

State of Louisiana
Parish of Ouachita



Office of Clerk and Ex-Officio Recorder

Cert#2684-1

**I HEREBY CERTIFY THAT THERE ARE NO UNCANCELLED MORTGAGE
OR PRIVILAGES OF RECORD IN THE MORTGAGE RECORDS OF MY OFFICE IN
THE NAMES (OF):**

B & W ENTERPRISES

This certificate is limited to search for a period of 30 years.

This certificate is limited to search in the above names and no other.

This certificate is limited to search in names exactly as shown and no variations thereof.

Affecting the following described property located in said Parish:

SEE ATTACHED LEGAL DESCRIPTION

Except:

1st

**Mortgagor : B & W ENTERPRISES
CAROLYN D-PTN BENJAMIN
EMILY B-PTN WINSTON
Mortgagee : NEXT BANK INTERNATIONAL INC
Instrument Type : MULTIPLE INDEBTEDNESS MORTGAGE
Instrument Number : 1842215
Recorded Date : 12/10/2021
Amount :\$396,000.00**

2nd

**Mortgagor : NEXT BANK INTERNATIONAL INC
B & W ENTERPRISES
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1885463
Recorded Date : 10/31/2023**

3rd

**Mortgagor : B W ENTERPRISES
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1893225
Recorded Date : 4/11/2024
Amount : \$396,000.00**

4th

Mortgagor : B & W ENTERPRISES

WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE

RESIDENTIAL MORTGAGE AGGREGATION TRUST

B W ENTERPRISES

Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE

Instrument Type : CORRECTION

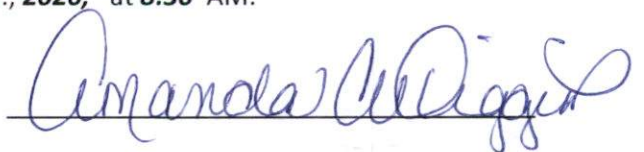
Instrument Number : 1909970

Recorded Date : 1/28/2025

Amount : \$396,000.00

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 14TH DAY OF OCTOBER A.D., **2026**, at **8:30** AM.

A handwritten signature in blue ink, appearing to read "Amanda A. Dignard", written over a horizontal line.

**Deputy Clerk and Ex-officio Recorder
Ouachita, Louisiana**

LEGAL DESCRIPTION ON MORTGAGE CERTIFICATE
DATED OCTOBER 14, 2026 ON B & W ENTERPRISES

A 6.376 ACRE PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S 1/2 OF SE 1/4) OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 3 EAST, OF THE LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM THE SECTION CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 16 NORTH, RANGE 3 EAST AND SECTIONS 19 AND 30, TOWNSHIP 16 NORTH, RANGE 4 EAST, OUACHITA PARISH, LOUISIANA, PROCEED NORTH 00 DEGREES 20 MINUTES EAST, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24, A DISTANCE OF 1,308.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SOUTHEAST QUARTER (S 1/2 OF SE 1/4) OF SAID SECTION 24, THENCE, PROCEED SOUTH 85 DEGREES 40 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF (S 1/2 OF SE 1/4) OF SECTION 24, A DISTANCE OF 467.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U S HIGHWAY NO 165, THENCE, PROCEED SOUTH 21 DEGREES 00 MINUTES 19 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF U S HIGHWAY NO 165, A DISTANCE OF 16.00 FEET TO A 1" IRON PIPE, BEING THE NORTHEAST CORNER OF THE B & W ENTERPRISES PROPERTY ON THE SOUTH RIGHT-OF-WAY LINE OF PARISH GRAVEL ROAD, KNOWN AS THE KNIGHT ROAD, THENCE, PROCEED SOUTH 85 DEGREES 40 MINUTES 46 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY OF KNIGHT ROAD, THE NORTH LINE OF THE B & W ENTERPRISES PROPERTY AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTH HALF OF SOUTHEAST QUARTER (S 1/2 OF SE 1/4) OF SECTION 24, A DISTANCE OF 336.08 FEET TO THE POINT OF BEGINNING, THENCE, CONTINUE SOUTH 85 DEGREES 40 MINUTES 46 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY OF KNIGHT ROAD, THE NORTH PROPERTY LINE OF B & W ENTERPRISES AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTH HALF OF SOUTHEAST QUARTER (S 1/2 OF SE 1/4) OF SECTION 24, A DISTANCE OF 430.65 FEET TO A POINT, THENCE, PROCEED SOUTH 04 DEGREES 19 MINUTES 06 SECONDS EAST A DISTANCE OF 650.88 FEET TO A POINT ON THE COMMON LINE WITH THE PROPERTY OF MRS FRANCIS MCHENRY AND MISS MARY W MCHENRY (CONVEYANCE BOOK 540, PAGE 543 AND CONVEYANCE BOOK 788, PAGE 764 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA), THENCE, PROCEED NORTH 85 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE SAID COMMON PROPERTY LINE WITH THE PROPERTY OF MRS FRANCIS MCHENRY AND MISS MARY W MCHENRY, A DISTANCE OF 421.66 FEET TO A POINT, THENCE, PROCEED NORTH 03 DEGREES 31 MINUTES 43 SECONDS WEST A DISTANCE OF 652.58 FEET TO A POINT OF BEGINNING
PROPERTY 3

A CERTAIN LOT OR PARCEL OF GROUND SITUATED IN LOT 1, UNIT 1, E W CRUSE'S SUBDIVISION OF THE L P ALEXENDER TRACT IN SECTIONS 18 AND 42, TOWNSHIP 17 NORTH, RANGE 4 EAST, OUACHITA PARISH, LOUISIANA, AND BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR THE POINT OF BEGINNING COMMENCE AT NORTHEAST CORNER OF LOT 1 OF SAID UNIT NO 1 OF E W CRUSE'S SUBDIVISION AND RUN WESTERLY ALONG THE SOUTH LINE OF STANDIFER AVENUE FOR A DISTANCE OF 166.00 FEET, THENCE, RUN SOUTHERLY FOR A DISTANCE OF 181.00 FEET (SAID LINE BEING THE WESTERLY LINE OF THE TRACT CONVEYED IN CONVEYANCE BOOK 705, PAGE 425, RECORDS OF OUACHITA PARISH, LOUISIANA), THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 144.00 FEET, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF LOT 1 FOR A DISTANCE OF 482.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF LOT 1 FOR A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE RUN NORTHERLY ALONG THE EAST LINE OF LOT 1 FOR A DISTANCE OF 663.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.97 ACRES, MORE OR LESS
TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING
LESS AND EXCEPT

ANY PORTION OF SAID TRACT CONVEYED TO THE CITY OF MONROE, LOUISIANA, BY CASH SALE DATED NOVEMBER 16, 1959, AND RECORDED IN CONVEYANCE BOOK 684, PAGE 325, RECORDS OF OUACHITA PARISH, LOUISIANA