File No: ITA-

Iconic Title Agency LLC​​

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**------------------------------------------------ SPACE ABOVE THIS LINE FOR RECORDING DATA ONLY --------------------------------------------**

**CASH SALE DEED**

***Property accepted in "As Is" Condition, Minerals Reserved***

 BE IT KNOWN that on the date(s) inscribed below, before me (us), the undersigned Notary (Notaries) Public, and in the presence of the undersigned witnesses, personally came and appeared:

  **​​, (SSN:** **​​)**, whose mailing address is**​​**, hereinafter referred to as “Vendor”;

 **​​, (SSN:** **​​)**, whose mailing address is**​​**, hereinafter referred to as “Vendee”;

 Vendor declared that for the price of , receipt of which is hereby acknowledged by Vendor, that Vendor SELLS, BARGAINS, GRANTS, CONVEYS AND DELIVERS to the Vendee, all of Vendor's right, title and interest, with full warranty of title and subrogation to all rights and actions of warranty Vendor may possess, in and to the following described Property:

 *FOR PROPERTY DESCRIPTION, SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.*

**Municipal address:**

 **SALE “AS IS” WITHOUT WARRANTIES:** Vendor and Vendee hereby acknowledge and recognize the Property conveyed herein is sold and purchased in “as is” condition and further vendee does hereby waive and release Vendor from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et. seq.*, and Article 2541, *et. seq.*, or for reduction of the sales price pursuant to Louisiana Civil Code Article 2541, *et. seq.* Additionally, Vendee acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. Vendor and Vendee acknowledge and agree that this clause is made a part of this act as agreed in the purchase agreement for the Property between the parties.

 **MINERAL RESERVATION.** Vendor hereby reserves all right, title and interest in and to all subsurface minerals, oil, gas and liquid hydrocarbons of every kind in, on, under and that may be attributable to production from the Property. Should any portion of the property affected by the mineral rights herein reserved be included in any part of the conventional or compulsory unit, an interruption of prescription shall result from any unit operations or production extending to the entirety of the property burdened by the servitude herein reserved regardless of the location of the well or of whether all or any part of the property is included in such unit in accordance with LSA-R.S. 31:75. This reservation does not reserve nor create any right or servitude in favor of the Vendor to enter the surface of the property for exploration, production, or any other purpose.

 The Property is conveyed by the Vendor subject to all matters of record, including covenants, restrictions, easements, servitudes and other matters of record. Vendee hereby acknowledges the delivery and possession of the Property, subject to all matters of record, but without the intent to ratify, extend or reestablish same.

 Vendee hereby acknowledges the delivery and possession of the above-described property, subject to the waiver of redhibitory defects. The production of tax and mortgage certificates has been waived by the parties. Taxes for the current year shall be prorated between Vendor and Vendee as of the date of this sale, and Vendee is the responsible party for full payment of all taxes as they become due. All parties and witnesses have described themselves to be of full legal capacity.

 **THUS DONE AND PASSED on**  **, 202 ,** in Toms River​​, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Witness: Witness:**

**Printed Name: Printed Name:**

STATE OF

I CERTIFY that on day of , 202 , \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ personally came before me and this person acknowledged under oath, to my satisfaction, that:

a) this person is the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the Limited Liability Company named in this document;

b) this person is the attesting witness to the signing of this document by the proper corporate officer who is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of the Limited Liability Company;

c) this document was signed and delivered by the Limited Liability Company as its voluntary act duly authorized by a proper resolution of its Board of Directors;

d) this person knows the proper seal of the Limited Liability Company which was affixed to this document; and

e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on day of , 202 .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

My commission expires:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Witness: Witness:**

**Printed Name: Printed Name:**

STATE OF

On day of , 202 , before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Notary Public in and for said county, personally appeared , who has/have satisfactorily identified him/her/themselves as the signer(s) or witness(es) to the above-referenced document.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Notary Public Signature

My Commission Expires:​​

**EXHIBIT “A”**

LEGAL DESCRIPTION

**Property Address:**

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