

# St. Mary Parish Recording Page

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

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**Received From :**  
SIMPLIFILE

**First VENDOR**

JCL VENTURES L L C

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**First VENDEE**

PELICAN REAL ESTATE OF AMERICA L L C

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**Index Type :** CONVEYANCES

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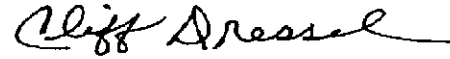
**Recording Pages :** 3

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## Recorded Information

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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



On (Recorded Date) : 12/09/2021

At (Recorded Time) : 11:43:18AM

**Return To :** SIMPLIFILE

JCL VENTURES, L.L.C.

TO

PARISH OF ST. MARY

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

STATE OF LOUISIANA

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**CASH DEED**

BEFORE ME, Janea Giroir, 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:

**JCL VENTURES, L.L.C.**, a Louisiana limited liability company domiciled in St. Mary Parish, Louisiana, which has the domicile address of 578 Faiview Drive, Berwick, Louisiana; herein represented by and acting through its sole member/manager Janice C. LeBlanc; hereinafter referred to as "Vendor",

who declared and acknowledged unto me, Notary, that for and in consideration of the price and sum of ONE HUNDRED EIGHTY SEVEN THOUSAND SEVEN HUNDRED AND NO/100 (\$187,700.00) 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

**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 "Vendee",

here present, accepting and purchasing for itself, its successors and assigns, all and singular, the following described property, to-wit:

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.

This sale is subject to a telephone right of way.

TO HAVE AND TO HOLD the said property and appurtenances unto the said Vendee, its successors and assigns, in full property

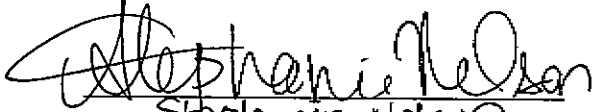
forever, free from any lien, mortgage or encumbrance whatsoever, with full and general warranty of title, and with full subrogation to all rights of warranty and all other rights as held therein by said Vendor.

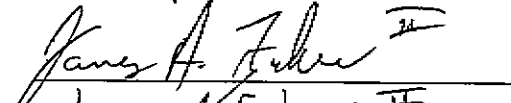
The parties hereto agree to dispense with the production of any certificate required by the laws of this State, and hereby do exonerate me, the undersigned Notary, from all liability in the premises.


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 PO Box 161, Berwick, LA 70342.

THUS DONE, PASSED AND SIGNED at Morgan City, Louisiana on this 9th day of December, 2021, 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.

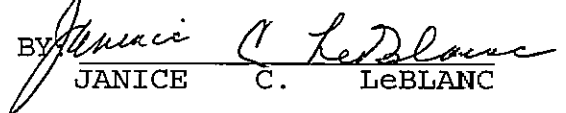
WITNESSES:

  
Stephanie Nelson

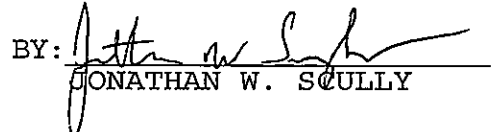
  
James A. Fuhrer II

  
NOTARY PUBLIC/I.D. NO. 155452

JCL VENTURES, L.L.C.

BY:   
JANICE C. LeBLANC

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

BY:   
JONATHAN W. SCULLY