

St. Mary Parish Recording Page

Greg Aucoin
Clerk of Court
500 Main Street
P.O. Drawer 1231
Franklin, LA 70538
(337) 828-4100

Received From :
SIMPLIFILE

First VENDOR

PELICAN REAL ESTATE OF AMERICA L L C

First VENDEE

PORTH, MICHELLE LEBLANC

Index Type : CONVEYANCES

File Number : 344180

Type of Document : DEED

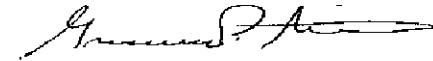
Book : 458

Page : 729

Recording Pages : 3

Recorded Information

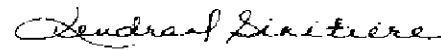
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for St. Mary Parish, Louisiana.


Clerk of Court

This instrument was eRecorded.
On (Recorded Date) : 07/15/2024
At (Recorded Time) : 12:19:23PM

CLERK OF COURT
GREG AUCOIN
Parish of St. Mary
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 07/15/2024 at 12:19:23
Recorded in Book 458 Page 729
File Number 344180




Deputy Clerk

Return To : SIMPLIFILE

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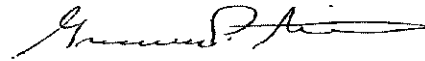
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Producer Agency: Guaranteed Title, LLC
Agency License #: 500224
Underwriter: WFG National Title Insurance Co.
Title Opinion by: Michael Aloise, Jr.
Individual License #: 120210 Bar Roll #: 02428

PELICAN REAL ESTATE OF AMERICA, L.L.C.

TO

PARISH OF ST. MARY

MICHELLE LEBLANC PORTH

STATE OF LOUISIANA

CASH DEED

BEFORE ME, a Notary Public duly commissioned and qualified in and for the State of Louisiana, and in the presence of the undersigned witnesses personally came and appeared:

PELICAN REAL ESTATE OF AMERICA, L.L.C., a Louisiana limited liability company domiciled in St. Mary Parish, Louisiana, which has the mailing address of PO Box 161, Berwick, LA 70342; herein represented by and acting through its sole member/manager Jonathan W. Scully; hereinafter referred to as "Vendor",

who declared and acknowledged unto me, Notary, that for and in consideration of the price and sum TWO HUNDRED THOUSAND SIX HUNDRED TWENTY NINE AND NO/100 (\$200,629.00) DOLLARS cash in hand paid, the receipt whereof is hereby acknowledged, and good acquittance and discharge given for the same, it did and does by these presents grant, bargain, sell, transfer, assign, convey, set over and deliver unto

MICHELLE LEBLANC PORTH (SSN xxx-xx-0445), a single woman divorced from Charles Richard Porth, II, a resident of and whose mailing address is 3430 Williams Glen Dr., Sugar Land, TX 77479; hereinafter referred to as "Vendee",

here present, accepting and purchasing for herself, her heirs, successors and assigns, all and singular, the following described property, to-wit:

1. That certain lot or parcel of land lying and being situated in Berwick, St. Mary Parish, Louisiana, being known designated and described as Parcel JCIDIJ lying within points J, C, D, I, J pursuant to that certain plat of Tract "D" as shown on map entitled "Plan of Land" Showing Property of Albert J. Mahoney being Tracts ABCDEFGHIJKL situated in Ward 8, T15S-R12E, St. Mary Parish, LA optioned to Teche Acres as prepared by Kramer & Miller, Inc. dated September 27, 1966 and latest revision February 28, 1973 as attached as Exhibit "A" to that certain act recorded in St. Mary Parish COB 20-Z, page 316, Entry No. 173542. Said tract being St. Mary Parish Assessor Parcel Number 3074401278.

Municipal address: 3523 Highway 182, Berwick, Louisiana.

2. That certain lot or parcel of land lying and being situated in Berwick, St. Mary Parish, Louisiana, being known designated and described as that portion of Tract "E" lying between the west line of the Monterey Pipeline Company pipeline right of way and the east line of the Texaco Pipeline right of way and being approximately 75 feet in width and subject to said rights of way and being bounded on the South by Parcel 1 above and bounded on the North by Trevino Street. Said tract being St. Mary Parish Assessor Parcel Number 3074401279.

The above described Tracts 1 and 2 together form one contiguous Tract of land being subject to an approximately 75 foot wide pipeline right of way extending from the right of way of Trevino Street to the right of way of Louisiana Highway 182.

Municipal address: 103 Trevino Street, Berwick, Louisiana.

3. That certain lot or parcel of land together with all buildings and improvements thereon situated and the component parts and all rights, ways, privileges, prescriptions and servitudes thereto belonging or in anywise appertaining and all appurtenances thereof, lying and being situated in Berwick, St. Mary Parish, Louisiana, being known designated and described as LOT 3 on "Plan of Land Showing Division of Parcel IDEHI Property of James B. Vidos" made by T.E. Petermann, L.S., bearing Job No. 79-284-S, a copy of which is attached to a cash deed recorded in St. Mary Parish COB 22-F, Entry No. 181140.

Municipal address: 107 Tournament Boulevard, Berwick, Louisiana.

Sales price allocation:

3523 Highway 182, Berwick, Louisiana	\$2,500.00
103 Trevino Street, Berwick, Louisiana	\$2,500.00
107 Tournament Boulevard, Berwick, Louisiana	\$195.629.00

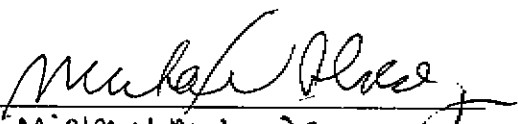
TO HAVE AND TO HOLD the said property and appurtenances unto the said Vendee, her heirs, successors and assigns, in full property forever, free from any lien, mortgage or encumbrance whatsoever, with full and general warranty of title, and with full subrogation to all rights of warranty and all other rights as held therein by said Vendor.

The parties hereto agree to dispense with the production of any certificate required by the laws of this State, and hereby do exonerate me, the undersigned Notary, from all liability in the premises.


All taxes due to the State and Parish upon the property herein conveyed have been paid. Taxes for the current year shall be prorated between the parties hereto. Tax notices are to be forwarded to Vendee at 3430 Williams Glen Dr., Sugar Land, TX 77479.

THUS DONE, PASSED AND SIGNED at Morgan City, Louisiana on this 15th day of July, 2024, in the presence of the undersigned two competent witnesses who have signed these presents with said Appearers and me, Notary, after due reading of the whole.

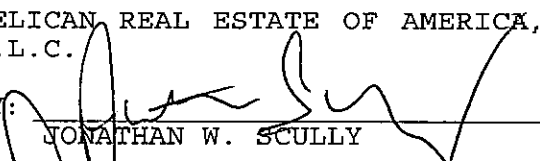
WITNESSES:


Michael Moise Jr.


Stephanie Nelson


JANEA GIROIR
NOTARY PUBLIC/I.D. NO. 155452

PELICAN REAL ESTATE OF AMERICA,
L.L.C.

BY: 
JONATHAN W. SCULLY


MICHELLE LEBLANC PORTH