD RIGHT OF WAY

Begin at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW/4 of SW/4), Section 35, Township 19 North, Range 9 West, Webster Parish, LA, and run North 0 degrees 10 minutes 53 seconds West 4050.70 feet± along the West line of said Section 35 to the centerline of Cooley Creek; thence run East 81 feet; thence run South 0 degrees 10 minutes 53 seconds East 4668.34 feet± to the North right of way of Industrial Drive (I-20 Service Road); thence run North 76 degrees 28 minutes 58 seconds West 82.30 feet along said right of way; thence run North 0 degrees 10 minutes 53 seconds West 598.39 feet; thence run West 1.0 feet to the point of beginning.

FEBRUARY 18, 2000

REVISED MAY 2, 2000

SCALE: 1" = 400'

*NOTE: THE RIGHT OF WAY BETWEEN LENEAR PROPERTY AND FIRST ASSEMBLY OF GOD CHURCH PROPERTY IS 80' WIDE

Landmark Land Surveying, Inc.
114 Pearl St., Minden, Louisiana
(318) 371-9100
00-036

CONVEYANCE
BOOK 0907 PAGE 193

REGISTRY NO.

422701

WINIFRED B. BRINKLEY
CLERK OF COURT
WEBSTER PARISH, LA

98 SEP 16 AM 10: 34
MELODY MARCUS

DEPUTY CLERK

STATE OF LOUISIANA

PARISH OF WEBSTER

ACT OF DEDICATION

BE IT KNOWN, that before me, the undersigned Notary Public, duly commissioned and qualified in and for Webster parish, Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned personally came and appeared WEBSTER LAND CORPORATION, a corporation domiciled in Webster Parish, Louisiana, represented herein by RICHARD CAREY, its President, duly authorized by a resolution of the said corporation, who declared that the said corporation has dedicated and does by these presence, dedicate to the CITY OF MINDEN, LOUISIANA, herein present and accepting the same herein represented by BILL ROBERTSON, Mayor, acting under authority of Ordinance No. 840, of the City of Minden, all of the roads, sewer lines, water lines, valves, hydrants, manholes or other utility fixtures within the easements and servitudes recorded on the attached drawing of Celtic Commercial Park, Unit 1, Minden, Louisiana, as prepared by Ballard & Associates, Inc. dated June 1998, sheet 1 of 3, and more fully described as follows:

Begin at the Northeast corner of the Southwest Quarter of the Southeast Quarter (SW/4 of SE/4), Section 35, Township 19 North, Range 9 West, Minden, Webster Parish, Louisiana, and run South 0 degrees, 10 minutes 20 seconds West 1,320.70 feet along the East line of said Quarter, Quarter to the Southeast Corner of the Southwest Quarter of the Southeast Quarter (SW/4 of SE/4), said Section 35, thence continue South 0 degrees 10 minutes 20 seconds West 222.36 feet along the East line of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4), Section 2, Township 18 North, Range 9 West, Minden, Webster Parish, Louisiana to the North right-of-way of Service Road; thence run North 76 degrees 29 minutes West 1485.65 feet along said right-of way; thence run North 72 degrees 42 minutes 40 seconds West 200 feet along said right-of-way; thence run North 26 degrees 00 minutes 54 seconds East 585.93 feet; thence run North 8 degrees 53 minutes 43 seconds East 616.91 feet; thence run North 89 degrees 59 minutes 05 seconds East 276.80 feet thence run South 0 degrees 10 minutes 20 seconds West 72 feet; thence run North 89 degrees 59 minutes 05 seconds East 114 feet; thence run North 0 degrees 10 minutes 20 seconds East 72 feet; thence run North 89 degrees 59 minutes 05 seconds East 896.91 feet to the point of beginning.

The above described property is known as CELTIC COMMERICAL PARK.

This act of dedication shall also include all easements, servitudes and necessary ingress and egress to maintain same as shown on the attached exhibit, Celtic Commercial Park, Unit 1, Minden, Louisiana, as prepared by Ballard & Associates, Inc., sheet 1 of 3, dated June 1998.

Said streets shall be the public streets of the CITY OF MINDEN.

CONVEYANCE

| BOOK | PAGE |
|---|---|
| 0879 | 355 |

Said sewer and water lines, valves, hydrants, manholes or other utility fixtures shall be maintained by the CITY OF MINDEN.

The Mayor and City Council of the City of Minden have approved the act of dedication.

THUS, DONE AND SIGNED in the presence of the undersigned Notary Public and competent witnesses on this 9th day of September, 1998.

WITNESSES:

WEBSTER LAND CORPORATION, INC.

By: RICHARD CAREY, President

ACCEPTED:

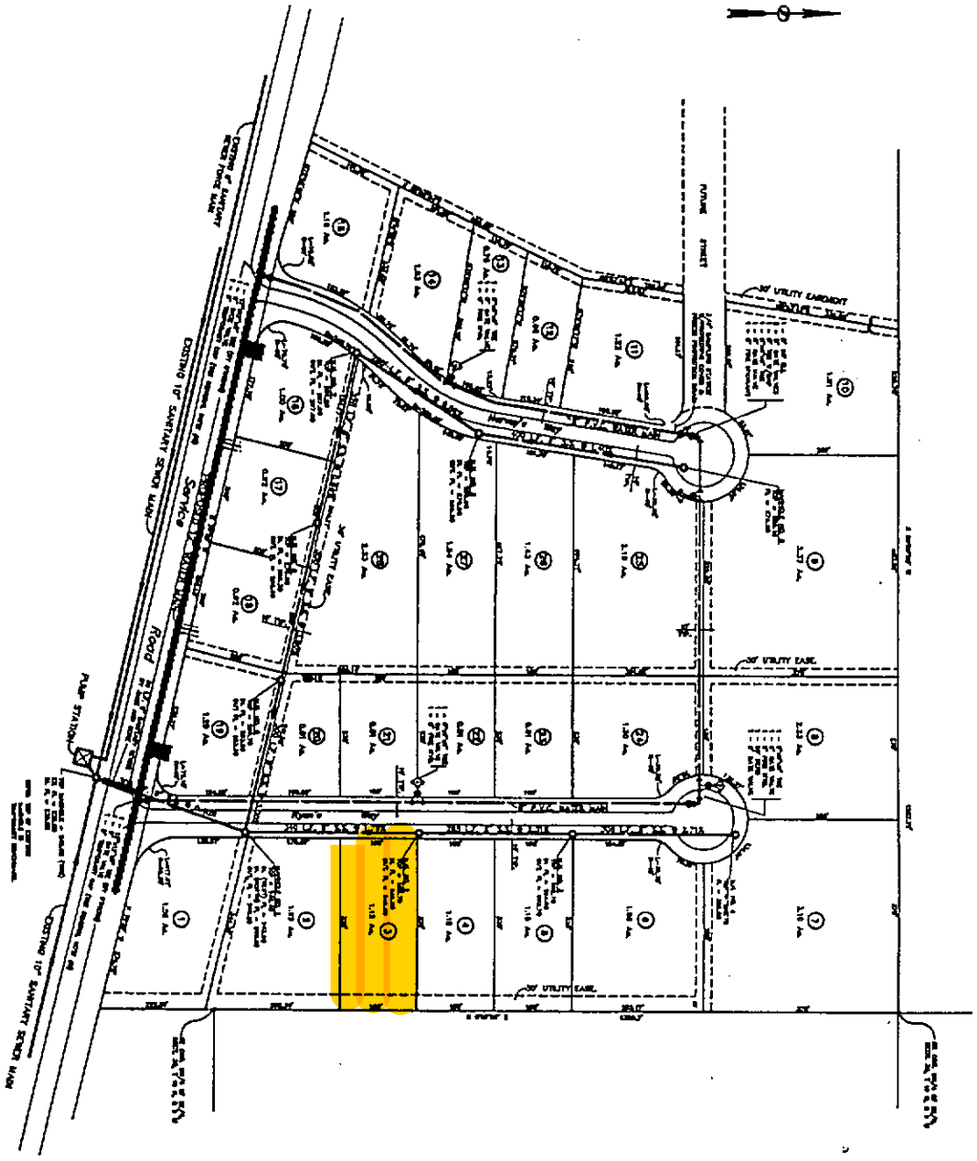
CITY OF MINDEN, LOUISIANA

BY: BILL ROBERTSON, Mayor

Sworn to and subscribed before me,
Notary Public in and for Webster Parish, LA,
on the 9th day of September, 1998.

Wanda V. Pittman
Notary, Webster Parish, Louisiana
**My Commission is For Life**

CONVEYANCE
BOOK PAGE
0879 256




AS BUILT

CONVEYANCE
BOOK 0879 PAGE 357

UNIT 1
MINDEN, LOUISIANA

REVISIONS

BALLARD & ASSOCIATES, INC.
Engineers • Architects • Surveyors • Since 1908
113 Pearl Street, Minden, Louisiana 71055
P.O. Drawer 5638, Alexandria, La. 71307-5638
Minden, Shreveport, Alexandria, & Monroe

# ROW Documents

387644

RECEIVED & FILED
WEBSTER PARISH
CLERK OF COURT

54999

MAY 27 3 08 PM '94

# ARKLA ENERGY RESOURCES COMPANY

WEBSTER PARISH
BY SUELETHA S. FRAZIER

**FOR AND IN CONSIDERATION** of the sum of $10.00 (ten dollars) and other valuable consideration, to us in hand paid, receipt of which is hereby acknowledged, the undersigned **GRANTOR** (whether one or more) whose address is 415 Homer Road, Minden, Louisiana 71055, does hereby grant to **ARKLA ENERGY RESOURCES COMPANY**, a subsidiary of Arkla, Inc., a Delaware corporation, whose address is Post Office Box 21734, Shreveport, Louisiana 71151, **GRANTEE**, its successors or assigns, the right to lay, maintain, alter, repair, operate, replace, change the size of and remove pipelines and appurtenances thereto, but not limited to fittings, tie-overs, valves, taps and meters, corrosion equipment and other apparatus above and below ground for the transportation of oil or gas, or products of oil and gas and to construct meter houses and other appurtenances within said right of way, if same shall be found necessary or convenient on, over and through certain lands situated in the Parish of Webster, State of **LOUISIANA**, described as follows:

A strip of land 60' in width, reverting to a permanent width of 40' following construction, across part of the SE/4 of Section 34; and the S3/4 of W/4 of Section 35, all in Township 19N and Range 9W as shown on *Exhibit "A" attached hereto and made a part hereof, being part of the same property acquired* by Grantor in Book 585 Page 431 and/or Register Number 304706.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns with ingress and egress to and from the same. Grantor further grants to Grantee additional extra work space as needed during construction and temporary work space at roadways, railroads, ditches or other crossings as needed for normal construction practices. Grantee shall have the right to relocate all existing above-ground facilities to the new line. Grantee to pay for damages, if any, to those areas utilized as extra work areas.

The said Grantor, its successors and assigns, to fully use and enjoy the said premises except for the purposes hereinbefore granted to the said Grantee and provided that Grantor shall not construct, plant or place, nor authorize others to construct, plant or place any house, structures, trees or other obstruction on or over the easement area that will interfere with construction, maintenance or operation of any facility constructed hereunder and will not change the grade over such pipeline or facility. Should more than one pipeline be laid under this grant at anytime the same consideration shall be paid for each line so laid as was paid for the first line laid.

Grantor represents said lands are not rented or leased.

It is hereby understood that the party securing this grant on behalf of Grantee is without authority to make any covenant or agreement not expressed herein.

**IN WITNESS WHEREOF**, the parties hereto set their hands and seals, this 9th day of May, 1994.

**WITNESSES:**

ATTEST:

By: Joyce Carey
Corporate Secretary

**GRANTOR(S):**

Webster Land Corporation

By: Richard D. Carey
Richard D. Carey, president

72-096 3276
Tax Identification Number

Line: F Replacement
Tract: WB-034.0

CONV.BK. 801 PG 518

STATE OF Louisiana 54939 (CORPORATE)

PARISH OF Webster

Personally came and appeared before me, the undersigned authority in and for the County/Parish and State aforementioned, the within named RICHARD D. CRAFT, the PRESIDENT, of WEBSTER LAND COAL who acknowledges that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned as his voluntary act and deed.

GIVEN UNDER MY HAND AND SEAL OFFICE, this 9th day of May, 1994.

My Commission Expires:

Death

Sharon Quest
NOTARY PUBLIC

**********

STATE OF _____ (INDIVIDUAL)

COUNTY/PARISH OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D., 19____.

My Commission Expires:

_____

_____
NOTARY PUBLIC

Line: F Replacement
Tract: WB-034.0

CONV.BK. 801:0519

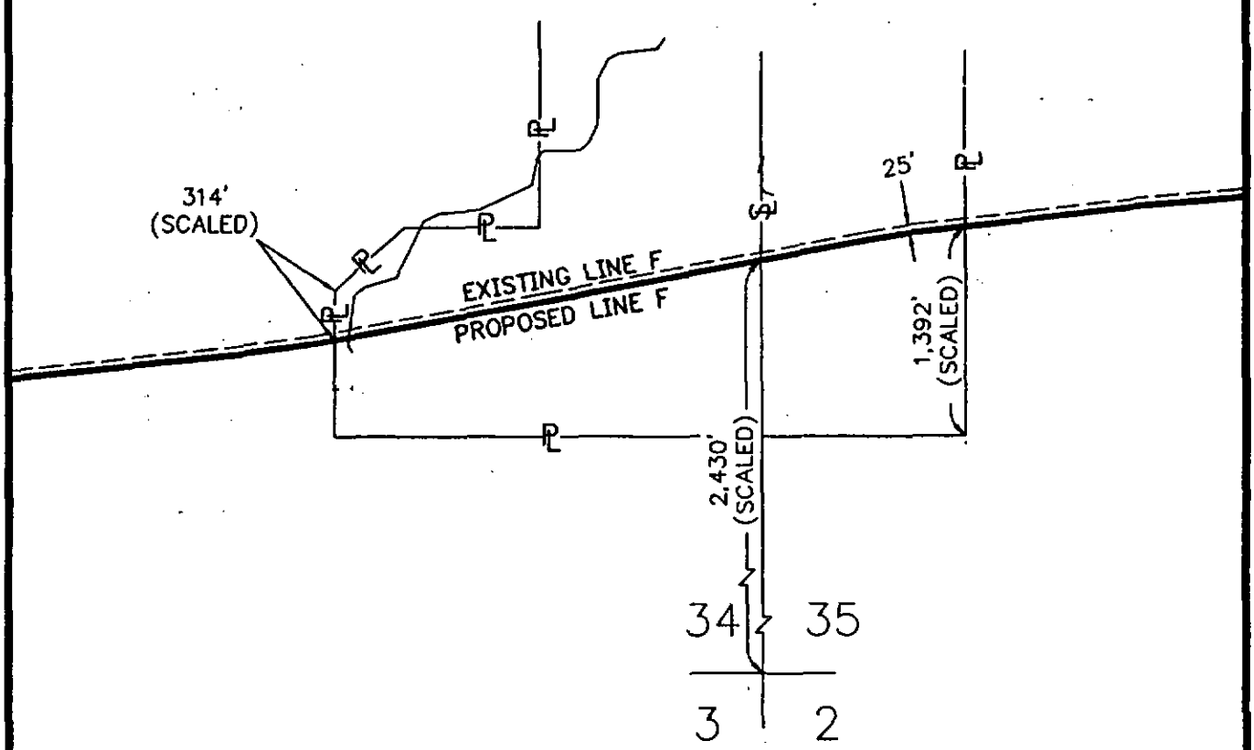
# EXHIBIT "A" 54939

# WEBSTER PARISH, LA

WB-34.0
WEBSTER LAND CORPORATION

TOTAL FOOTAGE 4,135'
TOTAL RODDAGE 250.61

N
T. 19 N.
R. 9 W.




| | |
|---|---|
| DRAFTING DEPARTMENT | ARKLA ARKLA ENERGY RESOURCES |
| CHECKED MEI<br>APPROVED | LINE F REPLACEMENT<br>PROPERTY OF<br>WEBSTER LAND CORPORATION |
| DEPT. | |
| CHECKED<br>APPROVED | SCALE 1"=1000' / DATE Jan. 28, 1994 / DRAWN BY MWC / PLOT DATE 1/28/94 / L (SHT SIZE) / PL (JOB TYPE) / F (JOB NUMBER) / 13 (SHEET/AREA) / F (KEY SHT) |

CONV.BX. 801:520

BATH'S FORM LOUISIANA SPEC. 14BR1-2A

1776662

FILED FOR RECORD AT 4:22 P.M. 12/12/1961 CLERK DISTRICT COURT By

# OIL, GAS AND MINERAL LEASE

THIS AGREEMENT made this 11th day of December, 1961, between

GRAYDON K. KITCHENS, husband of Glenn Prothro Kitchens, Minden, Louisiana,

lessor (whether one or more), and HARVEY W. POWELL, husband of Yutile Brockwell Powell, lessee, WITNESSETH:

1. Lessor in consideration of One Hundred Dollars and other valuable considerations Dollars ($ 100.00), in hand paid, of the royalties herein provided, and of the agreement of lessee herein contained, hereby grants, leases and lets exclusively unto lessee for the purposes of investigating, exploring, prospecting, drilling and mining for and producing oil, gas and all other minerals, laying pipe lines, building tanks, power stations, telephone lines, and other structures thereon to produce, save, take care of, treat, transport and own said products and for dredging and maintaining canals, constructing roads and bridges, and building houses for its employees, and, in general, for all appliances, structures, equipment, servitudes and privileges which may be necessary, useful or convenient to or in connection with any such operations conducted by lessee thereon, or on any adjacent lands, the following described land in Webster Parish, Louisiana, to-wit:

S½ of NE¼ of SE¼ and SE¼ of SE¼ of Section 35, Township 19 North, Range 9 West, Webster Parish, Louisiana, less 6 acres sold to Willie Hill (Vol. 156, page 299 and Vol. 163, page 386) (Vol. 98, page 375 and Vol. 128, page 416), and less 1 acre sold to Berry Johnson (Vol. 168, page 517) (Vol. 173, page 258), and less 1 acre sold to Dave Rhodes (Vol. 173, page 96), and except two acres sold to Mary Lewis Tarkington (Vol. 199, page 374 and Vol. 229, page 250).

It is the intention of Lessor to lease, and he does hereby lease, not only his present right, title and interest in and to the oil, gas, sulphur and other minerals in and under said lands, but also all reversionary rights and interests in said minerals that may hereafter accrue or be acquired by lessor by prescription, process of law, or otherwise, and the consideration herein stated is acknowledged to be full payment therefor.

For all purposes of this lease the described premises shall be treated as comprising 50 acres, whether there be more or less.

2. Subject to the other provisions herein contained, this lease shall be for a term of ~~xxx~~ five years from this date (called "primary term") and as long thereafter as oil, gas or other minerals are produced from said lands or land with which said land is pooled hereunder.

(a) It is the intention of the parties that this lease shall also extend and apply to all outstanding mineral rights or servitudes affecting the lands herein described as the same may revert to lessors, their heirs or assigns, from time to time.

3. The royalties to be paid by lessee are:

(a) On oil, and other hydrocarbons which are produced at the well in liquid form by ordinary production methods, 1/8 of that produced and saved from said land, same to be delivered at the well in tanks provided by lessor, or to the credit of lessor into the pipe line to which wells may be connected; lessee may from time to time purchase any royalty oil or other liquid hydrocarbons in its possession, paying the market price thereof prevailing for the field where produced, on the date of purchase;

(b) On gas, including casinghead gas and other vaporous or gaseous substances produced from said land as follows:

First: In case lessee shall itself use gas in the manufacture of gasoline or other petroleum products therefrom, 1/8 of the sale price at the plant of the gasoline or other petroleum products manufactured or extracted therefrom and which are saved and marketed, after deducting a fair and reasonable cost for extracting or manufacturing said gasoline or other substance, and 1/8 of the market value of residue gas sold or used by lessee in operations not connected with the land herein leased. No deduction for extraction costs shall be made for liquid hydrocarbons recovered by use of drip, separator or similar apparatus on the flow line of wells, and, except as to gas being used for repressuring or recycling purposes, upon written request by lessor, lessee shall, prior to the sale or use of gas from such wells, install and use such apparatus on any well or wells capable of producing liquid hydrocarbons in paying commercial quantities.

Second: In the event lessee shall sell gas at the wells, 1/8 of the amount received from such sales.

Third: In all other cases when sold or used off the premises, the price received at the well for 1/8 of the gas sold or 1/8 of the fair value of gas used.

(c) Where gas from a well producing gas only is not sold or used because of no market or demand therefor, lessee may pay as royalty $50.00 per well, per year, payable quarterly, and upon such payment it will be considered that gas is being produced within the meaning of Article 2 of this contract.

(d) On all other minerals or kindred products mined, manufactured and marketed, 1/8 either in kind or value at the well or mine, at lessee's election, except that on sulphur the royalty shall be 50c per long ton.

(e) Such gas, casinghead gas, residue gas, or gas of any other nature or description whatsoever, as may be disposed of for no consideration to lessee, through unavoidable waste or leakage, or in order to recover oil and other liquid hydrocarbons, or returned to the ground, shall not be deemed to have been sold or used off the premises, within the meaning, expressed or implied, of any part of this lease.

4. If operations for drilling are not commenced on said land on or before one year from this date, the lease shall then terminate as to both parties unless on or before such anniversary date lessee shall pay or tender to lessor or to the credit of lessor in Peoples Bank & Trust Co Bank at Minden, Louisiana (which bank and its successors are lessor's agent and shall continue as the depository for all rentals payable hereunder regardless of changes in ownership of said land or the rentals) the sum of --Thirty and No/100- - - - - Dollars ($ 30.00 ), (herein called rental) which shall cover the privilege of deferring commencement of drilling operations for a period of twelve (12) months. In like manner and upon like payments or tenders annually the commencement of drilling operations may be further deferred for successive periods of twelve (12) months each during the primary term. The payment or tender of rental may be made by the check or draft of lessee mailed or delivered to lessor or to said bank on or before such date of payment. If such bank (or any successor bank), should fail, liquidate or be succeeded by another bank, or for any reason fail or refuse to accept rental, lessee shall not be held in default for failure to make such payment or tender of rental until thirty (30) days after lessor shall deliver to lessee a proper recordable instrument, naming another bank as agent to receive such payments or tenders. The down cash payment is consideration for this lease according to its terms and shall not be allocated as mere rental for a period. Lessee, or any assignee hereunder, may at any time execute and deliver to lessor, or to the depository above named, or place of record, a release or releases covering any portion or portions of the premises held by him, and thereby surrender this lease as to such portion or portions, and thereafter the rentals payable by him shall be reduced proportionately.

5. If prior to discovery of oil, gas, sulphur or other mineral on said land, lessee should drill a dry hole or holes, thereon, or if after discovery of oil, gas, sulphur or other mineral, the production thereof should cease from any cause, this lease shall not terminate if lessee commences operations for additional drilling or reworking within sixty days thereafter or (if it be within the primary term) commences additional drilling operations or commences or resumes the payment or tender of rentals on or before the rental paying date next ensuing after the expiration of three months from date of completion of dry hole or cessation of production. If during the last year of the primary term and prior to the discovery of oil, gas, sulphur or other minerals on said land lessee should drill a dry hole thereon, no rental payment or operations are necessary in order to keep the lease in force during the remainder of the primary term. If at the expiration of the primary term oil, gas or other mineral is not being produced on said land but lessee is then engaged in drilling or reworking operations thereon, the lease shall remain in force so long as operations are prosecuted with no cessation of more than thirty (30) consecutive days, and if they result in the production of oil, gas or other mineral, so long thereafter as oil, gas or other mineral is produced from said land. In the event a well or wells producing oil or gas in paying quantities should be brought in on adjacent land and draining the leased premises, lessee agrees to drill such offset wells as a reasonably prudent operator would drill under the same or similar circumstances.

6. If at any time while this lease is in force and effect lessee in its opinion deems it advisable and expedient, in order to form a drilling unit or units to conform to regular or special spacing rules issued by the Commissioner of Conservation of the State of Louisiana, or by any other State or Federal authority having control of such matters, or in order to conform to conditions imposed upon the issuance of drilling permits, lessee shall have the right, at its option, to pool or combine the lands covered by this lease, or any portion or part thereof, with other land, lease or leases in the immediate vicinity thereof, whether such land, lease or leases are held by lessee or by others, such pooling to be into a unit or units not exceeding the number of acres, or the land subdivision, whichever may be the larger, allocated to one well by the above mentioned authority or authorities, and to be applicable only to such sands, horizons or strata as are covered by such regulations. Lessee shall execute in writing and record in the conveyance records of the parish in which the land herein leased is situated, an instrument identifying and describing the pooled acreage, and shall mail to the named lessor herein at his last known post office address, by registered mail, a certified copy of such instrument. As between the parties hereto and except as herein otherwise specifically provided, the entire acreage so pooled into a tract or unit be treated for all purposes as if it were included in this lease. In lieu of the royalties elsewhere herein specified, lessor shall receive, on the production from the unit so pooled, only such proportion of the royalties stipulated herein as the amount of his acreage (mineral rights) placed in the unit bears to the total acreage so pooled in the particular unit involved. Drilling operations on or production of oil, gas, sulphur or other minerals from any portion of the land covered hereby shall continue this lease in force and effect during or after the primary term as to all of the lands covered hereby, irrespective of whether any portion thereof has been pooled. If operations be conducted on or production be secured from land in such pooled unit other than land covered by this lease, it shall have the same effect as to maintaining lessee's rights in force hereunder as if such operations were on or such production from land covered hereby, except that its effect shall be limited to the land covered hereby which is included in such pooled unit. This lease, during any period in which it is being so maintained as to part of the land covered hereby, may be maintained as to the remainder in any manner elsewhere provided for herein; provided, that if it be maintained by rental payment, the rentals may be reduced in proportion to the number of acres in such unit or units as to which this lease is being maintained by drilling operations or production.

7. Lessee shall have free use of oil, gas and water from said land, except water from lessor's wells, for all operations hereunder, and the royalty on oil and gas shall be computed after deducting any so used. Lessee shall have the right at any time during or after the expiration of this lease to remove all property and fixtures placed by lessee on said land, including the right to draw and remove all casing. When required by lessor, lessee will bury all pipe lines below ordinary plow depth, and no well shall be drilled within two hundred feet of any residence or barn now on said land without lessor's consent, if any other location is practicable. Lessor shall have the privilege at his risk and expense of using gas from any gas well on said land for domestic use in the principal dwelling thereon out of any surplus gas not needed for operations hereunder.

8. The rights of either party hereunder may be assigned in whole or in part, and the provisions hereof shall extend to the heirs, successors and assigns of the parties hereto, but no change or division in ownership of the land, rentals or royalties however accomplished shall operate to enlarge the obligations or diminish the rights of lessee; and no such change in ownership shall be binding on lessee nor impair the effectiveness of any payments made hereunder until lessee shall have been furnished, forty-five (45) days before payment is due, a certified copy of recorded instrument evidencing any transfer, inheritance, sale, or other change in ownership. In event of assignment of this lease as to a segregated portion of said land, the rentals payable hereunder shall be apportionable as between the several leasehold owners ratably according to the surface area of each, and default in rental payment by one shall not affect the rights of other leasehold owners hereunder. If six or more parties other than the original lessor become entitled to royalty hereunder, lessee may withhold payment of royalty to such parties unless and until furnished with a recordable instrument executed by all of such parties designating an agent to receive payment for all.

9. In case of cancellation or termination of this lease from any cause, lessee shall have the right to retain, under the terms hereof, around each well producing, being worked on, or drilling hereunder, the number of acres in the form allocated to each such well under spacing and proration rules issued by the Commissioner of Conservation of the State of Louisiana, or any other State or Federal authority having control of such matters; or, in the absence of such rulings, forty (40) acres around each such well in as near a square form as practicable, and in the event lessor considers that operations are not being conducted in compliance with this contract, lessee shall be notified in writing of the facts relied upon as constituting a breach hereof and lessee shall have sixty (60) days after receipt of such notice to comply with the obligations imposed by virtue of this instrument.

10. Lessor hereby warrants and agrees to defend the title to said land and agrees that lessee at its option may discharge any tax, mortgage or other lien upon said land and in event lessee does so, it shall be subrogated to such lien with the right to enforce same and apply rentals and royalties accruing hereunder toward satisfying same. Without impairment of lessee's rights under the warranty in event of failure of title, it is agreed that if lessor owns an interest in said land less than the entire fee simple estate, then the royalties and rentals to be paid lessor shall be reduced proportionately.

11. All terms and express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules or Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or if such failure is the result of, any such Law, Order, Rule or Regulation.

12. (a) The term "Force Majeure" as used herein shall mean and include: requisition, order, regulation or control by governmental authority or commission; exercise of rights of priority or control by governmental authority for National Defense or war purposes resulting in delay in obtaining or inability to obtain either material, equipment or means of transportation normally necessary in prospecting or drilling for oil, gas or other mineral, or in producing, handling or transporting same from leased premises; war; scarcity of or delay in obtaining materials or equipment; lack of labor or means of transportation of labor or material; Acts of God; insurrection; flood; strike, or other thing beyond the control of lessee.

(b) If by reason of Force Majeure as herein defined, lessee is prevented from or delayed in drilling, completing or producing any well or wells for oil, gas or other mineral on the leased premises, then while so prevented or during the period of such delay lessee shall be relieved from all obligations, whether express or implied, imposed on lessee under this lease, to drill, complete or produce such well or wells on the leased premises, and lessee shall not be liable in damages and this lease shall not be subject to cancellation for failure of lessee to drill, complete or produce such well or wells during the time lessee is relieved from all obligations so to do. Provided, this provision shall not relieve lessee from the necessity of paying rentals during the primary terms in order to continue this lease in force under the specifications of paragraphs 4 and 6 above.

(c) If upon or at any time after the expiration of the primary term hereof, while this lease is in force, lessee cannot maintain same in effect because prevented by Force Majeure from fulfilling the particular requirement (operations on or continued production from the leased premises, as the case may be) necessary so to do as specified in paragraph 2 hereof, then while so prevented and for six months thereafter this lease shall nevertheless continue in effect; and if within such six months lessee either commences operations on or resumes production from the leased premises, as the case may be, this lease shall continue in effect thereafter as though Force Majeure had not intervened. During any period this lease is continued in force after its primary term by Force Majeure as herein provided, lessee shall pay to the owners of the royalty hereunder, or to the credit of such owners in the depository bank above named, as royalty, an amount equal to $1 per acre per year for each acre retained hereunder. Such payments shall be made annually, and shall become due on each anniversary hereof while such Force Majeure continues, except the first payment shall be made within a reasonable time after occurrence of Force Majeure and shall be proportionate in amount to the unexpired portion of the then current year, if for less than a year. Nothing herein shall impair the right of lessee to release this lease as to all or any portion of the lands covered hereby and be relieved of all obligations thereafter accruing as to the acreage released.

(d) The specification of causes of Force Majeure herein enumerated shall not exclude other causes from consideration in determining whether lessee has used reasonable diligence wherever required in fulfilling any obligations or conditions of this lease, express or implied, and any delay of not more than six months after termination of Force Majeure shall be deemed justified.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

WITNESSES:

B. M. Miller
Rae L. Ratcliff

Brandon K. Kitchens

STATE OF LOUISIANA

PARISH OF _____

BEFORE ME, _____ a Notary Public in and for _____ Parish, Louisiana, on this _____ day of _____ 19____, personally came and appeared _____, who in the presence of me, said authority, and _____ and _____ competent witnesses, declares and acknowledges that _____ he _____ the identical person ___ who executed the foregoing instrument in writing, that _____ signature ____ thereto _____ own true and genuine signature ____, and that ____ he ____ executed said instrument of _____ own free will ____, and for the purposes and considerations therein expressed.

Thus done and passed on the day and date hereinabove written, in the presence of the before named and undersigned competent witnesses, who have hereunto subscribed their names, together with said appearer ____, and me, said Notary, after reading the whole.

WITNESSES:

_____ _____

_____ _____

_____ _____

_____ Notary Public.

---

STATE OF LOUISIANA

PARISH OF WEBSTER

BEFORE ME, the undersigned authority, this day personally appeared Rae L. Ratcliff to me personally known to be the identical person whose name is subscribed to the foregoing instrument as an attesting witness, who being first duly sworn, on her oath, says: That she subscribed her name to the foregoing instrument as a witness, and that she knows Graydon K. Kitchens the Grantor named in said instrument, to be the identical person described therein, and who executed the same, and saw him sign the same as his voluntary act and deed, and that she the said Rae L. Ratcliff subscribed her name to the same at the same time as an attesting witness.

Sworn to and subscribed before me, this 11th day of December, 1961

Notary Public in and for Webster Parish, Louisiana

Rae L. Ratcliff
Rae L. Ratcliff

177692

No. _____

OIL, GAS AND MINERAL LEASE

FROM Graydon K. Kitchens

TO Shell Oil Co.

Parish of _____

THE H. L. BATH COMPANY
BATH DRAM
BATH'S FORM LOUISIANA SPEC. 148R1-2A

FILED & RECORDED
WEBSTER PARISH, LA.
1961 DEC 21 PM 4:22
DEPUTY CLERK & RECORDER

STATE OF LOUISIANA

PARISH OF _____

BEFORE ME, the undersigned authority, this day personally appeared _____ to me personally known to be the identical person whose name is subscribed to the foregoing instrument as an attesting witness, who being first duly sworn, on _____ oath, says: That _____ subscribed _____ name to the foregoing instrument as a witness, and that _____ knows _____ the Grantor named in said instrument, to be the identical person described therein, and who executed the same, and saw _____ sign the same as _____ voluntary act and deed, and that ____, the said _____ subscribed _____ name to the same at the same time as an attesting witness.

Sworn to and subscribed before me, this _____ day of _____, 19____

Notary Public in and for _____ Parish, Louisiana

_____

MINDEN – RELOCATE 13.8 KV LINE FOR MINDEN BYPASS HWY.
STATE PROJECT 740-00-11, STATION 685, TO
STATION 711

FORM 2113—5M— 8 53

LINE

# LOUISIANA POWER & LIGHT COMPANY
# RIGHT OF WAY PERMIT

STATE OF LOUISIANA,

PARISH OF WEBSTER

KNOW ALL MEN BY THESE PRESENTS: That ANNIE COLBERT SMITH, WIDOW OF R. E. SMITH, AND HELEN F. SMITH, WIDOW OF JACK C. SMITH, EACH INDIVIDUALLY, AND JAMES N. DAVIS AND HELEN F. SMITH AS TRUSTEE'S FOR JAMES ERNEST SMITH, JR.

of lawful age, resident of MINDEN State of LOUISIANA

Grantor, in the consideration of the sum of ONE HUNDRED TWENTY-SIX AND NO/100 Dollars ($ ~~126.00~~ 126.00), cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, does, by these presents, grant, convey, warrant and deliver unto LOUISIANA POWER & LIGHT COMPANY, its successors and assigns (herein called Grantee), the right, privilege and easement forever to construct, operate and maintain a transmission line, consisting of a single or double line of poles and/or towers, with such wires, cables and other appurtenances thereto as may be necessary or convenient, for the transmission of electric energy and/or communications, together with a perpetual Right of Way THIRTY-TWO (32') feet in width ~~with the center line of said transmission line as constructed as the center thereof~~, and the right to open, clear and maintain said Right of Way and to keep the same clear of underbrush, trees and other obstructions which in the judgment of the Grantee might interfere with or constitute a hazard to the operation of said transmission line, and with the free right of ingress and egress to and from and upon said Right of Way for the purpose of constructing, maintaining, repairing, replacing, operating or removing at will said transmission line and appurtenances thereto upon, over and across the following described lands, situate in the Parish of WEBSTER State of Louisiana, to-wit: SAID RIGHT OF WAY BEING LOCATED PARALLEL WITH AND ADJACENT TO THE NORTH LINE OF MINDEN BYPASS HWY. THROUGH SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SW¼ OF SW¼) AND SOUTHEAST QUARTER OF SOUTHWEST QUARTER (SE¼ OF SW¼), SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST, AND EAST HALF OF NORTHWEST QUARTER OF NORTHWEST QUARTER (E½ OF NW¼ OF NW¼) AND NORTHEAST QUARTER OF NORTHWEST QUARTER (NE¼ OF NW¼), SECTION 2, TOWNSHIP 18 NORTH, RANGE 9 WEST.

The Grantee shall also have the right and privilege forever to patrol, alter, inspect, improve, repair, and remove such poles, towers, lines, wires, cables, attachments, equipment and appurtenances, including the right to increase or decrease the number of wires, poles or structures, and all other rights and privileges necessary or convenient for the full use and enjoyment of the Right of Way herein granted for the purposes herein described, including the right of ingress and egress to and from said Right of Way over adjoining lands of the Grantor.

To have and to hold said Right of Way and privileges unto the Purchaser, its successors and assigns, forever, subject to the conditions and limitations herein contained.

It is stipulated that said line and Right of Way shall never be fenced by the Grantee and that the Grantor shall have full use of said Right of Way and the right to cultivate and otherwise use said Right of Way, except for the purposes for which the same is herein conveyed to the Grantee.

It is understood that in granting this Right of Way and easement the following items are included and settled by the execution hereof:

RIGHT OF WAY AND TIMBER DAMAGES INCLUDED.

The Grantee hereby agrees to pay any other damages, not included in the above settlement, which may be inflicted by it in the construction and maintenance of the said lines, provided an itemized claim thereof shall be presented by the Grantor in writing to the office of the Grantee at WEST MONROE Louisiana, within thirty days after the damage is done; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one of whom shall be appointed by the Grantor, one by the Grantee, and the third by the two so appointed, and the award of such three persons shall be final and conclusive.

The Grantee shall have the right to remove trees adjacent to said Right of Way which are or may become tall enough to constitute a hazard to the use of said transmission line, and shall pay to the Grantor the value of such trees, as timber, when removed.

~~// In further consideration of the price herein stated, so long as if maintains a transmission line upon the above described Right of Way, the Grantee, its successors and assigns, is granted the option or right to purchase an additional Right of Way, fifty feet in width adjoining and parallel to said above described Right of Way, for the construction, operation and maintenance of an additional electric transmission line, subject to the same terms and conditions hereinabove stipulated, and shall give notice to the then owner of said land for such additional Right of Way the same price per square foot as is paid for the Right of Way herein conveyed.~~

IN WITNESS WHEREOF, the Grantor signs this instrument at MINDEN, LOUISIANA

on this 8TH day of APRIL 19 58, in the presence of two competent witnesses, who sign, as such, with the Grantor after due reading.

WITNESSES: Porter Barton Jr. Tavania C. Blakley

Virginia J. Wilson

Porter Barton Jr.

Virginia J. Wilson

Betty L. Culver

Annie Colbert Smith
ANNIE COLBERT SMITH

Helen F. Smith
HELEN F. SMITH—INDIVIDUALLY

Helen F. Smith
HELEN F. SMITH – TRUSTEE

James N. Davis
JAMES N. DAVIS – TRUSTEE

STATE OF LOUISIANA,

PARISH OF OUACHITA

Before me, the undersigned authority, personally came and appeared PORTER BARTON JR who being first duly sworn, did depose and say that he signed the within foregoing instrument as a witness, in the presence of the Grantor and another subscribing witness, all of whom signed in his presence, each signing in the presence of all the others, and that all of said signatures thereto are genuine and correct.

Porter Barton Jr.

Sworn to and subscribed before me this 11th day of April A. D., 19 58.

Elmir Elaine Teal
Notary Public.

158278

289
295
7/21/58

~~INDEXED~~

# RIGHT OF WAY PERMIT

ANNIE COLBERT SMITH, et al
Helen E.
James E., Jr

— TO —

LOUISIANA POWER & LIGHT COMPANY

Filed _____, 19____

at _____ o'clock _____ m., and

duly recorded in

Book _____ Page _____

Witness my hand and seal of office.

FILED
C. D. WILEY
CLERK OF COURT & RECORDER
1958 JUN 25 PM 3:35

BY _____
CLERK OF COURT & RECORDER
WEBSTER PARISH, LA.
Deputy

Clerk and Ex-Officio Recorder.

STATE OF LOUISIANA:

PARISH OF WEBSTER:

This surface lease agreement made and entered into by and between MRS. ANNIE C. SMITH, widow of R. E. Smith, deceased, and MRS. HELEN F. SMITH, widow of Jack C. Smith, deceased, and JAMES N. DAVIS and HELEN F. SMITH, Co-Trustees for JAMES ERNEST SMITH, JR., all residents of Minden, Webster Parish, Louisiana, hereinafter referred to as Lessors, and D. B. LAND & CATTLE COMPANY, a partnership composed of PAUL DONALD and WELDON BRASHEAR, whose address is Box 41, Bowie, Texas, hereinafter referred to as Lessee, witnesseth:

That Lessors are the owners of the fee title to the following described land, to-wit:

WEBSTER PARISH, LOUISIANA

TOWNSHIP 19 NORTH, RANGE 9 WEST:

Section 26:

That part of the W½ of SE¼ lying South of U.S. Highway No. 80, less 22 acres in SW¼ of SE¼ described as follows: Beginning at the Southeast corner of said SW¼ of SE¼ and run West 1110.5 feet, thence North 33 degrees 10 minutes East 1159 feet, thence North 59 degrees 30 minutes West 105 feet, thence North 33 degrees 10 minutes East 420 feet to U. S. Highway No. 80, thence in a Southerly direction along said highway to the East line of SW¼ of SE¼, thence South 1150 feet to the point of beginning;

That part of E½ of NE¼ of SW¼ lying South of U. S. Highway No. 80;

E½ of SE¼ of SW¼;

A strip off of the West side of SW¼ of SW¼ described as: Begin at the Northwest corner of SW¼ of SW¼, thence East 250 feet; thence Southwesterly 312 feet to a point 203 feet from the West line of the forty, thence East 127 feet, thence South 1008 feet, thence West 330 feet to Southwest corner of the forty, thence North 1320 feet to the point of beginning;

being 69.04 acres, more or less.

(TOWNSHIP 19 NORTH, RANGE 9 WEST CONT'D)

Section 27:

Three (3) acres in the Southeast corner of the Section, being 166 yards on the East line and 187 yards on the South line, forming a triangle with a hypotenuse of 250 yards;

being 3 acres, more or less.

Section 34:

E½ of NE¼;

N½ of SE¼;

being 160 acres, more or less.

Section 35:

A strip off of the West side of the NW¼ of NW¼ described as beginning at the Northwest corner of said NW¼ of NW¼, run East 330 feet, run South 1320 feet, run West 330 feet, run North 1320 feet to the point of beginning;

That part of NE¼ of NW¼ lying West of the Mill Road;

SW¼ of NW¼;

W½ of SW¼;

being 155 acres, more or less.

SW¼ of SE¼;

SE¼ of SW¼;

being 80 acres, more or less.

TOWNSHIP 18 NORTH, RANGE 9 WEST:

Section 1:

SW¼ of SW¼;

being 40 acres, more or less.

Section 2:

NE¼ of the Section;

N½ of SE¼;

SE¼ of SE¼;

NE¼ of NW¼;

E½ of NW¼ of NW¼;

Section 2 (Cont'd):

$S\frac{1}{2}$ of $NW\frac{1}{4}$;

$N\frac{1}{2}$ of $SW\frac{1}{4}$;

being 500 acres, more or less.

Section 3:

$SE\frac{1}{4}$ of $NE\frac{1}{4}$;

being 40 acres, more or less.

BIENVILLE PARISH, LOUISIANA

TOWNSHIP 18 NORTH, RANGE 7 WEST:

Section 30:

The South 25 acres of $SE\frac{1}{4}$ of $SE\frac{1}{4}$;

Section 31:

$NE\frac{1}{4}$ of $NE\frac{1}{4}$;

$W\frac{1}{2}$ of $NE\frac{1}{4}$;

$NW\frac{1}{4}$ of $SE\frac{1}{4}$;

$E\frac{1}{2}$ of $NW\frac{1}{4}$ and $SW\frac{1}{4}$;

being 400 acres, more or less.

That for and in consideration of the sum of Two Thousand and No/100 ($2,000.00) Dollars, cash in hand paid, Lessors have leased and let unto Lessee all that part of the above described land that is open and being used as pasture for cattle, for the period of one (1) year, with the option by the Lessee, if desired, to continue this lease in force for additional term of two (2) years, by paying as rental thereon the sum of Two Thousand and No/100 ($2,000.00) Dollars, in advance, for each year the lease is continued in force.

Lessee further agrees to pay one-half (1/2) of the salary of Bert Willis and one-half (1/2) of his utility bills during the time this lease is in force.

Lessee further agrees to keep the fences repaired during the term of this lease and to take care of the pasture part of the land and to deliver the property at the termination of

of this lease in as good condition as it is now, subject to ordinary wear and tear.

The Lessee understands and agrees that this lease does not apply to that part of the land that has timber growing on it, and will use due diligence to prevent any damage to all of the timber, and will use every effort to prevent fires on all parts of the above described land.

The Lessors reserve the right of ingress and egress to any and all parts of the land for the purpose of using any of it not included in the open pasture land and the right to fish in the lake located on the land and to hunt on the woodland part of the land, but not to interfere with or damage cattle or movable property of the Lessee, or to intefere with Lessees use of the pasture land.

Not included in this lease in addition to above exceptions, are the houses formerly used as residences, near the north side of the property on Highway 80, Lessors to have full use of these houses and one acre of land for each house.

DONE AND SIGNED on this the 20th day of May, 1957.

Witnesses:
J. J. McInnis
Marianne Lumsace

Mrs. Annie C. Smith
Mrs. Annie C. Smith

Mrs. Helen F. Smith
Mrs. Helen F. Smith

J. N. Davis
J. N. Davis, Co-Trustee for James Ernest Smith, Jr.

Mrs. Helen F. Smith
Mrs. Helen F. Smith, Co-Trustee for James Ernest Smith, Jr.

D. B. LAND & CATTLE COMPANY
Paul Dorsey
By Weldon Brashear

STATE OF LOUISIANA:

PARISH OF WEBSTER:

BEFORE ME, the undersigned authority, personally came and appeared J. F. McInnis, who, being first duly sworn, says:

That he knows Mrs. Annie C. Smith, Mrs. Helen F. Smith, J. N. Davis, Paul Donald and Weldon Brasher, who signed the foregoing Lease Agreement and that he saw them sign the same as their free and voluntary act.

J. F. McInnis

SWORN TO and subscribed before me on this 7th day of June, 1957.

Enos C. McClendon, Jr.
Notary Public

FILED
C. D. WILEY
CLERK OF COUNTY & RECORDER
1957 JUN 11 AM 8:50
BY Maria D. Leal
CLERK OF COUNTY & RECORDER
WEBSTER PARISH, LA.
Book 280 page 336

D. L. Land & Cattle Co.
To
Grace

INDEXED

Annie C. Smith, et al
James E. Jr.,
Kelly F.,

152324

6/11/57

326

2 00

# Webster Parish Assessor
# 2022 Assessment Listing

**Parcel#**
131718
View on Map (https://atlas.geoportalmaps.com/webster_public/q/Parcel?ASSESSNUM=131718)

**Primary Owner**
KITCHCO, INC.

**Mailing Address**
423 GARRISON TRAIL
MINDEN LA 71055

**Ward**
1-MN

**Type**
REAL ESTATE

**Legal**
LOT #3, CELTIC COMMERCIAL PARK, UNIT #1

**Physical Address**

## Parcel Items

| Property Class | Assessed Value | Market Value | Units | Homestead |
|---|---|---|---|---|
| CITY LOTS | 1,600 | 16,000 | 1.00 | 0 |
| **TOTAL** | **1,600** | **16,000** | **1.00** | **0** |

## Deeds

| Deed# | Type | Date | Amount | Book | Page |
|---|---|---|---|---|---|
| 498626 | UNKNOWN | 9/14/2007 | 0 | 1049 | 70 |
| 475417 | CASH SALE, MARKET | 12/30/2004 | 17,500 | 985 | 299 |

## Ownership History

| Homestead? | Name | Primary? | % Ownership | % Tax | From | To | Address |
|---|---|---|---|---|---|---|---|
| NO | KITCHCO, INC. | YES | 100.0000 | 100.0000 | 2/13/2006 | | |

## Locations

| Subdivision | Block | Lot | Section | Township | Range | Tract |
|---|---|---|---|---|---|---|
| CELTIC COMMERCIAL PARK UNIT #1 | 000 | 003 | | | | |

## PARISH

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|---|---|---|---|
| 03 PARISH TAX INSIDE | 2.1300 | 3.41 | 0.00 |
| 04 CONSOL PARISH | 51.4400 | 82.30 | 0.00 |

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|---|---|---|---|
| 16 ROAD DIST A | 2.6200 | 4.19 | 0.00 |
| 14 S W IND DIST | 0.0000 | 0.00 | 0.00 |
| 40 SCHOOL DIST #6 | 48.0000 | 76.80 | 0.00 |
| **TOTALS** | **104.1900** | **166.70** | **0.00** |

## CITY

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|---|---|---|---|
| MINDEN | 5.4600 | 8.74 | 0.00 |
| **TOTALS** | **5.4600** | **8.74** | **0.00** |

**Notes**

530-790, 583-712, 585-431, 634-141, MINDEN CITY ORD. #665, 879-355, 985-299
VOL. 1048-70 - CLARIFICATION OF SERVITUDE OF PASSAGE WITH KITCHCO, INC.

# Webster Parish Assessor
# 2022 Assessment Listing

**Parcel#**
104221
View on Map (https://atlas.geoportalmaps.com/webster_public/q/Parcel?ASSESSNUM=104221)

**Primary Owner**
KITCHCO, INC.

**Mailing Address**
423 GARRISON TRAIL
MINDEN LA 71055

**Ward**
1-MN

**Type**
REAL ESTATE

**Legal**
50 ACRES - S/2 OF NE/4 OF SE/4 & SE/4 OF SE/4 SEC. 35-19-9, LESS 10 AC. SOLD

**Physical Address**

## Parcel Items

| Property Class | Assessed Value | Market Value | Units | Homestead |
|---|---|---|---|---|
| MISC LAND | 1,000 | 10,000 | 50.00 | 0 |
| **TOTAL** | **1,000** | **10,000** | **50.00** | **0** |

## Ownership History

| Homestead? | Name | Primary? | % Ownership | % Tax | From | To | Address |
|---|---|---|---|---|---|---|---|
| NO | KITCHCO, INC. | YES | 100.0000 | 100.0000 | 2/13/2006 | | |

## Locations

| Subdivision | Block | Lot | Section | Township | Range | Tract |
|---|---|---|---|---|---|---|
| | | | 35 | 19 | 09 | 16002 |
| | | | 35 | 19 | 09 | 14002 |

## PARISH

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|---|---|---|---|
| 03 PARISH TAX INSIDE | 2.1300 | 2.13 | 0.00 |
| 04 CONSOL PARISH | 51.4400 | 51.44 | 0.00 |
| 16 ROAD DIST A | 2.6200 | 2.62 | 0.00 |
| 14 S W IND DIST | 0.0000 | 0.00 | 0.00 |
| 40 SCHOOL DIST #6 | 48.0000 | 48.00 | 0.00 |
| **TOTALS** | **104.1900** | **104.19** | **0.00** |

## CITY

| Millage | Mills | Taxpayer Tax | Homestead Tax |
|---|---|---|---|
| MINDEN | 5.4600 | 5.46 | 0.00 |
| **TOTALS** | **5.4600** | **5.46** | **0.00** |

**Notes**

(VOLS. 98-375, 128-416, 168-517, 173-258, 173-96 & 199-447) (VOL. 199-372 & 374) (VOL. 254- 361) (VOLS. 254-374 & 519)
(VOL. 450-903 PART.) (VOL. 546-728 DONATION) (VOL. 796-784) (VOL. 815-717) (VOL. 958-631 ORD.)

**WEBSTER PARISH** **STATUS: ACTIVE**

| TAX | TAX ACCOUNT | ASSESSMENT | TAX AUTHORITY | WARD |
|---|---|---|---|---|
| 2021 | 0 | 104221 | WEBSTER PARISH | 1-M |

| TAXPAYER INFORMATION | PROPERTY LOCATION |
|---|---|
| KITCHCO, INC.<br>423 GARRISON TRAIL<br>MINDEN LA 71055 | LOT NO |

**ASSESSED VALUES**

**HOMESTEAD: NONE** **HISTORICAL TAX ABATEMENT:**

| DESCRIPTION | UNIT | TOTAL | HOMESTEAD | TAXABLE |
|---|---|---|---|---|
| AGRICULTURAL ACREAGE | 50.00.A | 1000 | 0 | 1000 |
| | **TOTALS** | 1000 | 0 | 1000 |

**ESTIMATED TAXES**

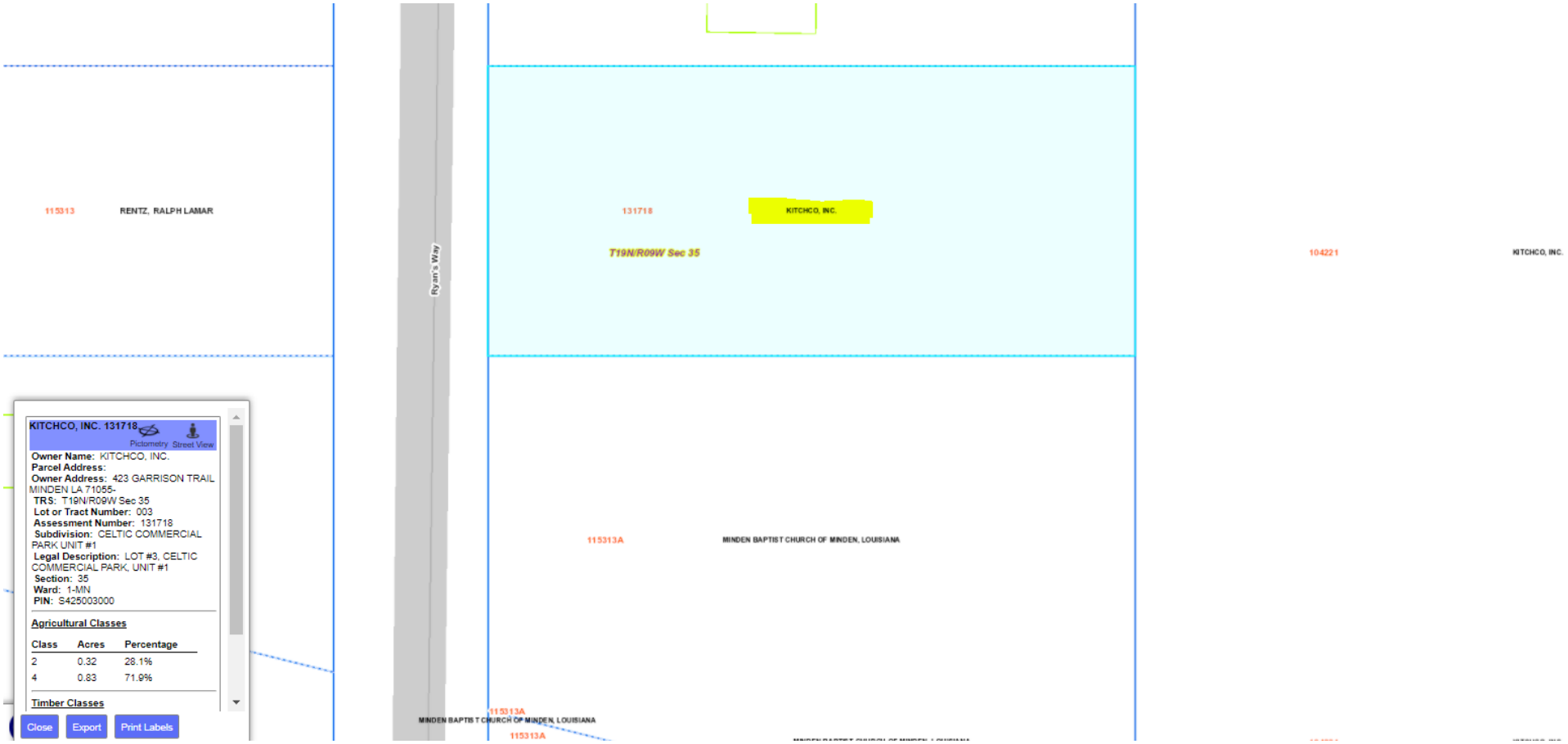
| DESCRIPTION | MLLAGE | TOTAL | HOMESTEAD | TAXES DUE |
|---|---|---|---|---|
| 03 PARISH TAX INSIDE | 2.130M | $2.13 | $0.00 | $2.13 |
| 04 CONSOL PARISH | 51.440M | $51.44 | $0.00 | $51.44 |
| 14 S W IND DIST | 0.000M | $0.00 | $0.00 | $0.00 |
| 16 ROAD DIST A | 2.620M | $2.62 | $0.00 | $2.62 |
| 40 SCHOOL DIST #6 | 48.000M | $48.00 | $0.00 | $48.00 |
| MINDEN | 5.460M | $5.46 | $0.00 | $5.46 |
| | **TOTALS** | $109.65 | $0.00 | $109.65 |

**PROPERTY DESCRIPTION**

50 ACRES - S/2 OF NE/4 OF SE/4 & SE/4 OF SE/4 SEC. 35-19-9, LESS 10 AC. SOLD

Kitchco, Inc.

Assessment # 131718



Kitchco, Inc.

Assessment # 104221