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September 13, 2023

Grant Hebert

RE: Various Parcels of Pointe Coupee
LF0393-23

We have examined title to the following described property, which presently stands in the name of **CRAIG ANTHONY MAJOR and ELIZABETH PATRICE REAUX MAJOR**.

Our examination is based solely on the Vendor and Mortgagor indices of **POINTE COUPEE PARISH FROM SEPTEMBER 25, 1959**. Said property is described as follows:

SEE ATTACHED EXHIBIT A.

Parcel 00418600, 2023 taxes were paid for \$199.10
Parcel 00418601, 2023 taxes were paid for \$143.78
Parcel 00418602, 2023 taxes were paid for \$327.54
Parcel 00418603, 2023 taxes were paid for \$318.31
Parcel 00418604, 2023 taxes were paid for \$1,141.14

Based on our examination as outlined above, we are of the opinion that **CRAIG ANTHONY MAJOR and ELIZABETH PATRICE REAUX MAJOR HAVE MERCHANTABLE TITLE** to the property described above subject to the following encumbrances and exceptions:

1. Mortgage, MIM, dated October 13, 2009 and filed October 15, 2009 under MOB 437 No. 124 against Craig Major, et ux, and in favor of People's Bank. Reinscription filed August 7, 2019 under MOB 580 No. 146.
2. A Plat of Survey is required by the undersigned. Therefore until such new plat is produced, any title issues that would be disclosed by a plat of survey issued by a registered professional land surveyor are hereby excepted. Said issues are including, but not exclusively, the following:
 - a) accuracy of the written property description,
 - b) right of access to and from the property,
 - c) the square footage or acreage of the property,
 - d) any encroachments upon the property adjoining by an appurtenant to the insured premises,
 - e) any encroachment upon the insured premises by an appurtenant to property adjoining and
 - f) any right of ways, servitudes or easements.
3. Various mineral reservations recorded under COB 358 No. 103; under COB 390 No. 117; under COB 390 No. 113; under COB 480 No. 139; under COB 358 No. 104; filed February 9, 2000 under COB 459 No. 68; filed June 13, 2000 under COB 462 No. 167; filed December 28, 2001

under COB 476 No. 85; filed May 10, 2010 under COB 561 No. 104; filed March 7, 2011 under COB 570 No. 56; recorded under COB 585 No. 35; filed February 8, 2010 under COB 647 No. 72.

4. Rights of way and/or servitude on that Road Use Agreement filed September 18, 2007 under COB 536 No. 121.
5. Oil, Gas, Mineral Lease recorded under COB 650 No. 98 as amended by act filed June 4, 2019 under COB 660 No. 065.
6. Right of way and/or servitude and Use Agreement for Oxidation Pond filed July 10, 2009 under COB 554 No. 171.
7. Warranty Easement Deed for Wetlands Reserve Program (WRP) filed July 25, 2011 under COB 575 No. 118.
8. Rights of way and/or servitudes filed May 4, 2012 under COB 585 No. 34.
9. Predial Servitude Agreement filed May 4, 2012 under COB 585 No. 36.

Surveys of the above-described property have not been examined and we disclaim any responsibility for the accuracy of any surveys which may have been made of the property, such as area, measurements, boundaries or encroachments. Our examination of the records is based solely on the public records described above, and we give no opinion as to any unrecorded liens or charges affecting the above-described property, including but not limited to, any for paving, sewerage, labor, or materials, other than those noted above. We express no opinion as to mineral rights or as to zoning or environmental matters.

This opinion covers only property indexed materials as reflected by the Vendor and Mortgagor Indices on file in the offices of the POINTE COUPEE Parish Clerk of Court. We do not offer an opinion concerning possession exercised on the property; unrecorded liens or charges, including particularly but not exclusively any and all liens for paving, sewerage, services, labor or materials; unrecorded servitudes, easements or encumbrances; overlaps, questions of boundary or quantity of land or similar matters to be determined only by an accurate survey and inspection of the premises; environmental matters; or the effect of zoning or other land use laws or regulations bearing on this property.

This opinion is granted solely to GRANT HEBERT.

This title opinion is certified through SEPTEMBER 10, 2023 at 4:30 pm and is not being rendered by the undersigned as an agent of WFG National Title Insurance Company or First American Title Insurance Company or Commonwealth Title Insurance Company.

Sincerely,

Louis R. LaBruyere, IV