

CASH DEED
STATE OF LOUISIANA
PARISH OF ORLEANS

ETT Investments, LLC &
Robo Development LLC

TO

2745 Lafitte Partners LLC

21-4434I

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BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

ETT Investments, LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Orleans, State of Louisiana, herein represented by Tyler Robinson, duly authorized by certificate of authority annexed hereto and made a part hereof, with a mailing address of 1582 Magazine Street, New Orleans, LA 70130

AND

Robo Development LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Calcasieu, State of Louisiana, herein represented by, Tyler Robinson, duly authorized by certificate of authority annexed hereto and made a part hereof, with a mailing address of 4816 Portrush Drive, Lake Charles, LA 70605

herein called SELLER, who declared that for the price of **ONE HUNDRED FIFTY FOUR THOUSAND EIGHT HUNDRED THIRTY THREE AND 33/100 DOLLARS (\$154,833.33)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

2745 Lafitte Partners LLC, a Louisiana limited liability company, with its principal place of business and domicile in the Parish of Orleans, State of Louisiana, herein represented by Michael Brubaker, its Member/Manager, duly authorized by certificate of authority annexed hereto and made a part hereof, with a mailing address of 3727 Canal Street, Suite 3, New Orleans, LA 70119

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, and being more particularly described as LOTS X-2 of SQUARE NO. 360, all as per official survey of resubdivison entitled “Resubdivison of Lots 5, 6, 9 & 10, into Lots X-1, X-2, and X-3, Square 360, Second District, City of New Orleans, Orleans Parish, LA,” by S.Z.S. Consultants, Inc., Engineers - Environmentalists – Surveyors, dated October 14, 2021, a copy of which is attached hereto for reference.

For informational purposes only: The improvements thereon bear the Municipal No. 2734 Toulouse Street, New Orleans, Louisiana, 70119

This Act is made, executed and accepted subject to any and all valid rights, restrictions, overlaps, overhangs, servitudes, encroachments, easements, right of ways and/or other matters that would appear in the chain of title or as would be disclosed on a current, accurate survey and inspection of the subject property. However, any reference to or enumeration of the above shall not serve to interrupt or revive prescription thereon, recognize the validity thereof, or acknowledge, ratify or confirm same; and deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the hereinabove described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

Buyers herein assume all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby waive and release me, Notary, from any and all liability and responsibility in connection therewith.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials



All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2022 have been paid and prorated accordingly.

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

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in New Orleans, Parish of Orleans, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 17th day of June, 2022

WITNESSES:

Sign: Mary Frances
Print: Mary Frances Aucoin

Sign: [Signature]
Print: Mary Frances

[Signature]
ETT Investments, LLC, a Louisiana
Limited Liability Company
By: Tyler Robinson, its Agent

[Signature]
Robo Investments LLC, a Louisiana
Limited Liability Company
By: Tyler Robinson, its Agent

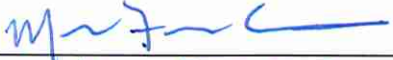
[Signature]
NOTARY PUBLIC


Sworn to and subscribed before me
this 17 day of June, 2022

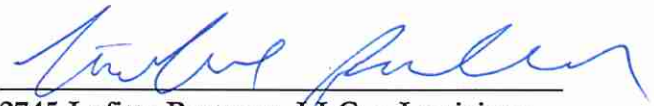
[Signature]
BRADLEY R. GRUEZKE, Notary Public #3812
Parish of Orleans, State of Louisiana
My Commission is for Life


Thus done, read and passed at my office in New Orleans, Parish of Orleans, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 17th day of June, 2022

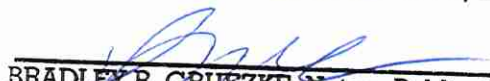
WITNESSES:

Sign: 
Print: Mary Frances Arabin

Sign: 
Print: Jvette Mora


2745 Lafitte Partners, LLC, a Louisiana
Limited Liability Company
By: Michael Brubaker, Member/Manager


Sworn to and subscribed before me
NOTARY PUBLIC is 17 day of June, 2022


BRADLEY R. GRUEZKE, Notary Public #36192
Parish of Orleans, State of Louisiana
My Commission is for Life

TAX NOTICES: Tax Notices should be sent to 2745 Lafitte Partners LLC at 3727 Canal Street, Suite 3, New Orleans, LA 70119

Title Ins. Producer: Le Fleur de lis Title Co.- 41601 Veterans Ave., Ste 200, Hammond, LA-Producer License#:534226
Title Ins. Underwriter: Fidelity National Title Insurance Company.-Title Opinion by Jeff A. LeSaicherre - LA Bar Roll #: 29945

CERTIFICATE OF AUTHORITY

The undersigned, being all of the member(s) of **2745 Lafitte Partners LLC** (the Company) and acting in such capacity, hereby certifies:

That, Michael Brubaker is hereby authorized and empowered, for and on behalf of the Company, to borrow money for the Company in such amounts and payable in such manner and bearing such interest rates as they may determine proper. In connection with the authority herein granted, they are authorized and empowered to mortgage any of the property owned by the Company in the State of Louisiana, 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.

That the above-named person(s) is/are hereby authorized and empowered for and on behalf of the company, to buy, sell, lease or otherwise alienate any and all types of property, movable, immovable, real, personal, or mixed, purchased by, sold to, or owned by the Company in the State of Louisiana, and to execute any and all contracts containing such terms and conditions as they may determine fit and proper. The Company hereby ratifying all prior sales, purchases, and contracts made on behalf of the Company by them.

That the above-named person(s) is/are hereby authorized and empowered on behalf of the Company to sign and leases, acts of sale, acts of mortgage, acts of sale with mortgage, contracts, promissory notes, and any other documents necessary to carry out the authority granted in this resolution.


That the above-named person(s) is/are authorized to approve any subdivision maps and execute restrictions and covenants on behalf of the Company.

CERTIFICATE

The undersigned certify that the above and foregoing act is true and correct.

Executed this 17 day of June 2022.

2745 Lafitte Partners LLC


By Michael Brubaker, its Member/Manager

CERTIFICATE OF AUTHORITY

The undersigned, being all of the members of **Robo Development LLC**, (hereinafter the "Company") and acting in such capacity, hereby certifies:

That, **Tyler Robinson** is hereby authorized and empowered, for and on behalf of the Company, to sell to 2745 Lafitte Partners LLC, the following described property to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, and being more particularly described as LOTS X-2 of SQUARE NO. 360, all as per official survey of resubdivision entitled "Resubdivision of Lots 5, 6, 9 & 10, into Lots X-1, X-2, and X-3, Square 360, Second District, City of New Orleans, Orleans Parish, LA," by S.Z.S. Consultants, Inc., Engineers - Environmentalists - Surveyors, dated October 14, 2021, a copy of which is attached hereto for reference.

For informational purposes only: The improvements thereon bear the Municipal No. 2734 Toulouse Street, New Orleans, Louisiana, 70119.

That the above-named person is hereby authorized and empowered for and on behalf of the company, to execute any and all contracts, act of sale, any other documents, containing such terms and conditions as he may determine fit and proper, necessary to carry out the authority granted in this resolution.

CERTIFICATE

The undersigned certify that the above and foregoing act is true and correct. Executed this 15 day of June 2022.

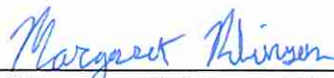
Robo Development LLC



By: **Tim Robinson, Member**



By: **Tyler Robinson, Member**



By: **Margaret Robinson, Member**

CERTIFICATE OF AUTHORITY

The undersigned, being all of the members of **ETT Investments, LLC**, (hereinafter the "Company") and acting in such capacity, hereby certifies:

That, **Tyler Robinson** is hereby authorized and empowered, for and on behalf of the Company, to sell to 2745 Lafitte Partners LLC, the following described property to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, and being more particularly described as LOTS X-2 of SQUARE NO. 360, all as per official survey of resubdivision entitled "Resubdivision of Lots 5, 6, 9 & 10, into Lots X-1, X-2, and X-3, Square 360, Second District, City of New Orleans, Orleans Parish, LA," by S.Z.S. Consultants, Inc., Engineers - Environmentalists - Surveyors, dated October 14, 2021, a copy of which is attached hereto for reference.

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CERTIFICATE

The undersigned certify that the above and foregoing act is true and correct. Executed this 15 day of June 2022.

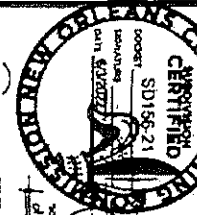
ETT Investments, LLC



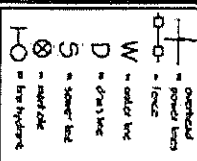
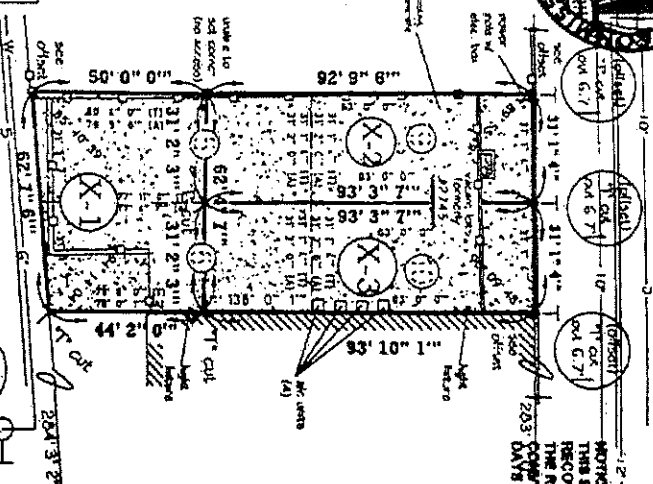
**By: Urban Properties Real Estate, LLC,
a Louisiana Limited Liability Company,
its Manager**

By: Eugene Schmitt, its Manager

Resubdivision of Lots 5, 6, 9, & 10,
into Lots X-1, X-2, & X-3, Square 360,
Second District,
City of New Orleans,
Orleans Parish, LA, Toulouse Street



North White Street (side)
(formerly Gin St.)



Laite Street
(formerly Carondelet Wall)

North Broad Street

ANY SEWER OR WATER HOUSE CONNECTIONS
NOT EXISTING SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER.

Re: G.C.C. Survey (lots 5, 6, 7, 9, 10)
3-14-2017
Copyright © 2021
All Rights Reserved
S.Z.S. Consultants, Inc.

Square Footage:

Original Lot 5	2,452.79 Sq. Ft.
Original Lot 6	2,377.37 Sq. Ft.
Original Lot 9	1,942.37 Sq. Ft.
Original Lot 10	1,942.37 Sq. Ft.
NEW Lot X-1	2,377.37 Sq. Ft.
NEW Lot X-2	2,899.97 Sq. Ft.
NEW Lot X-3	2,916.10 Sq. Ft.

RESUBDIVISION SURVEY
Made at the request of
ROBO Development, L.L.C.
& EIT Investments, L.L.C.

S.Z.S. CONSULTANTS, INC.
441 CONLIN STREET
METairie, LA 70006
TEL (504) 561-5774 FAX (504) 561-5774
ENGINEERS - ENVIRONMENTALISTS - SURVEYORS
NO. 13996

