

Livingston Parish Recording Page

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Clerk of Court
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Received From :
SYLVIA S. DUKE

First VENDOR

S LAZY S DEVELOPMENT COMPANY LLC

First VENDEE

AUDUBON TRACE PROPERTY OWNERS ASSOCIATION INC

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Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana

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Deputy Clerk

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STATE OF LOUISIANA

PARISH OF LIVINGSTON

QUIT CLAIM DEED

BE IT KNOWN, that on the date shown below, before me, the undersigned Notary, duly commissioned and qualified in and for the Parish of Livingston, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

S LAZY S DEVELOPMENT COMPANY, LLC

a Louisiana Limited Liability Company, appearing herein by and through its undersigned Member, duly authorized pursuant to Resolution of the Members, a copy of which is recorded in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana, whose present mailing address is declared to be 5322 RIVERBEND BOULEVARD, BATON ROUGE, LOUISIANA 70820

all of the above sometimes referred to hereinafter as "Vendor", who, declares that said Vendor does by these presents grant, bargain, quit claim, convey, transfer, assign, set over, abandon and deliver without any warranty whatsoever, but with full substitution and subrogation in and to all the rights and actions of warranty which said Vendor has or may have against all preceding owners and vendors unto:

**AUDUBON TRACE PROPERTY
OWNERS ASSOCIATION, INC.**

a Louisiana non-profit corporation, organized and doing business under the laws of the State of Louisiana, represented herein by its duly authorized agent, by virtue of the corporate resolution, a copy of which is on file and of record in the office of the Clerk and Recorder for the Parish of LIVINGSTON, Louisiana, whose present mailing address is declared to be 5322 RIVERBEND BOULEVARD, BATON ROUGE, LOUISIANA 70820

sometimes referred to hereinafter as "Vendee", here present, accepting, and purchasing for Vendee, and Vendee's successors, heirs and assigns, and acknowledging due deliver and possession thereof, all in singular the following described property, to-wit:

ITEM 1:

All of the common areas located in Audubon Trace Subdivision, First Filing, being described as: the ponds and shorelines and any other common areas, situated in that subdivision of Livingston Parish, Louisiana, known as AUDUBON TRACE SUBDIVISION, according to that map entitled "Final Plat of Audubon Trace, First Filing, A Residential Subdivision, Being a 35.41 Acre Portion of the Sullivan Estate, Located in Sections 21 & 28, T6S, R3E, Greensburg Land District, Livingston Parish, Louisiana," dated August 12, 1999, prepared by Michael B. Songy, said plat on file and of record in the office of the Clerk of Court for the Parish of Livingston, State of Louisiana at Entry No. 428973.

LESS AND EXCEPT:

Those certain pieces 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 that subdivision located in the Parish of Livingston, State of Louisiana, known as AUDUBON TRACE SUBDIVISION, FIRST FILING, and being more particularly described on the official map of said subdivision on file and of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana, as LOT NUMBERS ONE (1) THROUGH FORTY EIGHT (48), said subdivision, said lot having such measurements and dimensions as are indicated on said map, said lot being subject to such



servitudes and restrictions as are more fully shown on said plat of survey and as are on file and of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana.

ITEM 2:

All of the common areas located in Audubon Trace Subdivision, Second Filing, being described as: the ponds and shorelines and any other common areas, situated in that subdivision of Livingston Parish, Louisiana, known as AUDUBON TRACE SUBDIVISION, according to that map entitled "Final Plat of Audubon Trace, Second Filing, A Residential Subdivision, Being a 35.41 Acre Portion of the Sullivan Estate, Located in Sections 21 & 28, T6S, R3E, Greensburg Land District, Livingston Parish, Louisiana," dated May 25, 2001, prepared by Michael B. Songy, said plat on file and of record in the office of the Clerk of Court for the Parish of Livingston, State of Louisiana at Entry No. 471583.

LESS AND EXCEPT:

Those certain pieces 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 that subdivision located in the Parish of Livingston, State of Louisiana, known as AUDUBON TRACE SUBDIVISION, FIRST FILING, and being more particularly described on the official map of said subdivision on file and of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana, as LOT NUMBERS FORTY NINE (49) THROUGH EIGHTY EIGHT (88), said subdivision, said lot having such measurements and dimensions as are indicated on said map, said lot being subject to such servitudes and restrictions as are more fully shown on said plat of survey and as are on file and of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana.

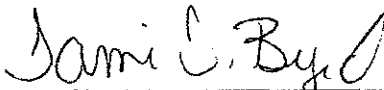
NO TITLE EXAMINATION WAS REQUESTED NOR RENDERED BY ME, THE UNDERSIGNED NOTARY PUBLIC, AND THE PROPERTY DESCRIPTION WAS FURNISHED BY THE PARTIES HERETO.

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

The parties hereto waive the production of mortgage, conveyance, and other certificates and relieve and release me, Notary, from any and all responsibility in connection therewith.


THUS DONE AND PASSED on this 27TH day of JULY, 2005, in the Parish of Livingston, State of Louisiana, in the presence undersigned competent witnesses, who have hereunder signed their names with the parties and me, said Notary, after due reading of the whole.

Witnesses:


TAMI T. BYRD


**S LAZY S DEVELOPMENT COMPANY,
LLC**


SYLVIA S. DUKE, MEMBER


CINDY JO BRIGNAC

**AUDUBON TRACE PROPERTY
OWNERS ASSOCIATION, INC.**


SYLVIA S. DUKE, AGENT


TRICIA L. HARTER (#050652)
NOTARY PUBLIC