St. Bernard Parish Certified Copy

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Clerk of Court
St. Bernard Parish Courthouse
Chalmette, LA 70044
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Received From :
CRESCENT TITLE LLC
7835 MAPLE STREET
NEW ORLEANS, LA 70118

First VENDOR
THE NATURE CONSERVANCY

First VENDEE
PMO AND COMPANY LLC

Index Type : CONVEYANCE

File Number : 665814

Type of Document : QUIT CLAIM

Book : 1263 **Page :** 240

Recording Pages : 12

Description :

Recorded Information

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

On (Recorded Date) : 07/12/2024

At (Recorded Time) : 3:54:34PM

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CLERK OF COURT
RANDY S. NUNEZ
Parish of St. Bernard
I certify that this is a true copy of the attached document that was filed for registry and Recorded 07/12/2024 at 3:54:34
Recorded in Book 1263 Page 240
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NEW ORLEANS, LA 70118

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Crescent Title, LLC
7835 Maple Street
New Orleans, LA 70118
File No.: 241810

QUIT CLAIM

Sale of Property

by:

The Nature Conservancy

to:

PMO & Company LLC

United States of America
State of Louisiana
Parish of Orleans

BE IT KNOWN That on the below dates in June, 2024

BEFORE ME, the undersigned notaries public, duly commissioned and qualified, in the presence of the witnesses hereinafter named and undersigned.

Personally Came and Appeared,

THE NATURE CONSERVANCY (Tax ID# 53-0242652), a District of Columbia non-profit corporation, organized and existing under the laws of the District of Columbia, herein being represented by and through Morgan Kline, Senior Disposition Manager, by virtue of a Resolution of its Board of Directors, annexed hereto and made a part hereof.

MAILING ADDRESS: THE NATURE CONSERVANCY, 4245 North Fairfax Drive, Suite 100, Arlington, VA 22203

Who declare that they do by these presents, grant, bargain, quitclaim, sell, convey, transfer, assign, setover, abandon and deliver, any interest or claim which it has or may have in the property described below without legal warranties, but with full substitution and subrogation in and to all the rights and actions of warranty which they have, if any, or may have against all preceding owners and vendors, unto,

PMO & Company LLC (Tax ID# XX-XXX6406), a Indiana Limited Liability Company organized and existing under the Laws of the State of Indiana, pursuant to Articles of Organization registered with the Secretary of State, represented herein by Matthew Fouts, Member, sole member;

MAILING ADDRESS: 5600 Roberts Road, Terre Haute, IN 47805

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"

1) SALT WATER MARSH (USE VALUE) 5.00.0 Undivided one-half interest Into: SE1/4 of NW1/4 of SW 1/4 Sect. 3 TS 1 5SR16E, being bounded now or formerly North by John T. Chism et als. East by Auster Oil-Frances Fraley, South by Bass

Partnership, West by N.O. Baptist Theol. Society, containing 10 acres. Tax Bill #739900013785.

2) SALT WATER MARSH (USE VALUE) 288 - Undivided ¼ interest into: All parcels in TS14S R17E: Parcel A Sec. 3 Pt. lying W. of Bayou La Loutre, less & except Parcel B Sec. 6 lying E. Bayou La Loutre, less & except Parcel C Sec. 7 all that pt. lying E. Bayou La Loutre, less & except Parcel F Sec. 7 SW¼ SE¼ less & except Parcel G Sec. 18 N. ½ SE ¼ less and except Parcel H Sec. 18 N ½ & N ½ SW ¼ less & except total tracts above equals 382.8 acres marshlands. Tax Bill# 739900013800.

3) SALT WATER MARSH (USE VALUE) 20.00.0 - Undivided ½ interest into: TS15S R16E Sec. 4 NW¼ NE¼ contains 40 acres. -Tax Bill#739900013810.

4) SALT WATER MARSH (USE VALUE) 60 – TS14S R16E E1/2 SW1/4 SW 1/4 Sec. 15 lying South Bayou La Loutre contains 20 acres. Tax Bill #739900013821.

5) SALT WATER MARSH (USE VALUE) 30 – TS14S R16E SW1/4 SW1/4 SW1/4 Sec.15 contains 10 acres. Tax Bill # 739900013822.

6) SALT WATER MARSH (USE VALUE) 60 – TS13S R18E, Lots 49 & 50 Sec. 32 & 33 20 acres marshlands. Tax Bill#739900013823.

7) SALTWATER MARSH (USE VALUE)60-Undivided 1/2 interest into TS15S, R16E Sec. 4 NW 1/4 NE 1/4 containing 40 acres.

See Exhibit A attached for full legal description

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2025 bearing Tax Assessment No. 739900013785, 739900013800, 739900013810, 739900013821, 739900013822 and 719900013823 are to be forwarded to:

PMO & Company LLC
5600 Roberts Road, Terre Haute, IN 47805

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

8. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.

9. Title to all oil, gas and other minerals, which title has not been examined.

10. Title to any portion of the property considered federal or state waterbottoms.

11. The ownership of the oyster beds by the State of Louisiana, as provided by the laws and the regulations thereof.

12. Descrepancies or shortage in the square footage, acreage or area of the land.

13. Lack of any legal right of access to and from the land, by vehicle, boats, or on foot.

Neither a title abstract nor title examination have been requested nor been performed on the herein described property, further the parties to this act waive and dispense with the production of the mortgage, conveyance or other certificates, required by law or otherwise, and release and relieve me, Notary, Crescent Title from any and all responsibility in connection therewith.

_____ MK
Initials Initials

Partnership, West by N.O. Baptist Theol. Society, containing 10 acres. Tax Bill #739900013785.

2) SALT WATER MARSH (USE VALUE) 288 - Undivided ¼ interest into: All parcels in TS14S R17E: Parcel A Sec. 3 Pt. lying W. of Bayou La Loutre, less & except Parcel B Sec. 6 lying E. Bayou La Loutre, less & except Parcel C Sec. 7 all that pt. lying E. Bayou La Loutre, less & except Parcel F Sec. 7 SW¼ SE¼ less & except Parcel G Sec. 18 N. ½ SE ¼ less and except Parcel H Sec. 18 N ½ & N ½ SW ¼ less & except total tracts above equals 382.8 acres marshlands. Tax Bill# 739900013800.

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6) SALT WATER MARSH (USE VALUE) 60 – TS13S R18E, Lots 49 & 50 Sec. 32 & 33 20 acres marshlands. Tax Bill#739900013823.

7) SALTWATER MARSH (USE VALUE)60-Undivided 1/2 interest into TS15S, R16E Sec. 4 NW 1/4 NE 1/4 containing 40 acres.

See Exhibit A attached for full legal description

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2025 bearing Tax Assessment No. 739900013785, 739900013800, 739900013810, 739900013821, 739900013822 and 719900013823 are to be forwarded to:

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MF.
Initials

Initials



WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

PMO & Company LLC

BY:_____
Matthew Fouts
Member

The Nature Conservancy

BY: Morgan Kilne
Morgan Kilne
Senior Dispositions Manager

PGR-415 (R6/04)



WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

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PMO & Company LLC

BY: _____
Matthew Fouts
Member

The Nature Conservancy

BY: _____
John Dwelley
Director of Business Operations

PGR-415 (R6/04)

Crescent Title, LLC
7835 Maple Street
New Orleans, LA 70118
241810

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

SALT WATER MARSH (USE VALUE) 5.00.0 - Undivided one-half interest into: SE1/4 of NW1/4 of SW 1/4 Sect. 3 TS15SR16E, being bounded now or formerly North by John T. Chism et als. East by Auster Oil-Frances Fraley, South by Bass Partnership, West by N.O. Baptist Theol. Society, containing 10 acres. Tax Bill #739900013785.

PARCEL 2

All and singular, an undivided one-fourth interest in and to the following described immovable property, situated in Township Fourteen (14) South, Range Seventeen (17) East, Parish of St. Bernard, State of Louisiana, to-wit:

PARCEL "A" Section Three (3), all that portion lying West of Bayou LaLoutre;

LESS AND EXCEPT:

(1) SW 1/4 of SW 1/4 of SW 1/4, sold to Dr. Louis A. Prejean by private act duly acknowledged, dated July 14, 1939, and registered in COB 44, folio 475, on July 20, 1939.

(2) Four (4) acres off of the extreme West portion of SW 1/4 of SW 1/4 of NW 1/4, between parallel lines, sold to J. W. Alsobrook by private act duly acknowledged, dated November 10, 1939, and registered in COB 45, folio 156, on December 8, 1939, and

(3) Fractional NW 1/4 of NW 1/4 and fractional NW 1/4 of SW 1/4 of NW 1/4, both lying West of Bayou La Loutre, sold to Nathan Silverman by private act duly acknowledged dated August 29, 1949, and registered in COB 45, folio 415, on August 31, 1940.

PARCEL "B" Section Six (6), all that portion lying East of Bayou La Loutre, except; SE 1/4 of SE 1/4; E 1/2 of NE 1/4 of SE 1/4; and E 1/2 of SE 1/4 of NE 1/4;

LESS AND EXCEPT:

(1) E 1/2 of SW 1/4 of SE 1/4; W 1/2 of NE 1/4 of SE 1/4; W 1/2 of SE 1/4 of NE 1/4; and E 1/2 of NE 1/4 of NE 1/4, sold to Dr. Louis A. Prejean by private act duly acknowledged dated July 14, 1939, and registered in COB 44, folio 475, on July 20, 1939, and

(2) Three (3) acres off of the extreme East Portion of SW 1/4 of NE 1/4, between parallel lines, sold to J. W. Alsobrook by private act duly acknowledged dated November 10, 1939, and registered in COB 45, folio 156, on December 8, 1939.

PARCEL "C" Section Seven (7), all that portion lying East of Bayou La Loutre, except SE 1/4; SE 1/4 of NE 1/4; E 1/2 of SW 1/4 of NE 1/4 and SW 1/4 of SW 1/4 of NE 1/4;

LESS AND EXCEPT:

(1) SE 1/4 of SW 1/4 and E 1/2 of SW 1/4 of SW 1/4, sold to Dr. George L. Hardin by private act duly acknowledged, dated June 16, 1939, and registered in COB 44, folio

440, on June 16, 1939,

(2) NE 1/4 of NE 1/4, sold to Dr. Louis A. Prejean by private act duly acknowledged, dated July 14, 1939, and registered in COB 44, folio 475, on July 20, 1939,

(3) S 1/2 of NE 1/4 of SW 1/4, sold to Oscar L. and Fettie Meadors by private act duly acknowledged, dated June 16, 1939, and registered in COB 44, folio 462, on July 31, 1939,

(4) Three (3) acres off of the extreme East portion of SE 1/4 of SE 1/4 of NW 1/4, sold to J. W. Alsobrook by private act duly acknowledged, dated November 10, 1939, and registered in COB 45, folio 156, on December 8, 1939, and

(5) E 1/2 of NW 1/4 of NE 1/4, sold to Norman G. Figuies by private act duly acknowledged, dated December 27, 1939, and registered in COB 45, folio 187, on January 30, 1940.

PARCEL "D" Section Fifteen (15), NW 1/4 of NW 1/4

LESS AND EXCEPT:

(1) NW 1/4 of NW 1/4 of NW 1/4, sold to N.C. Brook by private act duly acknowledged, dated June 9, 1939, and registered in COB 44, folio 441, on June 16, 1939, and

(2) NE 1/4 of NW 1/4 of NW 1/4, sold to Mrs. Maud Armstrong by private act duly acknowledged, dated June 27, 1939, and registered in COB 44, folio 468, on June 27, 1939.

All of the aforesaid Parcels "A", "B", "C" and "D" described hereinabove being the same immovable property (comprising and including also the various properties alienated and stipulated respectively hereinabove) acquired by Gabriel A, Diaz from the Plaquemines Land Company by private act duly acknowledged, dated May 23, 1939, and registered in COB 44, folio 414, on May 23, 1939.

PARCEL "E" Section Seven (7), SE 1/4 of SE 1/4;

LESS AND EXCEPT:

E 1/2 of SE 1/4 of SE 1/4, sold to Norman G. Figuies by private act duly acknowledged dated June 24, 1939, and registered in COB 44, folio 447, on June 24, 1939.

The aforesaid Parcel "E" described hereinabove being the same immovable property (comprising and including also the property alienated and stipulated hereinabove) acquired by Gabriel A. Diaz from Dr. Henry LaRocca by private act duly acknowledged, dated June 23, 1939, and registered in COB 44, folio 446, on June 24, 1939;

PARCEL "F" Section Seven (7), SW 1/4 of SE 1/4, except; NW 1/4;

LESS AND EXCEPT:

E 1/2 of SW 1/4 of SE 1/4, sold to Dollie and Lucie Connell by private act duly acknowledged dated October 23, 1939, and registered in COB 45, folio 133, on November 16, 1939.

PARCELS "G" Section Eighteen (18), N 1/2 of SE 1/4;

LESS AND EXCEPT:

NE 1/4 of SE 1/4 and NW 1/4 of SE 1/4, except NW 1/4, sold to Dr. C. A. Weiss by private act duly acknowledged, dated May 6, 1939, and registered in COB 44, folio 381, on May 8, 1939.

All of the aforesaid Parcels "F" and "G" described hereinabove being the same immovable property (comprising and including also the various properties alienated and stipulated respectively hereinabove) acquired by Gabriel A. Diaz from the Plaquemines Land Company by private act duly acknowledged, dated April 11, 1939, and registered in COB 44, folio 355, on April 21, 1939.

PARCEL "H" Section Eighteen (18), N 1/2 and N 1/2 of SW 1/4;

LESS AND EXCEPT:

(1) NW 1/4 and NW 1/4 of NE 1/4, sold to F.E. Bowen by private act duly acknowledged dated March 13, 1939, and registered in COB 44, folio 311, on March 23, 1939.

(2) SE 1/4 of NW 1/4 of SW 1/4, sold to Mrs. Thomas Herthum by private act duly acknowledged dated June 27, 1939, and registered in COB 424, folio (475), on July 22, 1939.

(3) SE 1/4 of NW 1/4 of SW 1/4, sold to Mrs. Ella Voss by private act duly acknowledged, dated July 12, 1939, and registered in COB 44, folio 469, on July 15, 1939.

(4) NE 1/4 of SE 1/4 of NE 1/4 sold to Dr. Arthur Caire by private act duly acknowledged dated December 24, 1941, and registered on January 2, 1942, in COB 47, folio 121.

(5) N 1/2 of SW 1/4, sold to G. Wray Gill by private act duly acknowledged dated December 5, 1952, and registered in COB 56, folio 360, on December 8, 1952.

The aforesaid Parcel "H" described hereinabove being the same immovable property (comprising and including also the various properties alienated and stipulated hereinabove) acquired by Gabriel A. Diaz from the Plaquemines Land Company by private act duly acknowledged, dated January 12, 1939, and registered in COB 44, folio 301, on March 13, 1939.

Tax Bill #739900013800

PARCEL 3

1-a, All and singular, the following described immovable property situated in Township Fifteen (15) South, Range Sixteen (16) East, Parish of St. Bernard, State of Louisiana, to-wit: An undivided 1/2 interest in and to Section Four (4) NW 1/4 of NE 1/4

Tax Bill # 739900013810

PARCEL 4

All and singular, the following described property located in the Parish of St. Bernard, State of Louisiana, all right and interest in and to Twenty (20) Acres situated in the Parish of St. Bernard, Louisiana, Township 14 South, Range 16 East, further described as E1/2 of SW1/4 of SW1/4 of Section 15, lying south of Bayou LaLoutre.

Tax Bill #739900013821

PARCEL 5

All and singular, the following described property located in the Parish of St. Bernard, State of Louisiana, all right and interest in and to Thirty (30) acres situated in Parish of St. Bernard, Louisiana, Township 14 South, Range 16 East, further descried as SW 1/4 of SW 1/4 of SW 1/4 and E 1/2 of SW 1/4 of SW 1/4, Section 15.

Tax Bill #739900013822

PARCEL 6

All and singular, the following described property located in the Parish of St. Bernard, State of Louisiana, all right and interest in and to Twenty (20) Acres situated in the Parish of St. Bernard, Louisiana, Township 13 South, Range 18 East, further described as Lots 49 and 50 of subdivision of Section 32 containing 580 acres and Section 33 containing 420 acres. A duly certified copy of which subdivision is recorded in the Parish of St. Bernard, Louisiana.

Tax Bill #739900013823

CERTIFICATE OF AUTHORITY

I HEREBY CERTIFY that I am the duly appointed Assistant Secretary of The Nature Conservancy.

I FURTHER CERTIFY that John Dwelley is Director of Business Operations of The Nature Conservancy, and as such has been delegated the authority to act on behalf of The Nature Conservancy in matters relating to the transfer of real property located in the state of Louisiana, St. Bernard Parish, formerly owned by George W. Gill Jr., including the execution and delivery of conveyance documents.

I FURTHER CERTIFY that the above delegation has not been rescinded and is in full force and effect.

AND I FURTHER CERTIFY that The Nature Conservancy, a nonprofit corporation incorporated under the laws of the District of Columbia, is currently a corporation in good standing under the laws of the State of Louisiana, having filed, on record, all necessary required documents and reports as of this date.

WITNESS my signature of said corporation this 20 day of May, 2024.

Mary Huckabee

Mary Huckabee
Assistant Secretary

Delegation of Ministerial Authority

In my capacity as Director of Business Operations, I delegate ministerial authority to Morgan Kline, to execute all documents associated with the transfer of property at St. Bernard Parish, Louisiana. This delegation is made to Morgan Kline in her capacity as Senior Dispositions Manager and will automatically rescind in the event she ceases to occupy this position or may be rescinded by me in writing. However, all acts taken prior to the rescission of this authority shall remain in full force and effect.

THE NATURE CONSERVANCY

John Dwelley

By: John Dwelley, Director of Business Operations

Date: 6/17/24

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 ATTORNEYS FEES IN CONNECTION THEREWITH.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever, but with no warranty of any nature or type, and specifically without guaranty of title.

This sale is made and accepted for and in consideration of the price and sum of Thirty-Seven Thousand Five Hundred And No/100 Dollars ($37,500.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2023. The 2024 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.

Thus Done and Passed, in my office in the City of Terre Haute State of IN, on the 8 day of ~~June~~ July, 2024 in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

SIGN Mary Fouts
PRINT MARY FOUTS

SIGN
PRINT William Ryan Redyson

PURCHASER(S):

PMO & Company LLC

BY:
Matthew Fouts
Member

LISA J. HATHAWAY
Notary Public, State of Indiana
Clay County
Commission #NP0734702
My Commission Expires
July 7, 2029

Bar Roll No.:

Notary Public

7-8-24

Thus Done and Passed, in my office in the City of St. Louis County, State of Missouri, on the 11 day of June, 2024 in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

SIGN _____
PRINT Gabe Dooley

SIGN _____
PRINT Timothy J Disbennett

SELLER(S):

The Nature Conservancy

BY: _____
Morgan Kline
Senior Dispositions Manager

_____
Morgan Spencer-Frazer
Bar Roll/ID No.: 22531514
Notary Public

MORGAN SPENCER-FRAZER
Notary Public-Notary Seal
State of Missouri
St. Louis County
My Commission Expires: January 30, 2026
Commission #22531514