

Pilger Title Co.
 1142684
 2012 US 90
 Gautier, MS 39553
 (228) 205-3982

ALTA Combined Settlement Statement

File #:	G-24-101	Property	NHN Highway 57	Settlement Date	08/09/2024
Prepared:	08/09/2024		Vanceave, MS 39565	Disbursement Date	08/09/2024
Escrow Officer:	Julie Foxwell	Buyer	Omega Holdings, LLC		
			1108 US 90		
			Gautier, MS 39553		
		Seller	Joan P. Harson, Dolene Sue		
			Olivier, Rita P. Fountain,		
			Joseph James Pabst, Randy		
			Van Fountain, and Lisa Ann		
			Thibodeau		
			100 Maria Circle		
			Houma, LA 70360		
		Lender	Hancock Whitney Bank		


Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$274,000.00	Sales Price of Property	\$274,000.00	
		Deposit		\$1,000.00
		Prorations/Adjustments		
\$665.21		County Taxes 01/01/2024 to 08/09/2024		\$665.21
		Government Recording and Transfer Charges		
		Government recording charges	\$31.00	
		Commission		
		--\$13,700.00 to Weichert Realtors Gulf Properties		
		--\$13,700.00 to New Trend Realty		
\$27,400.00		Commission paid at settlement		
		Title Charges & Escrow / Settlement Charges		
		Settlement or closing fee to Pilger Title Co.	\$350.00	
		Owner's title insurance to Old Republic National Title Insurance Company	\$1,096.00	
		Title Abstract/Exam to Pilger Title Co.	\$245.00	
		Document Preparation to Pilger Title Co.	\$175.00	
\$260.00		Express Mail/Courier to Pilger Title Co.	\$65.00	
\$100.00		Wire Fee to Pilger Title Co.	\$25.00	
		Owner's Title Insurance Binder to Pilger Title Co.	\$200.00	
		Miscellaneous		
\$1,700.00		Survey Reimbursement to Joan P. Harson		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$30,125.21	\$274,000.00		\$276,187.00	\$1,665.21
		Subtotal		
		Due from Buyer		\$274,521.79
\$243,874.79		Due to Seller		
\$274,000.00	\$274,000.00	Totals	\$276,187.00	\$276,187.00

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Pilger Title Co. to cause the funds to be disbursed in accordance with this statement.

Omega Holdings, LLC, a Mississippi Limited Liability Company

By:  8/9/24
Jesus Saucedo, Sole Member and Manager Date

Joan P. Harson 8-8-24
Joan P. Harson Date

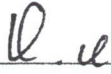
Dollene Sue Olivier 8/9/24
Dollene Sue Olivier Date

/ Rita P. Fountain Date

/ Joseph James Pabst Date

/ Randy Van Fountain Date

/ Lisa Ann Thibodeau Date

 8/9/24
Settlement Agent Date

Signature Addendum

Acknowledgement

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We/I authorize Pilger Title Co. to cause the funds to be disbursed in accordance with this statement.

Omega Holdings, LLC, a Mississippi Limited Liability Company

By: _____
Jesus Saucedo, Sole Member and Manager Date

Joan P. Harson Date

Dollene Sue Olivier Date

Rita P. Fountain Date

Joseph James Pabst Date

Randy Van Fountain 8/9/24

Randy Van Fountain Date

Lisa Ann Thibodeau Date

Settlement Agent *ll.u* 8/9/24 Date

Signature Addendum

Acknowledgement

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Omega Holdings, LLC, a Mississippi Limited Liability Company

By: _____ Date _____
Jesus Saucedo, Sole Member and Manager

Joan P. Hanson _____ Date _____

Dolene Sue Olivier _____ Date _____

Rita P. Fountain _____ Date _____

Joseph James Pabst _____ Date _____

Randy Van Fountain _____ Date _____

Lisa Ann Thibodeau 08-09-24 _____ Date _____
Lisa Ann Thibodeau

_____ *l. e* 8/9/24 _____ Date _____
Settlement Agent

Signature Addendum

Acknowledgement

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We/I authorize Pilger Title Co. to cause the funds to be disbursed in accordance with this statement.

Omega Holdings, LLC, a Mississippi Limited Liability Company

By: _____ Date _____
Jesus Saucedo, Sole Member and Manager

Joan P. Harson _____ Date _____

Dollene Sue Olivier _____ Date _____

Rita P. Fountain 8-9-24
Rita P. Fountain _____ Date _____

Joseph James Pabst _____ Date _____

Randy Van Fountain _____ Date _____

Lisa Ann Thibodeau _____ Date _____

Settlement Agent

D. A. 8/9/24
_____ Date _____

Prepared By:
David B. Pilger
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Joan P. Harson
Dollene Sue Olivier
Randy Van Fountain
Joseph James Pabst
Lisa Ann Thibodeau
Rita P. Fountain
100 Maria Circle
Houma, LA 70360
(985) 688-5131

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Omega Holdings, LLC
A Mississippi Limited Liability Company
1108 US 90
Gautier, MS 39553
(228) 366-3223

File No. G-24-101

INDEXING INSTRUCTIONS: A parcel of land situated in Sec. 9, T6S, R7W, Jackson County, MS

STATE OF MISSISSIPPI
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joan P. Harson aka Joan P. Fletcher Harson, Dollene Sue Olivier fka Dollene Fletcher Simmons, Rita P. Fountain, Joseph James Pabst, Randy Van Fountain, and Lisa Ann Thibodeau aka Lisa Fountain Thibodeau**, do hereby sell, convey and warrant unto **Omega Holdings, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Joan Harson, Joseph M. Pabst, Jr., Dollene Olivier, Rita P. Fountain, Joseph James Pabst, Randy Fountain, and Lisa Thibodeau by deed from Joseph M. Pabst, Sr. Trust dated 08/17/2000 and recorded with Jackson County Chancery Clerk on 08/23/2000 in Book 1215, Page 137.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor(s) homestead.

The death certificate of Joseph M. Pabst is attached hereto as Exhibit "B".

The survey by Witness Tree Surveying, LLC dated 08/03/24 is attached hereto as Exhibit "C".

WITNESS OUR SIGNATURES, on this the 9 day of August, A.D., 2024.

Dollene Sue Olivier

Dollene Sue Olivier

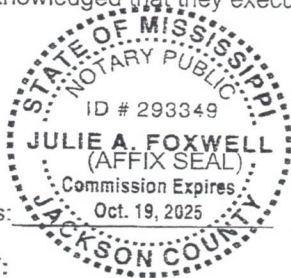
Randy Van Fountain

Randy Van Fountain

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of August, 2024, within my jurisdiction, the within named Dollene Sue Olivier, Randy Van Fountain, who acknowledged that they executed the above and foregoing instrument.



Julie A. Foxwell
Notary Public

My commission expires: _____

DEED ACCEPTED BY:

Omega Holdings, LLC, a Mississippi Limited Liability Company

By: *[Signature]*
Jesus Saucedá, Sole Member and Manager

WITNESS MY SIGNATURE, on this the 5th day of August, A.D., 2024.

Joan P. Harson
Joan P. Harson

ACKNOWLEDGMENT

STATE OF Louisiana
COUNTY OF Terrebonne Parish

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of August, 2024, within my jurisdiction, the within named Joan P. Harson, who acknowledged that she executed the above and foregoing instrument.



Mark A. Mouton
Notary Public
Notary ID No. 141026
Terrebonne Parish, LA

[Signature]
Notary Public

(AFFIX SEAL)

My commission expires: @ death

WITNESS MY SIGNATURE, on this the 9th day of August, A.D., 2024.

Lisa Ann Thibodeau
Lisa Ann Thibodeau

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of August, 2024, within my jurisdiction, the within named Lisa Ann Thibodeau, who acknowledged that she executed the above and foregoing instrument.



RILEY MCCALL
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 29th, 2026

Riley McCall
Notary Public

(AFFIX SEAL)

My commission expires: 7/29/2026

WITNESS MY SIGNATURE, on this the 9 day of August, A.D., 2024.

Rita P. Fountain
Rita P. Fountain

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of August, 2024, within my jurisdiction, the within named Rita P. Fountain, who acknowledged that she executed the above and foregoing instrument.



RILEY MCCALL
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 29th, 2026

(AFFIX SEAL)

Riley McCall
Notary Public

My commission expires: 7/29/26

WITNESS MY SIGNATURE, on this the 08 day of August, A.D., 2024.

Joseph James Pabst
Joseph James Pabst

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Barrow

Personally appeared before me, the undersigned authority in and for the said county and state, on this 08 day of Aug, 2024, within my jurisdiction, the within named Joseph James Pabst, who acknowledged that he executed the above and foregoing instrument.

Y. Radhika
Notary Public

(AFFIX SEAL)

My commission expires: 04/21/2026

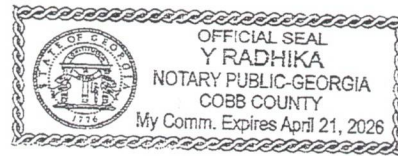


Exhibit "B"

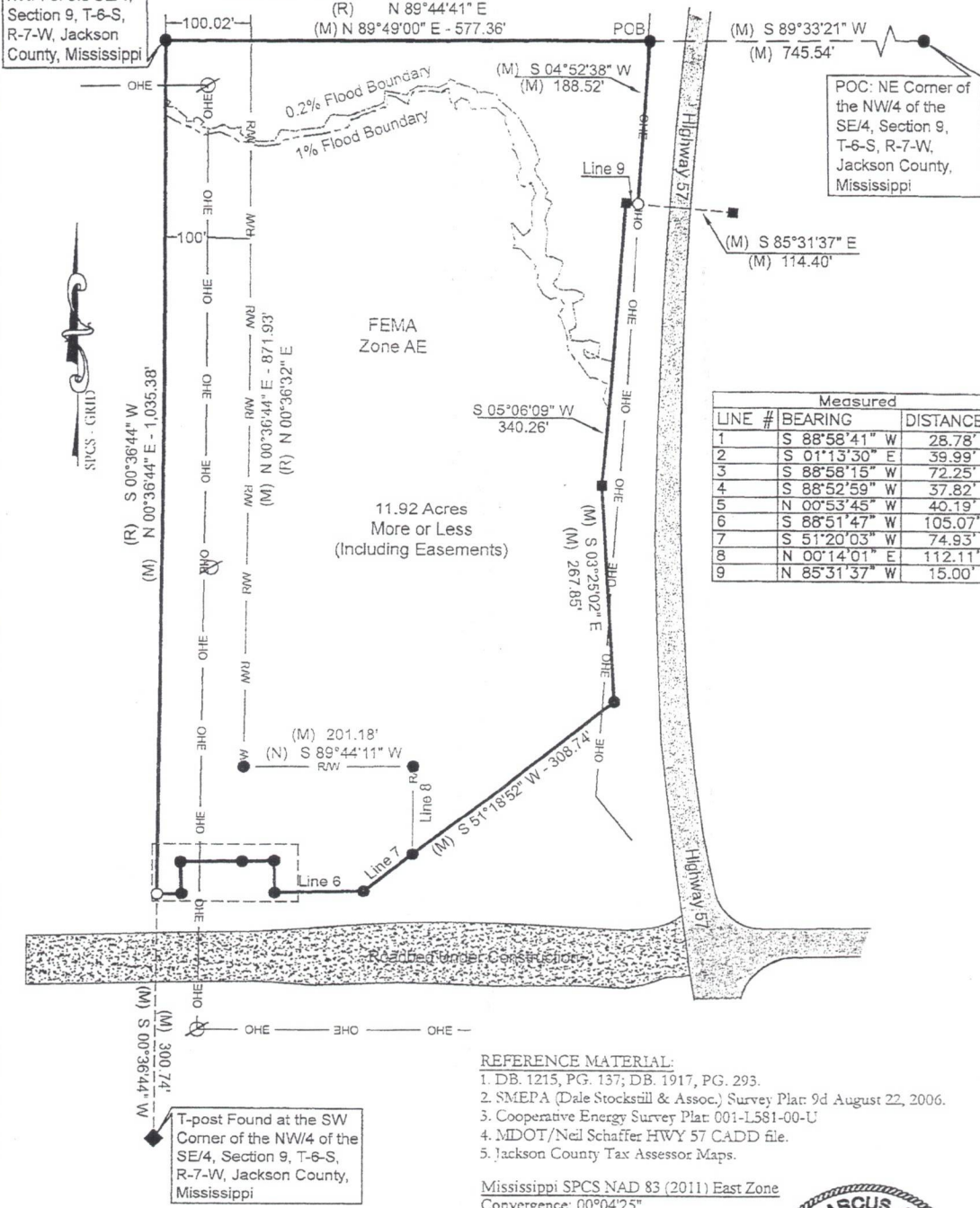
GEORGIA DEATH CERTIFICATE

State File Number **2019GA00000138**

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) JOSEPH MARTIN PABST JR		1a. IF FEMALE, ENTER LAST NAME AT BIRTH		2. SEX MALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 01/02/2019	
3. SOCIAL SECURITY NUMBER 458-66-3502	4a. AGE (Years) 80	4b. UNDER 1 YEAR Mos.	4c. UNDER 1 DAY Hours Mins.	5. DATE OF BIRTH (Mo., Day, Year) 09/13/1938		
6. BIRTHPLACE LOUISIANA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY BARTOW		7c. CITY, TOWN CARTERSVILLE		
7d. STREET AND NUMBER 130 DALLAS HIGHWAY SW		7e. ZIP CODE 30120	7f. INSIDE CITY LIMITS? NO	8. ARMED FORCES? NO		
8a. USUAL OCCUPATION CUSTOMER SERVICE REPRESENTATIVE		8b. KIND OF INDUSTRY OR BUSINESS PUBLIC TRANSPORTATION				
9. MARITAL STATUS MARRIED	10. SPOUSE NAME TRUDIE BILBERRY		11. FATHER'S FULL NAME (First, Middle, Last) JOSEPH MARTIN PABST SR.			
12. MOTHER'S MAIDEN NAME (First, Middle, Last) ALICE EVA BROOKS		13a. INFORMANT'S NAME (First, Middle, Last) TRUDIE BILBERRY PABST		13b. RELATIONSHIP TO DECEDENT WIFE		
13c. MAILING ADDRESS 130 DALLAS HIGHWAY CARTERSVILLE GEORGIA 30120			14. DECEDENT'S EDUCATION BACHELOR'S DEGREE			
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO		16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE				
17a. IF DEATH OCCURRED IN HOSPITAL EMERGENCY ROOM/OUTPATIENT		17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)				
18. HOSPITAL OR OTHER INSTITUTION NAME (if not in either give street and no.) CARTERSVILLE MEDICAL CENTER		19. CITY, TOWN OR LOCATION OF DEATH CARTERSVILLE		20. COUNTY OF DEATH BARTOW		
21. METHOD OF DISPOSITION (specify) CREMATION		22. PLACE OF DISPOSITION WEST GEORGIA CREMATORY 5756 B HARRISON AVENUE AUSTELL GEORGIA 30106		23. DISPOSITION DATE (Mo., Day, Year) 01/04/2019		
24a. EMBALMER'S NAME PATRICIA FOUNTAIN		24b. EMBALMER LICENSE NO. 4770	25. FUNERAL HOME NAME DONEHOO LEWIS FUNL HM INC			
25a. FUNERAL HOME ADDRESS 736 S CENTRAL AVENUE P O BOX 82565 HAPEVILLE GEORGIA 30354		26a. SIGNATURE OF FUNERAL DIRECTOR JEFFERY A COLQUITT		26b. FUN. DIR. LICENSE NO. 3446	AMENDMENTS	
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 01/02/2019		28. HOUR PRONOUNCED DEAD 09:21 AM				
29a. PRONOUNCER'S NAME JONATHAN GARRETT GORE		29b. LICENSE NUMBER 59417		29c. DATE SIGNED 01/02/2019		
30. TIME OF DEATH 09:21 AM		31. WAS CASE REFERRED TO MEDICAL EXAMINER NO				
32. Part I. Enter the origin of events—diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)						MINUTES
A. MYOCARDIAL INFARCTION Due to, or as a consequence of						YEARS
B. CONGESTIVE HEART FAILURE Due to, or as a consequence of						
C. Due to, or as a consequence of						
D. Due to, or as a consequence of						
Part II. Enter significant conditions contributing to death but not related to cause given in Part I. If female, indicate if pregnant or birth occurred within 90 days of death. ASTHMA CHRONIC OBSTRUCTIVE PULMONARY DISEASE				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH NO		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL		
38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)		
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)						
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY		
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) MARIO E RAVRY, MD, 44317				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 01/07/2019		45b. HOUR OF DEATH 09:21 AM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MARIO E RAVRY ATLANTA GA 30342 ATLANTA GEORGIA						
48. REGISTRAR (Signature) /S/ GWENDOLYN DUFFIN				49. DATE FILED - REGISTRAR (Mo., Day, Year) 01/08/2019		

Exhibit "C"

NW Corner of the NW/4 of the SE/4, Section 9, T-6-S, R-7-W, Jackson County, Mississippi



POC: NE Corner of the NW/4 of the SE/4, Section 9, T-6-S, R-7-W, Jackson County, Mississippi

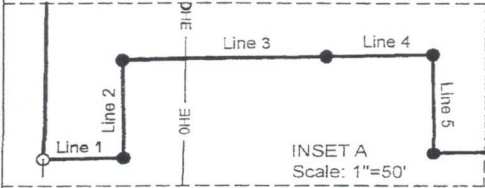
LINE #	BEARING	DISTANCE
1	S 88°58'41" W	28.78'
2	S 01°13'30" E	39.99'
3	S 88°58'15" W	72.25'
4	S 88°52'59" W	37.82'
5	N 00°53'45" W	40.19'
6	S 88°51'47" W	105.07'
7	S 51°20'03" W	74.93'
8	N 00°14'01" E	112.11'
9	N 85°31'37" W	15.00'

- REFERENCE MATERIAL:**
1. DB. 1215, PG. 137; DB. 1917, PG. 293.
 2. SMEPA (Dale Stockstill & Assoc.) Survey Plat: 9d August 22, 2006.
 3. Cooperative Energy Survey Plat: 001-L581-00-U
 4. MDOT/Neil Schaffer HWY 57 CADD file.
 5. Jackson County Tax Assessor Maps.

Mississippi SPCS NAD 83 (2011) East Zone
 Convergence: 00°04'25"
 Combined Scale: 0.9999523972
 Measured at Point-of-Beginning



John M. Graham
 JOHN M. GRAHAM, PLS
 PS - 26001



- LEGEND**
- 1/2" REBAR (PS-26001) SET
 - 1/2" REBAR FOUND
 - T-POST FOUND
 - CONCRETE ROW MONUMENT
 - POC: POINT OF COMMENCEMENT
 - POB: POINT OF BEGINNING
 - OHE — OVERHEAD POWER LINE
 - R/W — RIGHT-OF-WAY BOUNDARY
 - ⊗ TRANSMISSION POWER POLE

Witness Tree Surveying, LLC 35 Blueberry Lane Seminary, MS 39479 Phone: 601-441-4359	PART of NW/4 of SE/4 of Sec. 9, T-6-S, R-7-W, Jackson County, Mississippi Randy van Fountain, Dollene Sue Olivier, Joan P. Harson, Joseph James Pabst, Lisa Ann Thibodeau, Rita P. Fountain	SURVEY CLASS: C	SCALE: 1" = 150'
		BOUNDARY SURVEY	FIELD WORK: 08/03/2024 PLAT DATE: 08/06/2024
PROJECT No: 240828	CHECKED BY: JMG	DRAWN BY: JMG	PAGE: 1 of 2

PARCEL DESCRIPTION

The following description is based on the Mississippi State Plane Coordinate System, East Zone, NAD 83/2011, grid values, using a combined scale factor of 0.9999523972 and a convergence angle of 00 degrees 04 minutes 25 seconds at the POINT-of-BEGINNING, being derived using the University of Southern Mississippi's RTK/VRS network, said point having a value of N:377640.66', E:1029993.44' on said coordinate system.

POINT-of-COMMENCEMENT being a 1/2" Rebar at the Northeast Corner of the Northwest Quarter of the Southeast Quarter, Section 9, Township 6 South, Range 7 West, Jackson County, Mississippi; thence run South 89°33'21" West for a distance of 745.54 feet to the POINT-of-BEGINNING, being a 1/2" Rebar on the westerly Right-of-Way of Highway 57; thence along the said Right-of-Way for the next twelve calls: run South 04°52'38" West for a distance of 188.52 feet to a 1/2" Capped Rebar (PS-26001); thence run North 85°31'37" West for a distance of 15.00 feet to a 6" X 6" Concrete Right-of-Way monument; thence run South 05°06'09" West for a distance of 340.26 feet to a 6" X 6" Concrete Right-of-Way monument; thence run South 03°25'02" East for a distance of 267.85 feet to a 1/2" Rebar; thence run South 51°18'52" West for a distance of 308.74 feet to a 1/2" Capped Rebar (S-27674); thence run South 51°20'03" West for a distance of 74.93 feet to a 1/2" Rebar; thence run South 88°51'47" West for a distance of 105.07 feet to a 1/2" Rebar; thence run North 00°53'45" West for a distance of 40.19 feet to a 1/2" Rebar; thence run South 88°52'59" West for a distance of 37.82 feet to a 1/2" Rebar; thence run South 88°58'15" West for a distance of 72.25 feet to a 1/2" Rebar; thence run South 01°13'30" East for a distance of 39.99 feet to a 1/2" Rebar; thence run South 88°58'41" West for a distance of 28.78 feet to a 1/2" Capped Rebar (PS-26001) on the West line of the Northwest Quarter of the Southeast Quarter of said Section 9; thence run along said west line North 00°36'44" East for a distance of 1,035.38 feet to a 1/2" Rebar; thence run North 89°49'00" East for a distance of 577.36 feet back to the POINT-of-BEGINNING. Said parcel containing 11.92 acres, more or less. Said parcel situated in the Northwest Quarter of the Southeast Quarter of Section 9, Township 6 South, Range 7 West, Jackson County, Mississippi.

SUBJECT TO:

An utility easement further described as: COMMENCING at a 1/2" Rebar, being the Northeast Corner of the Northwest Quarter of the Southeast Quarter, Section 9, Township 6 South, Range 7 West, Jackson County, Mississippi; thence run South 89°33'21" West for a distance of 745.54 feet to a 1/2" Rebar; thence run South 89°49'00" West for a distance of 477.34 feet to the EASEMENT POINT-of-BEGINNING; thence continue running South 89°49'00" West for a distance of 100.02 to a 1/2" Rebar; thence run South 00°36'44" West for a distance of 1,035.38 feet to a 1/2" Capped Rebar (PS-26001); thence run North 88°58'41" East for a distance of 28.78 feet to a 1/2" Rebar; thence run North 01°13'30" West for 39.99 feet to a 1/2" Rebar; thence run North 88°58'15" East for a distance of 72.25 feet to a 1/2" Rebar; thence run North 88°52'59" East for a distance of 37.82 feet to a 1/2" Rebar; thence run South 00°53'45" East for 40.19 feet to a 1/2" Capped Rebar (S-27674); ; thence run North 88°51'47" East for a distance of 105.07 feet to a 1/2" Rebar; thence run North 51°20'03" East for 74.93 feet to a 1/2" Capped Rebar (S-27674); North 00°14'01" East for a distance of 112.11 feet to a 1/2" Capped Rebar (S-27674); thence run South 89°44'11" West for a distance of 201.18 feet to a 1/2" Capped Rebar (S-27674); thence run North 00 36'44" East for a distance of 871.93 feet back to the EASEMENT POINT-of-BEGINNING.

SURVEYOR'S NOTES:

1. Boundary Survey conducted without benefit of a Title Opinion.
2. All monuments set are 1/2" X 20" Capped Rebar stamped PS-26001.
3. This survey did not locate and does not show the following:
 - a. Restrictive covenants, setback lines, zoning or other land use regulations.
 - b. Subsurface features such as: underground utilities or any other underground encroachment.
4. Bearings / Distances are denoted (M) measured vs. (R) record.
5. Property subject to any recorded or unrecorded easements and/or Right-of-Ways.
6. Possession and use are consistent with corner monuments shown.
7. Flood zone hazard lines, both 1% and 0.2% were obtained from FEMA shapefiles. Lines are approximate and a FEMA Elevation Certificate should be requested to determine actual location of flood hazard boundary.



John M. Graham
 JOHN M. GRAHAM, PLS
 PS - 26001

Witness Tree Surveying, LLC 35 Blueberry Lane Seminary, MS 39479 Phone: 601-441-4359	PART of NW/4 of SE/4 of Sec. 9, T-6-S, R-7-W, Jackson County, Mississippi Randy van Fountain, Dollene Sue Olivier, Joan P. Harson, Joseph James Pabst, Lisa Ann Thibodeau, Rita P. Fountain	SURVEY CLASS: C	SCALE: 1" = 150'
		BOUNDARY SURVEY	FIELD WORK: 08/03/2024 PLAT DATE: 08/06/2024 DRAWN BY: JMG
PROJECT No: 240828		CHECKED BY: JMG	PAGE: 2 of 2

DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

124. **PROPERTY ADDRESS:**

125. NHN Highway 57, Vancleave, MS 39565.

126. A parcel of land situated in Sec. 9, T6S, R7W.

127. Jackson County, Mississippi

128. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties,
129. including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a
130. contract date of June 26, 2024, and signed by the undersigned Buyers and Sellers have been complied with to
131. our satisfaction.

132. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house,
133. other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and
134. all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or
135. any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will
136. have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any
137. representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

138. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and
139. That property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers
140. in this transaction from any responsibility whatsoever resulting from changes in market conditions.

141. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or
142. devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and
143. federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices
144. capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our
145. understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the
146. circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken
147. steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We
148. hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive
149. jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of
150. REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or
151. photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns,
152. principals, employee or any other persons or entities associated with us.

153. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective
154. through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes
155. to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of
156. the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the
157. Post-Closing Possession Addendum.

158. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or
159. those arising under Mississippi law applicable to new construction.

160. Lisa Ann Thibodeau
Lisa Ann Thibodeau, SELLER

161. 08-09-2024
162. DATE

DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

84. PROPERTY ADDRESS:

85. NHN Highway 57, Vancleave, MS 39565.

86. A parcel of land situated in Sec. 9, T6S, R7W.

87. Jackson County, Mississippi

88. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties,
89. including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a
90. contract date of June 26, 2024, and signed by the undersigned Buyers and Sellers have been complied with to
91. our satisfaction.

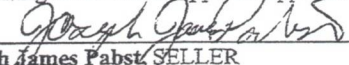
92. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house,
93. other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and
94. all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or
95. any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will
96. have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any
97. representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

98. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and
99. That property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers
100. in this transaction from any responsibility whatsoever resulting from changes in market conditions.

101. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or
102. devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and
103. federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices
104. capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our
105. understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the
106. circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken
107. steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We
108. hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive
109. jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of
110. REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or
111. photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns,
112. principals, employee or any other persons or entities associated with us.

113. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective
114. through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes
115. to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of
116. the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the
117. Post-Closing Possession Addendum.

118. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or
119. those arising under Mississippi law applicable to new construction.

120. 
Joseph James Fabst, SELLER

121. 8/8/2024
122. DATE

123.

Copyright© 2019 by Mississippi Association of REALTORS® F19 – Declaration of Acceptance	Rev. Date 12/2019
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DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

42. **PROPERTY ADDRESS:**

43. NHN Highway 57, Vancleave, MS 39565.

44. A parcel of land situated in Sec. 9, T6S, R7W.

45. Jackson Countv, Mississippi

46. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties, including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a contract date of June 26, 2024, and signed by the undersigned Buyers and Sellers have been complied with to our satisfaction.

50. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house, other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

56. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and that property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers in this transaction from any responsibility whatsoever resulting from changes in market conditions.

59. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns, principals, employee or any other persons or entities associated with us.

71. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the Post-Closing Possession Addendum.

76. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or those arising under Mississippi law applicable to new construction.

78. Joan P. Harson
Joan P. Harson, SELLER

79.
80.
81. 8-8-24
82. DATE



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F19 - Declaration of Acceptance

Rev. Date 12/2019

83. REALTOR

DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

164. **PROPERTY ADDRESS:**

165. NHN Highway 57, Vancleave, MS 39565.

166. A parcel of land situated in Sec. 9, T6S, R7W.

167. Jackson County, Mississippi

168. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties,

169. including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a

170. contract date of June 26, 2024, and signed by the undersigned Buyers and Sellers have been complied with to

171. our satisfaction.

172. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house,

173. other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and

174. all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or

175. any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will

176. have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any

177. representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

178. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and

179. That property values therefore change. We, therefore, release Seller(s), Sellers(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers

180. in this transaction from any responsibility whatsoever resulting from changes in market conditions.

181. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or

182. devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and

183. federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices

184. capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our

185. understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the

186. circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken

187. steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We

188. hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive

189. jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of

190. REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or

191. photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns,

192. principals, employee or any other persons or entities associated with us.

193. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective

194. through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes

195. to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of

196. the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the

197. Post-Closing Possession Addendum.

198. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or

199. those arising under Mississippi law applicable to new construction.

200. Rita P. Fountain

Rita P. Fountain, SELLER

201. 8-9-2024

202. DATE

203.

DECLARATION OF ACCEPTANCE

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

1. **PROPERTY ADDRESS:**

2. NHN Highway 57, Vancleave, MS 39565.

3. A parcel of land situated in Sec. 9, T6S, R7W.

4. Jackson County, Mississippi

5. All warranties and statements, expressed or implied, as to Property condition, financing terms, and all representations of all parties, including Seller, Buyer and all brokers, contained or associated with this Contract for Sale and Purchase of Real Estate with a contract date of June 26, 2024, and signed by the undersigned Buyers and Sellers have been complied with to our satisfaction.

9. We, the undersigned, do hereby declare that without any reservations we hereby accept the Property as to the condition of the house, other improvements, fixtures and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of Buyer(s), Seller(s) and all Brokers and any other statements or representations contained in the Contract or any addendum thereof. We understand that, with the acceptance of the Deed, and except for misrepresentation or fraud, Seller(s) will have no further responsibility or liability for any repairs to the Property. Buyer(s) and Seller(s) hold harmless all brokers for any representations, expressed or implied, in the aforementioned Contract or in any other form not thus merged in the Deed.

15. We do further declare that the consideration paid is acceptable to us, and that we understand that market conditions change, and that property values therefore change. We, therefore, release Seller(s), Seller(s)' agents, Buyer(s), Buyer(s)' agents and all Brokers in this transaction from any responsibility whatsoever resulting from changes in market conditions.

18. We acknowledge that we, as Owners, Sellers, Invitees and Buyers of real property using any audio and/or video surveillance devices or devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices capable of making or transmitting audio and/or video recordings or photographs. We have been informed and acknowledge our understanding that audio or video recordings and/or photographs may be illegal under state, local and/or federal laws, depending on the circumstances. We have had an opportunity to consult legal counsel concerning applicable laws and acknowledge that we have taken steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. We hereby agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or photography, videography, or videotelephony by us or our agents, representatives, relatives, masters, servants, assigns, principals, employee or any other persons or entities associated with us.

30. In the event the parties have agreed to use of a Post-Closing Possession Addendum (F18), this Declaration of Acceptance is effective through the date of Closing only, but the provisions of the Post-Closing Possession Addendum shall control as to any material changes to the Property during the period covered by the Post-Closing Possession Addendum. Buyer(s) make no declaration of acceptance of the Property for any period of Post-Closing Possession by Seller(s) and specifically reserve any and all rights they have by virtue of the Post-Closing Possession Addendum.

35. The foregoing notwithstanding, nothing herein shall operate to void or negate any warranties made by a builder of new construction or those arising under Mississippi law applicable to new construction.

37. 

Omega Holdings, LLC, BUYER
By: Jesus Saucedo, Sole Member and Manager



Randy Van Fountain, SELLER

38. _____



Dollene Sue Olivier, SELLER

39. 8/9/24

40. DATE

8/9/24

DATE

PHOENIX LABOR GROUP LLC

16746

Pilger Title Co.

8/2/2024

201.00

Hancock Bank

201.00

PHOENIX LABOR GROUP LLC

16746

Pilger Title Co.

8/2/2024

201.00

Hancock Bank

201.00



CASHIER'S CHECK

PASCAGOULA MAIN

0000276465

85-368/655

June 27, 2024

PAY TO THE NEW TREND REALTY, LLC
ORDER OF

One Thousand and 00/100ths Dollars

PAY TO THE ORDER OF **1000.00** CTS

\$1,000.00

JESUS JAVIER SAUCEDA
REMITTER

ADDRESS

⑆0000276465⑆ ⑆06550368⑆ 207020700⑆

Emory Mayfield



New Trend Realty LLC
2953 Bienville Blvd 262
Ocean Springs, MS 39564

1513
61-375/622

PAY to the order of

Pilger Title Co.

Date 7/20/2024

\$ 1,000.00

One Thousand Dollars

Dollars

Wells Fargo Bank, NA
Mississippi
wellsfargo.com



FOR May 57 ERM for Closing

⑆001513⑆ ⑆06220375⑆ 3987539354⑆