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**DOCUMENT RECORDATION INFORMATION**

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**CASH SALE**

March 10, 2022

**SALE OF PROPERTY**

By:

**George Hubbard**

To:

**Kajun Kouture LLC and  
Shandsy Real Estate Holdings  
LLC**

**United States of America**

**State of Louisiana**

**Parish of Orleans**

Be it Known, that on this 10th day of March, 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 competent witnesses hereinafter named and undersigned:

Personally Came and Appeared:

George Hubbard (SSN: xxx-xx-1101), a single man, and a person of the full age of majority, domiciled in the County of Philadelphia, having never been married, and whose mailing address is 204 Monroe St, Philadelphia, PA 19147; represented herein by his Mandatary, Stephen Chesnut, pursuant to the authority granted in that certain Mandate, original of which is attached hereto and made a part hereof;

(hereinafter referred to as "Seller")

who declared that for the consideration hereinafter mentioned Seller does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with full guarantee of title and free from all encumbrances, with all legal warranties, and with full substitution and subrogation in and to all the rights and actions of warranty which Seller has or may have against all preceding owners and vendors, unto,

Kajun Kouture, LLC (TIN: xx-xxx5290), a Louisiana Limited Liability Company, domiciled in the Parish of Lafayette, herein represented by its duly authorized Manager, Terrica Smith, pursuant to the authority contained in that certain Certificate of Authority, original of which is attached hereto and made a part hereof, and whose mailing address is 412 West University Avenue, Ste 105, Lafayette, LA 70506; and,

Shandsy Real Estate Holdings LLC (TIN: xx-xxx7904), a Georgia Limited Liability Company, domiciled in the County of DeKalb, represented herein by its duly authorized representative, David Shands, pursuant to the authority contained in that certain Certificate of Authority, original of which is attached hereto and made a part hereof, and whose mailing address is 6832 Wynmeadow Dr., Stone Mountain, GA 30087;

(hereinafter collectively referred to as "Purchaser")

here present, accepting and purchasing for Purchaser and Purchaser's heirs and assigns, and acknowledging due delivery and possession thereof, all singular the following described property, to-wit:

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, State of Louisiana, in Square No. 272, bounded by Elysian Fields Avenue, Marigny, Burgundy and North Rampart Streets, designated as LOT NO. 11 on plan by J. Pilie, attached to Act before H. Pedisclaux, N.P., dated March 7, 1833, said Lot No. 11 measures 26 feet front on Elysian Fields Avenue, by a depth of 102 feet, 6 inches; all in accordance with survey by Gilbert and Kelly, Surveyors, dated May 9, 1934, attached to Act before Stanley W. Ray, Notary Public, dated June 18, 1934, said Lot No. 11 commences at a distance of 26 feet from the corner of Elysian Fields Avenue and North Rampart Street, and measures 26 feet front on Elysian Fields Avenue, same width in the rear, by a depth of 102 feet, 6 inches, 6 lines between equal and parallel lines.

Being the same property acquired by George Hubbard, in part by that certain Quitclaim Deed dated May 10, 2011, and in part by that certain Quitclaim Deed dated June 14, 2011, both recorded in the public records of Orleans Parish, Louisiana, under File Entry Nos. 2011-17366 and 2011-21446,

Chelsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST #: 2022-10720 03/16/2022 11:57:59 AM  
TYPE: S 11 PG(S)

CIN#: 707708



respectively.

Bearing the municipal address of 939 Elysian Fields Avenue, New Orleans, Louisiana 70117.

This sale is made, accepted and subject to any and all matters of record, including all restrictive covenants, easements, encroachments, servitudes, rights-of-way, mineral leases, mineral reservations and obligations of ownership affecting the above described property recorded in the public records of Orleans Parish, but 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 parties hereby acknowledge and recognize the Property conveyed herein is sold and purchased in "AS IS" condition and further Purchaser does hereby waive and release Seller and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Article 2520, et. seq., and Article 2541, et. seq., or for reduction of the sales price pursuant to Louisiana Civil Code Article 2541, et. seq. Additionally, Purchaser acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. Purchaser has had the opportunity to inspect and examine the above-described property prior to the execution of this Cash Sale and is aware of the property's condition.

Purchaser hereby acknowledges the delivery and possession of the above-described property, subject to the waiver of redhibitory defects. The production of tax and mortgage certificates, that may be required by law, have been waived by the parties. Taxes for the current year have been prorated between Seller and Purchaser as of the date of this sale. The parties further acknowledge that the property tax proration is based on available information from the appropriate taxing authority and that said tax prorations are final, without consideration of re-prorations or adjustments. The parties agree to relieve and release Standard Title, LLC from any and all liability in connection herewith. Future tax notices should be mailed to Purchaser at 412 West University Avenue, Ste. 105, Lafayette, LA 70506.

Seller CONVEYS unto Purchaser and Purchaser's heirs, successors and assigns, all oil, gas and minerals lying in, on or below the surface property. Said mineral rights are conveyed without warranty, and subject to any and all Oil, Gas & Mineral Leases of record. No examination of mineral rights has been requested from, nor performed by Notary Public nor by Standard Title, LLC, and all parties to this instrument hereby hold same free and harmless from any damages that may result from the execution and recordation of this act in the public records.

This sale is made and accepted for and in consideration of the price and sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$350,000.00), which the said Purchaser has well and truly paid, in ready and current money to the said Seller, who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore. All parties and witnesses have described themselves to be of full legal capacity.

Thus Done and Passed, on the 10th day of March, 2022, in Orleans Parish, Louisiana, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary Public, after due reading of the whole.

WITNESSES:

*Solomon Besselle-Hirsch*  
Signature (Witness)

Solomon Besselle-Hirsch  
Print Name (Witness)

*Therese Korotik*  
Signature (Witness)

Therese Korotik  
Print Name (Witness)

SELLER:  
*Stephen N. Chesnut, as Mandatary for George Hubbard*  
George Hubbard by Stephen N. Chesnut, his Mandatary

PURCHASER:  
Kajun Kouture LLC  
By: *[Signature]*  
Teresa Smith, Authorized Representative

Shandy Real Estate Holdings LLC  
By: *[Signature]*  
David Shands, Authorized Representative

*[Signature]*  
NOTARY PUBLIC

**Standard Title, LLC**  
921 Kaliste Saloom Road, Lafayette, LA 70508  
Louisiana License Numbers 286612, 284321, 436996  
Underwriter: Alliant National Title Insurance Company  
Attorney: Ramon J. Fonseca, Jr.  
Bar Roll Number 26883

