



Richland Parish Clerk of Court  
P.O. Box 119  
Rayville, LA 71269

Phone (318) 728-7000

**Melissa Morris**  
Clerk of Court  
Parish of Richland



Clerk use only

**Instrument Number: 400216**

**Book/Index:** COB  
**Document Type:** CASH SALE/DEED  
**Recording Date:** 1/24/2025 1:47:59 PM  
**Page Count:** Scanned Page Count: 6 not including this page

**Grantor 1:** MOORE, JAMES WALTER JR  
**Grantee 1:** FULLER, EDWIN P

COB: 400216

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SHOULD BE RETAINED WITH ANY COPIES.



*Natalie Hackney*  
Natalie Hackney

**CASH DEED**

BE IT KNOWN AND REMEMBERED that on the dates hereinafter set forth and before the undersigned Notaries, duly commissioned and qualified in and for the said States and County/Parish, and in the presence of the undersigned witnesses, personally came and appeared:

**James Walter Moore, Jr.** (SSN: \*\*\*-\*\*-5875) and **Carol Lynn Wilson Moore** (SSN: \*\*\*-\*\*-6021) husband and wife, major residents of Ouachita Parish, Louisiana, whose mailing address is 3006 River Oaks Drive, Monroe, Louisiana 71201;

**Margaret Moore Lauve** (SSN: \*\*\*-\*\*-9815) and **John Gilbert Lauve, Sr.** (SSN: \*\*\*-\*\*-2090) husband and wife, major resident of Ouachita Parish, Louisiana, whose mailing address is 2026 Pargoud Boulevard, Monroe, Louisiana 71201;

and

**Christine Moore Gaiennie** (SSN: \*\*\*-\*\*-9261) a married woman and major resident of Shelby County, Tennessee, whose mailing address is 10700 Sparkle Creek Cove, Eads, Tennessee 38028, dealing herein with her separate property;

hereinafter collectively referred to as "VENDORS"

who acknowledged and declared that for the price and consideration hereinafter expressed, they have sold, conveyed and delivered, and by this act and these presents, do hereby sell, transfer, convey and deliver unto:

**Edwin P. Fuller** (SSN: \*\*\*-\*\*-8057) and **Lori C. Fuller** (SSN: \*\*\*-\*\*-4216), husband and wife, major residents of Richland Parish, Louisiana, whose mailing address is 31 Fuller Road, Delhi, Louisiana 71232, hereinafter referred to as "VENDEES"

who are present and accepting this sale for themselves, their heirs and assigns, the following described property, together with the improvements and appurtenances thereon, situated in Richland Parish, Louisiana, to-wit:

**SEE EXHIBIT "A"**

TO HAVE AND TO HOLD the said above described property unto the said Vendees, their heirs and assigns, forever, with warranty and guaranty of title as to acts of Vendor only, and with complete transfer and subrogation of all rights and actions of warranty against all proprietors.

THE PRICE AND CONSIDERATION for which the said sale is made is the sum SIXTY-THREE THOUSAND TWO HUNDRED TWENTY AND 00/100 (\$63,220.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged by the Vendors and full acquittance granted therefor.

This sale is made with complete transfer and subrogation of all rights of prescription, whether acquisitive or liberative, to which said Vendors may be entitled; with complete transfer of all rights of possession and occupancy that the Vendors may have accumulated from his possession or may have tacked from others possession; and with complete transfer and subrogation of all legal actions which Vendors may have against others as a result of any kind of damage to property described herein or for removal of any property or structures located on the above described tract.

Vendors transfer, assign and sell any and all mineral interest in which they may have ownership, but do so without any warranty, or guaranty of title whatsoever. Vendors make no assertions,

representations, promises or warranties as to any mineral ownership that they may or may not own, and Vendees understand that they may not acquire any mineral ownership through this transaction.

The property sold "AS IS", without any warranty, express or implied, by Vendors to Vendees as to the condition of said property. The parties agree that a warranty against redhibitory defects is excluded herein and Vendees acknowledge that this has been brought to their attention, all in accordance with Louisiana Civil Code Article 2548.

The 2024 taxes have been paid. Vendors and Vendees shall prorate the taxes for the year 2025, and Vendees assume the taxes for 2025 and all subsequent years.

The prorations expressed upon the closing statement have been based upon the current millage rates and assessments. In the event any of these change, taxes for the current year may vary. In such an event, each party agrees to pay its pro-rata share of taxes and hereby release the closing Notary and Louisiana Delta Title Company, LLC, from any liability for the payment and/or collection thereof. The Vendees shall be responsible for paying the property taxes prior to December 31<sup>st</sup>. Vendors will promptly forward to Vendees any tax notices received from any taxing authorities after the date of closing.

STATE OF LOUISIANA:

PARISH OF RICHLAND:

THUS DONE AND SIGNED in the presence of the undersigned witnesses of lawful age, who hereunto sign their names, together with the same parties and me, Notary, on the 24<sup>th</sup> day of January 2025.

WITNESSES:

Rebecca Deard

Rebecca Dear  
Print Name

Bvie L. Tuckett

Print Name

Edwin P. Fuller

Edwin P. Fuller  
Print Name

Lori C. Fuller

Print Name

Dana T. Kennedy

Notary Public



DANA T. KENNEDY  
NOTARY PUBLIC, ID#61752  
STATE OF LOUISIANA  
RICHLAND PARISH  
My Commission is for Life

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THIS DONE AND SIGNED in the presence of the undersigned witnesses of lawful age, who hereunto sign their names, together with the same parties and me, Notary, on the 20<sup>th</sup> day of January, 2025.

WITNESSES:

Betty Hantz

BETTY HANTZ  
Print Name

Tiffany Ortiz

Tiffany Ortiz  
Print Name

James Walter Moore, Jr.

JAMES WALTER MOORE, JR., VENDOR

Carol Lynn Wilson Moore

CAROL LYNN WILSON MOORE, VENDOR

Heather Hussein  
Notary Public

HEATHER HUSSEIN  
NOTARY # 179530  
EAST BATON ROUGE PARISH  
COMMISSIONED FOR LIFE



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STATE OF LOUISIANA:

PARISH OF OUAJACHITA:

THUS DONE AND SIGNED in the presence of the undersigned witnesses of lawful age, who hereunto sign their names, together with the same parties and me, Notary, on the 21 day of

January, 2025.

WITNESSES:

[Signature]  
James W. [unclear]  
Print Name

[Signature]  
Patricia B. Burley  
Print Name

[Signature] Margaret Moore Laune  
MARGARET MOORE LAUNE, VENDOR  
[Signature] John Gilbert Laune  
JOHN GILBERT LAUNE, SR., VENDOR

[Signature]  
Notary Public



OFFICIAL SEAL  
CELINA C. TARVER  
NOTARY PUBLIC # 138856  
STATE OF LOUISIANA  
PARISH OF RICHLAND  
My Commission is for Life



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STATE OF IN  
COUNTY OF Shelby

THUS DONE AND SIGNED in the presence of the undersigned witnesses of lawful age, who  
do unto sign their names, together with the same parties and me, Notary, on the 09<sup>th</sup> day of

Jan 2025.

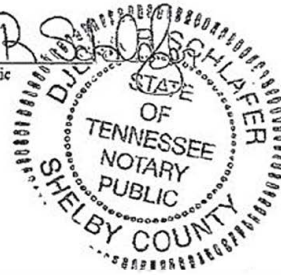
WITNESSES:

Barbara Schlafer  
Barbara Schlafer  
Print Name

Christine Moore Gaiennie  
CHRISTINE MOORE GAIENNIE, VENDOR

Philip Badger  
Philip Badger  
Print Name

Diana R. Schlafer  
Notary Public



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## Exhibit "A"

Revised: January 21, 2025

January 7, 2025

Client: James Moore  
Fuller Road  
Richland Parish, Louisiana

3.161 Acres

### PROPERTY DESCRIPTION

A certain tract or parcel of land being situated in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 17 North, Range 9 East, Land District North of Red River, Richland Parish, Louisiana, and being more particularly described as follows:

Commencing at a 5/8" rebar set at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 17 North, Range 9 East, Land District North of Red River, Richland Parish, Louisiana, and also being the POINT OF BEGINNING; thence proceed South 89 degrees 17 minutes 20 seconds West along the South line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 17, a distance of 1,048.61 feet to a 5/8" rebar set on the North right-of-way line of Interstate Highway No. 20 (State Project No. 451-07-02); thence proceed North 25 degrees 29 minutes 48 seconds West along the right-of-way of said Highway No. 20, a distance of 150.88 to a set 5/8" rebar; thence proceed South 89 degrees 45 minutes 35 seconds East for a distance of 1,111.68 feet to a 5/8" rebar set on the East line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 17; thence proceed South 00 degrees 52 minutes 35 seconds East along the East line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 17, a distance of 118.52 feet back to the POINT OF BEGINNING, containing 3.161 Acres, more or less, and being subject to all other rights-of-way, easements and servitudes of record and/or of use.

This Description is based on the Boundary Survey performed by Thomas A. Semmes Jr., Registered Professional Land Surveyor, January 2025.



REV: 1/21/2025

James Moore\_3.161 acres