

ACT OF CASH SALE

UNITED STATES OF AMERICA

FROM: RICHARD H. SAXER  
MICHAEL RICHARD SAXER AND AMY ELIZABETH SAXER  
UNTO: VALERIE D. MOON  
CASSANDRA ROBERTSON

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN, That on this 26th day of the month of June in the year of Our Lord, ONE THOUSAND NINE HUNDRED NINETY-TWO (1992).

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

PERSONALLY CAME AND APPEARED:

RICHARD H. SAXER, of legal age and resident of Orleans Parish, LA, who declared under oath that he has been married but twice, first to Diane Bomke, who is now deceased, and secondly unto Orissa Eckhardt Arend, with whom he is living and residing at 1333 Lowerline St., New Orleans, LA 70118, appearing herein individually and on behalf of Amy Elizabeth Saxer, his minor daughter, duly authorized by virtue of an Order of the Civil District Court, a copy of which is attached hereto, and MICHAEL RICHARD SAXER, of legal age and resident of the State of Mississippi, who declared under oath that he is single, never married, appearing herein through his undersigned agent and attorney-in-fact, duly authorized by virtue of a Power of Attorney attached hereto,

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, he does, by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties, unto:

VALERIE D. MOON, of legal age and resident of Orleans Parish, LA, who declared under oath that she is single, never married, and  
CASSANDRA ROBERTSON, of legal age and resident of Orleans Parish, LA, who declared under oath that she is single, never married,

Mailing Address: 709 Milan St., New Orleans, LA 70115,

here present, accepting and purchasing for himself, his heirs and assigns, and acknowledging delivery and possession thereof, the following described property, to-wit:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Orleans, in the SIXTH DISTRICT of the City of New Orleans, in SQUARE NO. 171, BOULIGNY, bounded by Milan, Laurel, Marengo (side) and Constance (side) Streets, designated as LOT NO. 3, commences 57.8.7 feet from the corner of Milan and Laurel Streets, measures thence 28.10.3 feet front on Milan Street, same in width in the rear, by a depth of 120 feet between equal and parallel lines. All as more fully shown on survey of Gilbert, Kelly & Couturie, Inc., S&E, dated May 28, 1992, a copy of which is attached hereto.

Improvements thereon bear the No. 709 Milan Street.

Being the same property acquired by vendors herein by Judgment of Possession dated April 3, 1992, registered in COB Instrument No. 50175.

**TO HAVE AND TO HOLD**, the above described property herein conveyed unto said the purchaser, his heirs and assigns forever.

The said vendor does hereby moreover transfer unto said purchaser all and singular the rights and actions of warranty to which the said vendor is or may be entitled, against any and all former owners and proprietors of the property herein conveyed, hereby subrogating said purchaser to all the said rights and actions, to be by him enjoyed and exercised in the same manner as they might have been by the said vendor.

This sale is made for and in consideration of the price and sum of  
**Fifty-Four Thousand and 00/100'S \*\*\***  
(\$ **54,000.00** ) DOLLARS, all of which said amount has been well and truly paid unto said appearer, in lawful, current funds of the United States of America, the receipt and sufficiency of which is hereby acknowledged and full acquittance granted therefor.

By reference to the Mortgage and Conveyance Certificates of the Clerk of Court and Ex-Officio Recorder of Mortgages, annexed hereto and made part hereof in the name of vendor, it does not appear that the herein described property has been heretofore alienated or is presently encumbered.

The parties hereto take cognizance that the Mortgage and Conveyance Certificates are undated and unsigned and relieve and release me, Notary, from any and all liability and responsibility in connection therewith.

The masculine pronoun as used herein shall include the feminine; the singular shall include the plural.

All taxes assessed against the herein conveyed property up to and including those due for the current tax year, have been paid, as per tax certificate attached hereto.

**THUS DONE AND PASSED**, in my office in the State and Parish aforesaid, on the day, month and year first hereinabove written, in the presence of the undersigned, competent witnesses of lawful age, who hereunto sign their names with the said appearers and me, Notary, after reading of these presents.

**WITNESSES:**

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AMY ELIZABETH SAXER, BY RICHARD H. SAXER

Social Security # 439-57-0587

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RICHARD H. SAXER

Social Security # 333-34-1471

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MICHAEL RICHARD SAXER

Social Security # 439-57-0818

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VALERIE D. MOON

Social Security # 435-23-2672

\_\_\_\_\_  
CASSANDRA ROBERTSON

Social Security # 435-23-3595

\_\_\_\_\_  
NOTARY PUBLIC

JAMES A. MOUNGER

JAMES A. MOUNGER, P.L.C.  
2714 CANAL STREET, SUITE 500  
NEW ORLEANS, LOUISIANA 70119