

Exhibit J: Red River Parish Port Site Property Deed Report



Red River Parish Port Site Property Deed Report

STUART R. SHAW
RED RIVER PARISH CLERK OF COURT
249290
RECORDED 05/26/2022 AT 1:43 PM - 4 PAGES

STATE OF GEORGIA

COUNTY OF Newton

CASH SALE DEED

BE IT KNOWN, that on the dates hereinafter set forth, before us, the undersigned authorities, Notaries Public, duly commissioned and qualified, in and for our respective jurisdictions, therein residing, and in the presence of the undersigned competent attesting witnesses, personally came and appeared:

J.W. COATS TESTAMENTARY TRUST, represented herein by its duly authorized trustee, Brian Byars, having a mailing address of 6140 Hannah Street, Covington, Georgia 30014, hereinafter referred to as "Vendor";

who declares that she does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full warranty and guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty, whether liberative or acquisitive, against all former owners and/or proprietors of the property herein conveyed unto:

RED RIVER PARISH PORT COMMISSION, created pursuant to R.S. 34:3166, et seq., which has a mailing address of P.O. Box 1270, Coushatta, Louisiana 71019, represented herein by its duly authorized President, Stuart R. Shaw, hereinafter referred to as "Vendee";

the following described property, to-wit

All of that portion of the East Half (E ½) of Section 12, Township 11 North, Range 10 West, Red River Parish, Louisiana, being situated North and East of the Center line of Louisiana Highway 1.

MINERAL RESERVATION: Vendor does not sell, but reserves unto themselves, its heirs, successors and assigns all of their right, title and interest in and to all of the oil, gas and other liquid or gaseous hydrocarbon minerals located in, on or under the above described property that may be produced through the bore of a well, excluding water (the "Reserved Mineral Right"). Prescription of the Mineral Right is interrupted as long as title to the Property Remains with Vendee or any successor that is an "acquiring authority" as defined by La. R.S. 31:149. However, Vendor expressly waives and relinquishes any right to use the surface for exploration, development, production or extraction of and any other activity or use associated with the without any right to enter upon the surface of the Property for the exploration, development and/or extraction of the Reserved Mineral Right.

In order to comply with Article 11 of the Louisiana Mineral Code and to address the extent, location, and nature of the mineral rights reserved herein, the parties agree that the Vendor shall not utilize the surface of the Property in the exercise of the mineral rights herein reserved, subject to existing rights outstanding in third parties. The exercise of the mineral rights shall be subject to the provisions of Article 11 and 22 of the Louisiana Mineral Code, and the Vendee recognizes by virtue of the mineral reservation herein that the mineral owner shall have rights as contemplated herein. However, Vendee, for themselves, and their heirs, legatees, successors, and assigns, hereby releases and forever discharges Vendor and all of their respective heirs, legatees, successors and assigns, from any obligations or liability that have arisen or may hereinafter arise under law, including but not limited to, Louisiana Mineral Code Article 22, under contract, tort, or otherwise.

Page 1 of 4



This Cash Sale Deed is subject to all predial servitudes, leases, personal servitudes of right of use, restrictions, dedications, outstanding mineral servitudes, and oil and gas leases of record in Red River Parish, Louisiana, but includes all rights with respect to the surface of the Property as may be provided for in such instruments.

No title opinion requested, and none rendered by the undersigned Notaries unless under separate cover.

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

This sale is made for the consideration of the sum of TWO HUNDRED THIRTY THOUSAND EIGHTY-TWO and NO/100 (\$230,082.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged.

Taxes for the current year shall be prorated between the parties, as of the date of this deed. The tax notices are to be mailed to the address given for Vendee in this deed.

This Cash Sale Deed may be executed in multiple counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

Tax, Mortgage and Conveyance Certificates are waived by the parties hereto and they relieve and release the notaries of all responsibility and liability in connection therewith.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES ON THE FOLLOWING PAGES.

Page 2 of 4



THUS DONE AND SIGNED on this 26 day of April, 2022 in the presence of me, Notary, and the undersigned competent attesting witnesses after a reading of the whole.

WITNESSES:

JW COATES TRUST - VENDOR

Lelia H Raines
Print name Lelia H Raines

Brian Byars TTEE
By: Brian Byars - Trustee

Dennis Raines
Print name Dennis Raines

Kingsley R Allen
NOTARY PUBLIC
Printed Name: Kingsley R Allen
Notary/Bar #: _____
My Commission Expires: 03-14-2025




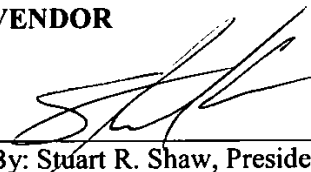
STATE OF LOUISIANA
PARISH OF RED RIVER


THUS DONE AND SIGNED at Coushatta, Red River Parish, Louisiana, on this 25th
day of April, 2022 in the presence of me, Notary, and the undersigned competent
attesting witnesses after a reading of the whole.


WITNESSES:

RED RIVER PARISH PORT COMMISSION -
VENDOR


Print: Denise P. Upshaw


By: Stuart R. Shaw, President


Print: Robin Green


WILLIAM C. TOWNSEND
Bar Roll Number: 39367
Notary Public

