

Chelsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST #: 2022-10368 03/14/2022 04:21:40 PM  
TYPE: 5 4 Pg(5)

CIN#: 707568



Prepared by:  
Title Management Group, Inc.  
3421 North Causeway Blvd., Ste 300  
Metairie, LA 70002  
Ph 504-834-2977 Fax 504-834-2978  
File#: 1-55-22 Notarial: JAA by TAG

### CASH SALE

#### STATE OF LOUISIANA PARISH OF JEFFERSON

On the below stated date, before the below stated Notary Public, and in the presence of the subscribing witnesses personally appeared:

**CT3 Properties LLC** (TAX ID#XXXXXX-8825) a Louisiana Limited Liability Company, authorized to do business in said Parish and State, appearing herein through its Sole Member/Manager, Christian Thorne, duly authorized, whose mailing address is PO Box 6331, Metairie, LA 70009, hereinafter referred to as **SELLER**

who declared that this sale is made and accepted for and in consideration of the price and sum of **One Hundred Fifteen Thousand and 00/100 (\$115,000.00) Dollars, Cash**, which the said purchaser has well and truly paid, in ready and current money to the said vendor/seller, who hereby acknowledges the receipt and sufficiency thereof, and grants full acquittance and discharge therefore, and **SELLER** does hereby sell and deliver, with full warranty of title and subrogation to all rights and actions of warranty **SELLER** may have, unto:

**Frances Millicent Turner Watson** (SS# XXX-XX-1552), a person of the full age of majority and competency and resident of Orleans Parish, who swears unto me, Notary Public, that she has been married but once, and then to Herman Watson, from whom she was widowed, and further declares that the property described herein is being Purchased as her separate and paraphernal property with her separate funds and for her separate estate and that her present mailing address is 2600 Arts Street, New Orleans, LA 70117, hereinafter called **BUYER**

the following described property, the possession and delivery of which **BUYER** acknowledges:

A CERTAIN LOT 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 THIRD DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, in SQUARE 1214-A, bounded by North Rocheblave Street, Music Street, Peace Court and St. Roch Avenue, all as per plat of survey by James H. Couturie (Gilbert, Kelly & Couturie, Inc.), dated July 17, 1990, annexed to an act registered as C.I.N. 23998 (N.A. No. 854701), Conveyance Records of Orleans Parish, Louisiana. And according to said plat, said lot is designated as LOT 6 and is located and measures as follows:

Said Lot 4 commences 90 feet from the corner of North Rocheblave Street and St. Roch Avenue and measures thence 30 feet front on North Rocheblave Street, the same width in the rear, by a depth of 73 feet between equal and parallel lines

Improvements thereon bear Municipal Nos. 2550-2552 North Rocheblave Street, New Orleans, Louisiana 70117.

Being the same property acquired by CT3 Properties LLC from Dixon Investments #1 LLC in act dated 2-3-21 and recorded in CIN 687741 and previously acquired by Dixon

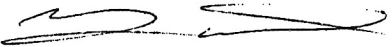
LOUISIANA CIVIL CODE ARTICLE 2520 AND 2548, INCLUSIVE.


All parties signing the within instrument have declared themselves to be of full legal capacity. The certificate of mortgages required by Article 3361 of the revised Civil Code of Louisiana is dispensed with by the parties. Taxes for the current year are prorated between the parties. All agreements and stipulations herein contained 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, his/her heirs and assigns shall have and hold the described property in full ownership forever.

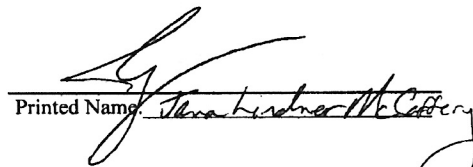
THUS DONE, READ AND PASSED at my office in Metairie, Louisiana, on this 11th day of MARCH, 2022, in the presence of the undersigned competent witnesses and me, Notary.

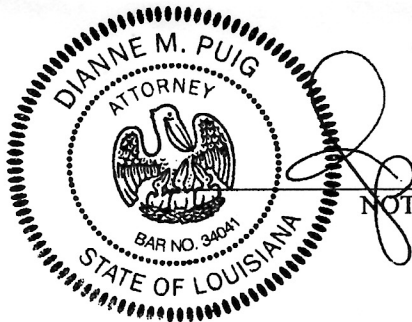
WITNESSES:


CT3 Properties LLC

  
Printed Name: Michael I. Dugas

  
BY: **Christian Thorne**  
Sole Member/Manager

  
Printed Name: Tara Lindsey McCaffery



  
**Frances Millicent Turner Watson**

NOTARY PUBLIC

Information Requirements only as applies per La RS 22:513.1

Title Insurance Producer: Michael D. Troendle, License # 626788  
3421 N. Causeway Blvd., Suite 300, Metairie, LA 70002

Title Insurance Underwriter: First American Title Insurance Company of Louisiana  
Title Opinion by Michael D. Troendle, Attorney at Law, Bar # 34794

SHOULD BE RETAINED WITH ANY COPIES