

CASH SALE

Sale of Property

by:

**Monica Kay Ballay and Sherri Denise
Newton**

to:

Laucoin Realty Group, LLC

United States of America

BE IT KNOWN, That on the dates herein below set forth respectively;

BEFORE us, the undersigned Notaries Public, duly commissioned and qualified, in and for the County / Parish and States hereinafter set forth, and in the presence of the witnesses hereinafter named and undersigned:

Personally Came and Appeared:

Monica Kay Ballay (S.S. # XXX-XX-4603) and Sherri Denise Newton (S.S. # XXX-XX-4761), both persons of the full age of majority and residents of Loganville, Georgia, who declared unto me, Notary, that they have been married but once and then to each other and that they are presently living and residing together.

MAILING ADDRESS: 306 Westfall Terrace, Loganville, GA 30052

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Laucoin Realty Group, LLC, (T.I. #XX-XXX8230) a limited liability company organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the office of the Louisiana Secretary of State, said company being domiciled in East Baton Rouge Parish, Louisiana, herein appearing by and through its duly authorized member Elizabeth M. Aucoin, authorized by virtue of that certificate of authority, dated December 9th, 2025, original of which is annexed hereto and made a part hereof.

MAILING ADDRESS: 2917 Lexington Lakes Avenue, Baton Rouge, LA 70810

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

"Description of Property"

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of **East Baton Rouge**, State of Louisiana, in that subdivision known as **Lexington Park, Phase 7**, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as **Lot Number 246**, said subdivision, said lot having such measurements and dimensions

Stewart Title Guaranty Co.
1980 Post Oak Blvd, Ste. 100, MC #16-2
Houston, TX 77056

Title Stream, LLC
Baton Rouge Office
8940 Bluebonnet Blvd.
Baton Rouge, LA 70810
(225) 590-3322
L.A. License No. 224901
Randi Peyton / Bar No 36004
TS File No.: 20260687
not'l sec: Berry Lohman
(rev'd 11/20/2013-jd)

and being subject to such servitudes and restrictions as are more particularly shown on said map.

For informational purposes only: Improvements thereon bear Municipal No. 13927 Park Terrace Drive, Baton Rouge, Louisiana 70810.

Being the same property acquired by Monica Kay Ballay and Sherri Denise Newton from Robert John Mirabito and Susan Maureen Simans by act before Dominique S. Beeson, Notary Public, dated October 8, 2020, registered in ORIG 172, BNDL 13059 in the records of East Baton Rouge Parish.

PURCHASER(S) herein declared that all future notice of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2026 being Tax Assessment No. 3277194 are to be forwarded to:

Laucoin Realty Group, LLC

MAILING ADDRESS: 2917 Lexington Lakes Avenue, Baton Rouge, LA 70810

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

Restrictions, covenants, street dedications, servitudes, easements, building set back lines and all other matters set forth on the official plan of subdivision filed for record in ORIG 459, BNDL 12761 in the official records of East Baton Rouge Parish, Louisiana.

Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions Applicable to Lexington Park Subdivision, a Residential Subdivision dated October 27, 2014, registered in ORIG 862, BNDL 12614, amended at ORIG 514, BNDL 12692, ORIG 850, BNDL 12732, ORIG 233, BNDL 12769, ORIG 545, BNDL 12850, ORIG 088, BNDL 12857, ORIG 201, BNDL 12938, ORIG 724, BNDL 12952, ORIG 549, BNDL 12961, and ORIG 632, BNDL 13000.

Private Stormwater Quality Best Management Practice Maintenance Covenant dated May 4, 2016, registered in ORIG 802, BNDL 12728.

Agreement as to natural gas utilities dated June 27, 2016, registered in ORIG 539, BNDL 12746.

Agreement for Underground Electric Infrastructure with Entergy dated July 1, 2016, registered in ORIG 533, BNDL 12746.

Restrictions, covenants, street dedications, servitudes, easements, building set back lines and all other matters set forth on the official plan of subdivision filed for record in ORIG 652, BNDL 12730 in the records of East Baton Rouge Parish.

Reservation of oil, gas and minerals with waiver of surface use rights contained in act registered in ORIG 489, BNDL 12840.

Any monies presently due and owing or which may hereafter become due and owing the Homeowner's Association for monthly or annual dues whether or not assessed and/or made part of the public record.

Any and all valid restrictions, servitudes, easements, mineral conveyances, mineral reservations and/or mineral leases, rights of way and/or other matters that would appear in the chain of title.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of premises.

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THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS' FEES IN CONNECTION HEREWITH.

“SALE "AS IS" WITHOUT WARRANTIES: SELLER and BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER does hereby waive, relieve and release SELLER from any claims or cause of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, et seq. Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER and BUYER agree that this clause shall be made a part of the Act of Sale.”

Initials: MB gn EA _____

To have and to hold the above described property unto the said purchaser(s) themselves heirs and assigns forever.

This sale is made and accepted for an in consideration of the price and sum of **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)** which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and eligible for the current tax year are paid as per a research of the tax rolls for the year 2025.

By reference to the research of the Registrar of Conveyances and Recorder of Mortgages / Clerk of Court records in and for the Parish of East Baton Rouge, it does not appear that said property has been heretofore alienated by the Vendor or that it is subject to any encumbrances whatever, except: NONE

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Thus Done and Passed, by the Sellers, in my office in East Baton Rouge County / Parish, State of Louisiana on this the 18 day of May, 2026, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES:

[Signature]
(witness signature)

DEBRA M HENSLEY
(type/print name of witness)

[Signature]
(witness signature)

Phyllis Guedry
(type/print name of witness)

SELLER(S):

[Signature]
Monica Kay Ballay

[Signature]
Sherri Denise Newton

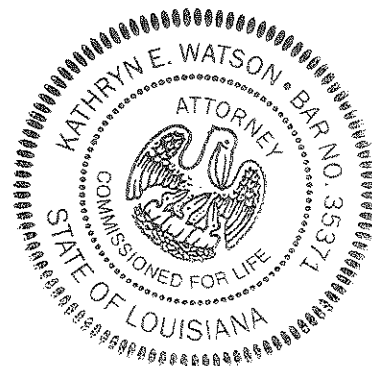
[Signature]
NOTARY PUBLIC

(typed name) _____

BAR NO.: _____

MY COMMISSION EXPIRES: _____

SEAL



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Thus Done and Passed, by the Purchaser(s) in my office in East Baton Rouge County / Parish, State of Louisiana on this the 18 day of May, 2026, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading the whole.

WITNESSES:

[Signature]
(witness signature)

Brittan Tak
(type/print name of witness)

[Signature]
(witness signature)

Jenna Glenn
(type/print name of witness)

PURCHASER(S):

[Signature]
LAUCOIN REALTY GROUP, LLC

[Signature]
Elizabeth M Aucoin
Manager, Member

[Signature]
NOTARY PUBLIC

(typed name) _____
BAR NO.: _____

MY COMMISSION EXPIRES: _____
SEAL



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**Certificate of Authority
of the Members of Laucoin Realty Group, LLC**

The undersigned, being the sole members of Laucoin Realty Group, LLC (the "Company"), and acting in such capacity and by authority of its Articles of Organization recorded with the Louisiana Secretary of State on December 9, 2025, hereby certify:

WHEREAS, the Company is acquiring that certain property in the Parish of East Baton Rouge, State of Louisiana, all as more fully described on the attached

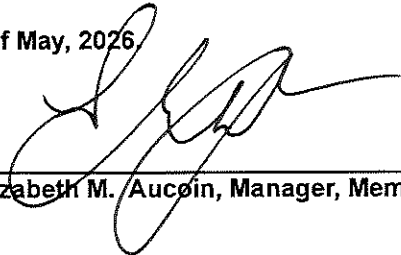
A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of **East Baton Rouge**, State of Louisiana, in that subdivision known as **Lexington Park, Phase 7**, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as **Lot Number 246**, said subdivision, said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

For informational purposes only: Improvements thereon bear Municipal No. 13927 Park Terrace Drive, Baton Rouge, Louisiana 70810.

(the "Property") and has agreed to acquire the Property from Monica Kay Ballay and Sherri Denise Newton ("Associated") for a purchase price of Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00) Dollars;

NOW THEREFORE, BE IT RESOLVED, that Elizabeth M. Aucoin Manager, Member of the Company, is hereby authorized and empowered on behalf of the Company to execute and deliver an act of sale for a sales purchase price of \$340,000.00, and to execute any and all other acts, instruments and documents necessary to acquire title to the Property from Associated, on such terms, conditions, exceptions and stipulations as such agent, so executing and delivering such acts, instruments and documents, may in his uncontrolled discretion, deem necessary and appropriate to carry out the intent and purpose of this Certificate of Authority.

THUS DONE AND APPROVED on this 18th day of May, 2026



Elizabeth M. Aucoin, Manager, Member