

ACT OF CONVEYANCE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

BEFORE THE UNDERSIGNED AUTHORITY, on the date and in the place hereinafter set forth and in the presence of the undersigned legal and competent witnesses, personally came and appeared:

JUDITH LIL MORGAN DARBY, (SSN 433-70-6488), wife of William D. Darby, with whom she lives and resides, undivorced, a resident of Weston, Connecticut, whose present mailing address is One Cartridge Road, Weston Connecticut;

who declared that, for and in the consideration hereinafter set forth, she does by these presents grant, bargain, sell, convey and deliver, with full warranty of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, unto

DARBY HOLDINGS, L.L.C. (Tax I. D. No. 72-1309715), a limited liability company, organized under the laws of the State of Louisiana, with its domicile and principal place of business in Lincoln Parish, 301 South Bonner, Ruston, Louisiana, 71270, represented herein by Judith Lil Morgan Darby, its duly authorized Manager; (hereinafter referred to simply as Vendee), whether one or more,

here present accepting and purchasing for Vendee, its heirs, successors and assigns, and acknowledging due delivery thereof, all and singular, a certain tracts of land in Lincoln Parish, Louisiana, together with all improvements and appurtenances there unto belonging, known and described as follows, to-wit:

- (1) Begin at the Southeast corner of Block "T" of the Town of Ruston, Louisiana as per plat and map of said Town on file in the Clerk's Office, Lincoln Parish, Louisiana, and run South 3 degrees 44 minutes West for 30.00 feet; thence run South 86 degrees 44 minutes East for 35.00 feet; thence run in a Northerly direction following a 2,200 foot radius curve to the right, for a distance of 95.00 feet, thence run North 86 degrees 44 minutes West for 57.00 feet; thence run South 3 degrees 44 minutes West for 65.00 feet to the point of beginning; and
- (2) A portion of Block "T", according to the original plat of the Town of Ruston, Louisiana, on file and of record in the Clerk's Office of Lincoln Parish, Louisiana, more particularly described as follows: Beginning at a point on the east line of said Block "T", 186.5 feet south from the center of the main track of V.S. & P. R.R., and at the NE corner of lot now owned by said F. E. Morgan, and running North along said East line of Block "T", 50 feet, thence back west between parallel lines to the right of way of the "Y" Track of the Rock Island, Arkansas & Louisiana R.R. Co., said right-of-way being 25 feet wide from the center of the said "Y" track. The said lot now conveyed lies immediately north of lot now owned by this vendee, and being a portion of same property this vendor acquired from Ruston Ice & Fuel Company, Limited, as per deed in Deed Book "V", page 395, for Lincoln Parish, Louisiana; and

302 W. Pa. Ave

(3) A lot or parcel of land in the Southeast corner of Block T of the Town of Ruston, being all that part of said block lying South of a line running parallel of Railroad Avenue, 186.5 feet South from the center of main tract to VS&P RR (now Illinois Central Gulf Railroad) and East of right-of-way of the "Y" track of the Rock Island, Arkansas and Louisiana Railroad Company, said right-of-way being 25 feet wide from the center of said "Y" track. (J.T.M. Hancock Place V-396).

as above same plat

(4) NE 1/4 of NE 1/4 Section 19, Township 18 North, Range 2 West, LESS AND EXCEPT that part sold to State of Louisiana, Department of Highways.

35 ac. South I-20 +

(5) Beginning at an iron stob at the Northwest corner of the SW 1/4 of the NE 1/4, Section 19, Township 18 North, Range 2 West and run South to the North right-of-way line of U.S. Highway 80 a distance of 1,285 feet for starting point. From starting point run North for a distance of 325 feet, thence North 83 degrees, 30 minutes East for a distance of 1,065 feet, thence South to the North right-of-way line of U.S. Highway 80 a distance of 302 feet, thence Westerly along the North right-of-way line of said highway to starting point all in the SW 1/4 of NE 1/4, Section 19, Township 18 North, Range 2 West.

1803/1805 E. GA Ave

(6) Commencing at the SW corner of Lot No. 7, Block 49, and run East 75 feet for starting point, thence run North 140 feet, thence East 65 feet, thence South 140 feet and thence West 65 feet to starting point (Book NN-542), all in accordance with the plat and survey of Dabney's Subdivision of the Town of Ruston, on file and of record in the Clerk's Office of Lincoln Parish, Louisiana, being the same property acquired by Alice Howard from Mrs. M. L. Howard by deed dated May 25, 1939, and recorded in Conveyance Book 14 at Page 341 of the records of Lincoln Parish, Louisiana.

304 E. TX

(7) SE 1/4 of SE 1/4, Section 18, Township 18 North, Range 2 West, Lincoln Parish, Louisiana, LESS AND EXCEPT that portion of said 40-acre tract sold to the State of Louisiana, Department of Highways by instrument recorded in Conveyance Book 60, page 84, of the records of Lincoln Parish, Louisiana.

40 ac. North of I-20

(8) Beginning at a point which marks the common corner of Sections 17, 18, 19 and 20, Township 18 North, Range 2 West, and run thence North along the section line between Sections 17 and 18, a distance of 235.51 feet to starting point is found; from the starting point run North 89 degrees 45 minutes East to the East boundary line of the SW 1/4 of SW 1/4 of Section 17, Township 18 North, Range 2 West, a distance of approximately 1,352.05 feet; thence run North along the forty line to the NE corner of the S 1/2 of SW 1/4 of SW 1/4 of said section; thence run West to the section line between the said sections 17 and 18; thence run South along the said section line to the point of beginning, being all of the land in the S 1/2 of SW 1/4 of SW 1/4 of Section 17, Township 18 North, Range 2 West, lying and being North of the right-of-way of Interstate Highway No. 20, and containing thirteen (13) acres more or less.

13 ac. North of I-20

TO HAVE AND TO HOLD the above described property unto Vendee and Vendee's successors, heirs, and assigns forever.

This conveyance is made and accepted as the capital contribution of Vendor to Darby Holdings, L.L.C. as per Operating Agreement effective as of November 15, 1995.

Consequently, the consideration for this conveyance is the fulfillment of Vendor's capital contribution obligation and the reciprocal receipt of a percentage interest in said limited liability company.

The parties to this act declare that they dispense with the production of the certificate of Mortgages required by Article 3364 Civil Code, and exonerate me, said officer, from all liability in the premises.

Taxes for 1992, 1993, and 1994 have been paid. Taxes for 1995 to be prorated from date.

THUS DONE AND SIGNED in Westport, Connecticut, this 15th day of November, 1995, before me, the undersigned notary, and in the presence of the undersigned legal and competent witnesses.

WITNESSES:

[Signature]

Judith Lil Morgan Darby
JUDITH LIL MORGAN
DARBY, VENDOR

[Signature]

[Signature]

Notary Public in and for
Meriden County, Connecticut
My commission expires:

MY COMMISSION EXPIRES
MAY 31, 1998



STATE OF LOUISIANA
PARISH OF LINCOLN

I hereby certify that this is a true and correct copy of the original instrument as same appears on file in this office of date

November 16, 1995

at 4:10 o'clock P. M., Register No. E-78121 in

COB BOOK 938 PAGE 146

MOB BOOK _____ PAGE _____

BOOK _____ PAGE _____

Given under my hand and seal of office on said date of filing.

Patricia A. Smith

Dy. Clerk, District Court