

File No:21-381-ATM
 CASH SALE OF PROPERTY

UNITED STATES OF AMERICA

BY:

STATE OF LOUISIANA

EIAD H. ALBAGDADI

PARISH OF JEFFERSON

TO:

LIZA MARIE JACKSON
 and
 LATRICIA THERESA JACKSON

BE IT KNOWN, That on this 28th day of May, 2021,

BEFORE ME, THE UNDERSIGNED Notary Public, duly commission in and for the Parish and State aforesaid, in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED,

EIAD H. ALBAGDADI (fka EIAD ALMALKAWI), a person of the full age of majority and a resident of the Parish of Orleans, State of Louisiana, who declared unto me, Notary, that he has been married twice, first to Ashley Greenwood, from whom he was divorced, and secondly to Rania Batinas, with whom he is presently living and residing; and his current mailing address is 229 Dauphine Street, New Orleans, LA 70112;

Note: Official Name Change granted on 6/14/2018 by U. S. District Court, Eastern District of Louisiana

hereinafter referred to as "Vendor" who declared that Vendor does by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which Vendor may or may have against all preceding owners and vendors, unto:

LIZA MARIE JACKSON, a person of the full age of majority and a resident of the Parish of Orleans, State of Louisiana, who declared unto me, Notary, that she has been married but once and then to Todd Anthony Dukes from whom she was divorced in the State of Louisiana, and she has not since remarried; and her current mailing address is 2022 Bienville Street, New Orleans, LA 70122;

LATRICIA THERESA JACKSON, a person of the full age of majority and a resident of the State of Texas, who declared unto me, Notary, that she is single, never having been married; and her current mailing address is 5830 Meadow Branch Parkway, Richmond, TX 77407;

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

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, 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, in SQUARE 247, bounded by Bienville, Iberville, Prieur and Johnson Streets, and designated as LOT "C" and measures thirty-six (36') feet front on Bienville Street, by one hundred six (106') feet in depth on the side line nearer to Johnson Street and one hundred two feet, three inches (102'3") on first depth on the other sideline, and second depth on diagonal line three feet, eleven inches and seven line (3'11"7"), and thirty four feet, seven inches and six lines (34'7"6") on rear line.

Improvements thereon bear Municipal No: 2022-24 BIENVILLE STREET, NEW ORLEANS, LA 70112

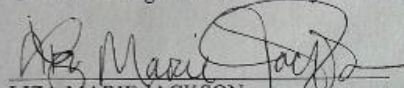
The address is shown for informational purposes only and is not insured by the Company.

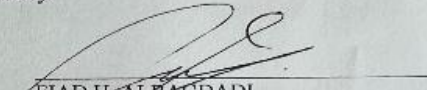
Being the same property acquired by EIAD H. ALBAGDADI (fka EIAD ALMALKAWI), by act dated October 17, 2017, filed October 18, 2017 in Instrument #627121, in the Parish of Orleans, State of Louisiana.

Purchaser or Purchaser's representatives have been offered or provided, prior to the execution of this Act of Sale and Transfer, the opportunity to fully inspect and examine any and all buildings and all things contained herein which comprise the premises being sold and transferred. The Purchaser knows and is satisfied with the physical condition of the premises in all respects, including but not limited to the structural condition of the building(s), the condition of all things contained in said building(s), and any past or present visible hidden wood destroying insect or organism infestation and resultant damage therefrom, and that same is acceptable to Purchaser "AS IS" and Purchaser affirms and agrees that no representation, statements or warranties have at any time been made by seller, or seller's agents, as to the physical condition or state of repair of the premises in any respect and that the purchase price takes into consideration the condition of the premises.

Seller and Purchaser acknowledge and recognize that this sale is in "AS IS" condition, and accordingly, Purchaser hereby relieves and releases Seller, Seller's agents 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 from any claim or cause of action in redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq.

I/We acknowledge that the above clause has been explained to me/us and I/we have read and understand the terms and agree to be bound by this waiver of warranty.


LIZA MARIE JACKSON


EIAD H. ALBAGDADI


LATRICIA THERESA JACKSON

To have and to hold the above described property unto the said Purchaser, Purchaser's heirs and assigns forever.

This sale is made and accepted for and in consideration of the price **TWO HUNDRED FORTY NINE THOUSAND AND 00/100 (\$249,000.00) DOLLARS** cash, which the said Purchaser has well and truly paid in ready and current money to the vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All taxes up to and including the taxes due and exigible in 2021 are paid, and taxes for the current year have been prorated between the parties hereto.

PARCEL ASSESSMENT #2-06-2-014-13 - Taxes are being assumed by LIZA MARIE JACKSON and LATRICIA THERESA JACKSON and are to be mailed to 2022 Bienville Street, New Orleans, LA 70112.

Vendor represents and warrants: (1) that no other sale or grant of interest in said property has been or will be made by vendor, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of vendor, or claim against vendor, except as otherwise noted or excepted.

The parties hereto waive the production of a current survey, mortgage and conveyance certificates, tax research, sewerage, water and paving lien certificate, and tax sale certificate and relieve and release me, notary of any liability in connection with same.

THIS DONE AND PASSED, in my office in the aforesaid Parish and State on the 28th day of May, 2021 herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Wahm Lyndel
Print Name: Ansley Gomboda

Mona Morais
Print Name: Mona Morais

EIAD ALBAGDABI
E I A D A L B A G D A B I
E I A D A L M A L K A W I

Liza Marie Jackson
L I Z A M A R I E J A C K S O N

LATRICIA THERESA JACKSON
L A T R I C I A T H E R E S A J A C K S O N

Maria Gray Dolese

MARIA GRAY DOLESE ID#38131
NOTARY PUBLIC
MY COMMISSION EXPIRES WITH LIFE.

AUTHENTIC TITLE LLC
LA Ins. #202828
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Metairie, LA 70002
UW FIDELITY NATIONAL TITLE INS. CO.
Examiner: LANCE V. LICCIARDI, Bar #26384