

CASH SALE

Sale of Property

by:

Elemental Style & Structure LLC

to:

Sea of Solutions, LLC

*United States of America
State of North Carolina
County of Mecklenburg*

*United States of America
State of Louisiana
Parish of Orleans*

Be it known that on this 29th day of July, 2022,

Before me, a Notary Public, duly commissioned and qualified, in and for the Parish of Orleans, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

Personally came and appeared:

Elemental Style & Structure, LLC, (TIN XX-XXX9054), a Louisiana limited liability company whose articles of organization were filed with the Louisiana Secretary of State on 10-7-2019, having a permanent mailing address of 1127 Terpsichore St. New Orleans, LA 70130, appearing herein through and represented by Salvador Scaccia, Sole Member, duly authorized by Unanimous Written Consent of the Sole Member, an original of which is attached hereto and made a part hereof;

Be it known that on this 29th day of July, 2022,

Before me, a Notary Public, duly commissioned and qualified, in and for the Parish of Orleans, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

Personally came and appeared:

MAILING ADDRESS: 1127 Terpsichore St., New Orleans, LA 70130

SELLER declared that for the price of **Four Hundred Twenty Thousand and 00/100 (\$420,000.00)** cash, and other good and valuable services, receipt and sufficiency of which is hereby acknowledged, **SELLER** does hereby sell and deliver, with full warranty of title and subrogation to all rights and actions of warranty **SELLER** may have, unto **BUYER**, 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:

Sea of Solutions, LLC, (TIN XX-XXX3877), a limited liability company, authorized to do and doing business in the State of Louisiana, whose articles of organization were filed with the Louisiana Secretary of State on 7-8-2022, having a permanent mailing address of 11120 Crane Creek Dr., Charlotte, NC 28278, appearing herein through and represented by DeWayne Rittenhouse, Sole Member and manager, an original of which is attached hereto and made a part hereof;

MAILING ADDRESS: 11120 Crane Creek Dr., Charlotte, NC 28278

hereinafter called **BUYER**, 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”

THAT CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and appurtenances, prescriptions and advantages thereunto belonging or in anywise appertaining, or attached, situated in the SIXTH DISTRICT of the City of New Orleans, in SQUARE NO. 213, Delechaise, bounded by Constance, Aline, Foucher and Magazine Streets, designated as LOT 13A and according to the re-subdivision and survey by Gilbert, Kelly & Couturie, Inc., dated March 15, 2021 of the front portions of LOTS 13, 14, 15 and 16 into Lots 13A, 14A, 16A, dated June 15, 2021, Docket Number 36-21, approved June 11, 2021, and registered at CIN 694943, NA 2021-26114, said Lot 13A is more fully described as follows, to-wit:

LOT 13A forms the corner of Constance and Aline Streets, and measures thence 33.4 feet front on Constance Street, same in width in the rear, by depths between equal and parallel lines of 100 feet.

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon bear the Municipal No. 3501 Constance Street, New Orleans, LA 70115.

Being the same property acquired by Aline 70115, LLC by Act of Contribution of Property dated 8-15-2018, registered in CIN 644030, recorded in Orleans Parish, State of Louisiana.

Being the same property acquired by Doxum, LLC by Act of Cash Sale dated 3-3-2021, registered in CIN 689087, recorded in Orleans Parish, State of Louisiana.

Being the same property acquired by R&D Homes, LLC by Act of Cash Sale dated 6-16-2021, registered in CIN 695116, recorded in Orleans Parish, State of Louisiana.

Being the same property acquired by Elemental Styles & Structure, LLC by Act of Cash Sale dated 9-23-21, registered in CIN 699704, recorded in Orleans Parish, State of Louisiana.

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

Title Change recorded on 6-11-2021 for Square 213, Part Lots 13,14,15 into Square 213 Lots 13A, 14A, 15A.

Subject to all previously recorded building restrictions, servitudes, building set back lines; and oil, gas and mineral reservations, conveyances, servitudes and leases of record. By accepting this Sale subject to the foregoing, the Buyer does not acknowledge their validity or intend to interrupt the running of prescription with respect thereto.

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 attorney's fees in connection herewith.

Please see attached Exhibit “A”

Seller declared that all ad valorem taxes assessed against the Property by the Parish of ORLEANS up to and including the year 2022, including any interest and penalties thereon, have been paid. From and after the date of this Act of Cash Sale, Purchaser shall be responsible for all property taxes and assessments.

In accordance with **La. R.S. 9:2721**, from and after the date of this Act of Cash Sale, (a) the name of the person responsible for all property taxes and assessments is Purchaser, and (b) all property tax and assessment notices should be mailed to the following address:

11120 Crane Creek Dr., Charlotte, NC 28278


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 2022. The tax assessment number is 614125218. 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, their heirs and assigns shall have and hold the described property in full ownership forever.

{Signature Pages to Follow}

THUS DONE, READ AND PASSED at my office in New Orleans, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the date first above written.

WITNESSES:

Printed name:


Brandy Biddle

SELLER (S):

Elemental Style & Structure LLC
By: Salvador Scaccia

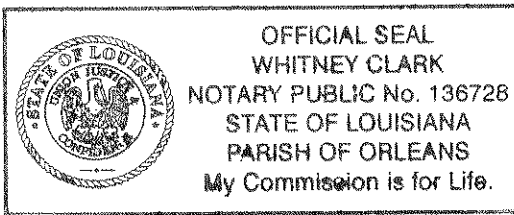


Printed name:


ERIN BRADY



WHITNEY CLARK, NOTARY PUBLIC
BAR/NOTARY #:
MY COMMISSION IS FOR LIFE



THUS DONE, READ AND PASSED at my office in Charlotte, North Carolina in the presence of the undersigned competent witnesses and me, Notary, on the date first above written.

WITNESSES:

Paul Claffelter

Printed name:

Tarilyn Bowden

Printed name:

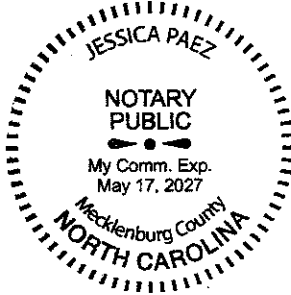
PURCHASER (\$):

[Signature]

Sea of Solutions, LLC by: Dwayne Rittenhouse

[Signature]

NOTARY PUBLIC NAME: Jessica Paez
BAR/NOTARY #: 201712400109
MY COMMISSION EXPIRES: 05/17/2027



Document Prepared by:

Audubon Title Insurance Agency, L.L.C.

4130 Canal Street

New Orleans, LA 70119

504.485.0200

www.audubon-title.com

File No: 220225

Title Ins. Prod: **Audubon Title Insurance Agency, LLC**

Address: 4130 Canal Street, New Orleans, LA 70119

Prod. Lic. # 283753

Title Ins. Underwriter: First American Title Insurance Co of Louisiana (FTILA)

Title Opinion By: Ryan Scafidel

LA Bar Roll #: 26500

EXHIBIT "A"

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 causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sale 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 Initials: *AD*

Buyer Initials: *DR*

EXHIBIT "A"

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 causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sale 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 Initials:  _____

Buyer Initials: _____

UNANIMOUS WRITTEN CONSENT OF THE SOLE MEMBER
OF
SEA OF SOLUTIONS, LLC

The undersigned, being the SOLE MEMBER of SEA OF SOLUTIONS, LLC, a Louisiana Limited Liability Company (the "Company"), do hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, DEWAYNE RITTENHOUSE is the SOLE MEMBER of SEA OF SOLUTIONS, LLC and as such, has full power and authority to act in the name of and on behalf of the Company;

WHEREAS, the Company desires to authorize the PURCHASE and MORTGAGE of the property located at 3501 Constance Street, New Orleans, LA 70115, with the Legal Description of Lot 13A, Square, 213, District: 6th, Orleans Parish, State of Louisiana (the "Property");

WHEREAS, the Company desires to authorize DEWAYNE RITTENHOUSE to execute all documents in connection with the PURCHASE and MORTGAGE of property including, but not limited to, any settlement statement, closing disclosure, act of PURCHASE and MORTGAGE and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion; and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED, by SEA OF SOLUTIONS, LLC, that:

Section 1. Authorization to PURCHASE and MORTGAGE

The PURCHASE and MORTGAGE of the property located at 3501 Constance Street, New Orleans, LA 70115, by SEA OF SOLUTIONS, LLC is hereby authorized and approved.

Section 2. Authorized Agent

DEWAYNE RITTENHOUSE, Agent, is hereby authorized to transact all business on behalf of SEA OF SOLUTIONS, LLC, with respect to the above described PURCHASE and MORTGAGE of property, and to execute any and all documents in connection with said PURCHASE and MORTGAGE of property including, but not limited to, any settlement statement, closing disclosure, act of PURCHASE and MORTGAGE and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion

Section 3. Certification

The undersigned confirms and warrants the accuracy of the above information, and that the power and authority of the SOLE MEMBER and designated Authorized Agent(s) as provided herein has not been limited, restricted or abrogated in any way by any action of the Company. The undersigned further confirms and warrants that this Authorization may be fully and completely relied upon by Audubon Title Insurance Agency, LLC, its title insurance underwriters, and the law firm of Scafield Law Firm, LLC.

Thus done and signed on this 29th day of July, 2022.


DEWAYNE RITTENHOUSE - SOLE MEMBER

**UNANIMOUS WRITTEN CONSENT
OF THE SOLE MEMBER
ELEMENTAL STYLE & STRUCTURE LLC**

The undersigned, being the **SOLE MEMBER** of **ELEMENTAL STYLE & STRUCTURE LLC** a non-Louisiana Limited Liability Company (the "Company"), authorized to do and doing business in Louisiana, does hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, **SALVADOR SCACCIA** is the **SOLE MEMBER** of **ELEMENTAL STYLE & STRUCTURE LLC**, and as such, has full power and authority to act in the name of and on behalf of the Company;

WHEREAS, the Company desires to authorize the **SALE** of the property located at **3501 Constance Street, New Orleans, LA 70115**, with the Legal Description of Lot: 13A, Square: 213, District: 6th, Orleans Parish, State of Louisiana (the "**Property**").

WHEREAS, the Company desires to authorize **SALVADOR SCACCIA** to execute all documents in connection with **SALE** of property including, but not limited to, any settlement statement, closing disclosure, act of **SALE** and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion; and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED, by the **ELEMENTAL STYLE & STRUCTURE LLC**, that:

Section 1. Authorization for SALE

The **SALE** of the property located at **3501 Constance Street, New Orleans, LA 70115**, by **ELEMENTAL STYLE & STRUCTURE LLC** is hereby authorized and approved;

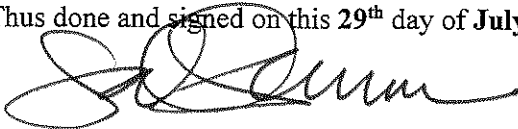
Section 2. Authorized Agent

SALVADOR SCACCIA, Agent, is hereby authorized to transact all business on behalf of **ELEMENTAL STYLE & STRUCTURE LLC**, with respect to the above described **SALE** of property, and to execute any and all documents in connection with said **SALE** of property including, but not limited to, any settlement statement, closing disclosure, act of **SALE** and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he deems appropriate in his sole discretion.

Section 3. Certification

The undersigned confirms and warrants the accuracy of the above information, and that the power and authority of the **SOLE MEMBER** and designated Authorized Agent(s) as provided herein has not been limited, restricted or abrogated in any way by any action of the Company. The undersigned further confirms and warrants that this Authorization may be fully and completely relied upon by **Audubon Title Insurance Agency, LLC**, its title insurance underwriters, and the law firm of **Scafidel Law Firm, LLC**.

Thus done and signed on this 29th day of July, 2022.



SALVADOR SCACCIA – Sole Member