

West Baton Rouge Parish Recording Page

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Clerk of Court
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Port Allen, LA 70767
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Received From :

CORPORATION SERVICE COMPANY
1133 AVENUE OF THE AMERICAS
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RHR CONSTRUCTION, LLC

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H PROPERTY MANAGEMENT, LLC

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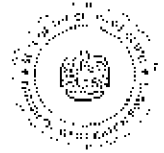
Recorded Information


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

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On (Recorded Date) : 09/28/2021

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Clerk of Court

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NEW YORK, NY 10036

ACT OF CASH SALE

STATE OF LOUISIANA
PARISH OF WEST BATON ROUGE

BE IT KNOWN, that on this 28th day of September, 2021, before me, Terri R. Lacy, Notary Public, duly commissioned and qualified, in and for the Parish of West Baton Rouge, State of Louisiana, and in the presence of the subscribing witnesses, personally came and appeared:

RHR CONSTRUCTION, LLC, (TIN: **-***2650); a limited liability company organized and existing under the laws of the State of Louisiana, with its registered office in the Parish of East Baton Rouge, represented herein by its Manager, Ryan H. Roberts, being duly authorized pursuant to Certificate of Authority and Articles of Organization recorded at C.B. 554, Page 161, whose mailing address is declared to be 28924 Greenwell Springs Road, Greenwell Springs, LA 70739;

herein referred to as "**SELLER(S)**", who declared that for the price of **TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS**, cash, receipt of which is acknowledged, **SELLER(S)** hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty **SELLER(S)** may have, unto:

H PROPERTY MANAGEMENT, LLC, (TIN: **-***2614); a limited liability company organized and existing under the laws of the State of Louisiana, with its registered office in the Parish of East Baton Rouge, represented herein by its Manager, Torin Horton, being duly authorized pursuant to Certificate of Authority attached hereto and made part hereof, whose mailing address is declared to be 3401 Baker Blvd., Baker, LA 70714;

hereinafter referred to as "**BUYER(S)**", the following described property, the possession and delivery of which **BUYER(S)** acknowledge:

Two (2) certain tracts or parcels of land, together with all buildings and improvements thereon, designated as **Tract A containing 1.157 acres, more or less**, and **Tract B containing 1.157 acres, more or less**, on a Map of Survey entitled, "Final Plat of Meadow Crossing (being a Resubdivision of Lots 1 through 12) Lots 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A, 10-A, 11-A, 12-A, **Tract A** and **Tract B**, located in Section 87, T7S R12E Southeastern Land District, West of the Mississippi River, City of Port Allen, West Baton Rouge Parish, State of Louisiana for Dynamic Group, LLC," dated June 8, 2016 by Seth J. Mosby, PLS, same being recorded at Map Book 8, Page 186 in the records of the Clerk of Court for the Parish of West Baton Rouge, State of Louisiana. Said Tract A and Tract B having those same measurements and dimensions as shown on the above referenced map.

All parties signing the within instrument, either as parties or as witnesses, have declared themselves to be of full legal capacity.

The ad valorem taxes on said property for the current year have been prorated as of this date based on last year's assessment, and **BUYER(S)** assumes the payment thereof. Any difference will be adjusted by and between the parties hereto. **SELLER** declares all prior taxes assessed against the property herein have been paid. Both **BUYER(S)** and **SELLER** hereby release the undersigned notary from any liability in connection with any increase in property taxes for the current year which were not due and payable at the time of this sale.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties, and the **BUYER(S)**, **BUYER(S)**' heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND SIGNED by the parties at my office in Port Allen, Louisiana, on the date first written, in the presence of me, Notary, and the undersigned competent witnesses.

WITNESSES:


MACENZIE FORET

SELLER:

RHR CONSTRUCTION, LLC.


BY: 
RYAN H. ROBERTS, Member


Dana Alexander

BUYER:

H PROPERTY MANAGEMENT, LLC.


TORIN HORTON, Member


TERRI R. LACY, NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF WEST BATON ROUGE
NOTARY ID NO. 31223
BAR ROLL NUMBER 85983
MY COMMISSION EXPIRES WITH LIFE

**CERTIFICATE OF AUTHORITY
OF
H PROPERTY MANAGEMENT, LLC**

THE UNDERSIGNED, being the Members/Managers of **H PROPERTY MANAGEMENT, LLC** (the "Company") and acting in such capacity, hereby certify that:

With the signature C, as the Member/Manager of the Company (the "Member"), is hereby authorized and empowered on behalf of the Company to borrow money for the Company in such amounts and payable in such a manner and bearing such interest rates as they may determine proper. In connection with the authority herein granted, **TORIN HORTON**, as Member/Manager is hereby authorized and empowered for and on behalf of the Company to mortgage any of the property owned by the Company in the State of Louisiana, to secure any loan, such acts of mortgage to contain all of the usual and customary clauses contained in mortgage instruments in Louisiana, including the confession of judgment, waiver of appraisalment, and the pact de non alienando.

With the signature of **TORIN HORTON**, as the Member/Manager of the Company, is hereby authorized and empowered for and on behalf of the Company to buy, sell, exchange, lease or otherwise alienate any and all types of property, real, personal or mixed, purchased by, sold to or owned by the Company in the State of Louisiana, and are authorized on behalf of the Company to execute any and all contracts containing such terms and conditions as he may determine fit and proper, the Company hereby ratifying all prior sales, purchased and contracts made on behalf of the Company by the aforesaid Member.

With the signature of **TORIN HORTON**, as the Member/Manager of the Company, is hereby authorized and empowered on behalf of the Company to sign any leases, acts of sale, acts of mortgage, acts of collateral mortgage, acts of sale with assumption of mortgage acts of assumption of mortgage, acts of sale with mortgage, acts of exchange, contracts, rights of way, servitude's, promissory notes and any other documents necessary to carry out the authority granted in this resolution.

It is the intent of this Certificate that the signature of **TORIN HORTON**, as Member/Manager of the Company, shall be required on any and all documents contemplated hereby.

THUS DONE AND PASSED in my office in Port Allen, Louisiana, on this 28th day of September, 2021, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

MEMBER/MANAGER:



TORIN HORTON