

St. Martin Parish Todd Dugas, CLA Assessor / Assesseeur

Parcel Report

ASSESSMENT LISTING
2020 Tax Roll
Submitted to Louisiana Tax Commission
August 17, 2020

[Return to Main Search Page](#)

View Parcel on Map

Parcel # : 0460001624

Owner's Name & Address

KERKAS, LLC

104 RIVER BEND CIRCLE
LAFAYETTE, LA

Percent Ownership : 100%

Property Description:

748.48 AC: ALL SECTIONS 29, 30, 31, 32 & 33 T8S R8E LESS & EXCEPT 94.9 ACRES PER ENTRY #320496COB: 172-338-69526 869-628-205732 957-778-225365 984-471-230088 998-731-232930 998-734-232931 1026-008-238336 1025-838-238327 1089-598-249215 1089-793-249244 1011-031-235195 1039-385-240208 1107-360-252991 1162-442-264016 1162-525-264047 1218-387-275522 1238-344-279796 1246-455-281637 1295-309-300882 1306-007-307664 1317-358-313818 1328-651-319981 1330-063-320494 1330-065-320495 1330-069-320496 1330-060-320492 1343-481-328055 1345-454-329263 1342-673-327577 1355-639-333531 1366-337-339562 1556-550-432520 1565-456-435027 1565-459-435028 1565-479-435029 1564-497-435030 1593-237-446487 1597-395-447303

Owner # :
441760

Property Address : **SubDivision :**

0
ATCHAFALAYA
RIVER HWY
70517

S/T/R :
S029-T08S-
R08E

Ward: **Tax Dist:**
2 2H

Lot Size (Acres):
748.48

Class Description	Quantity	Value	Total Homestead Credit
WOODLAND 1	158	6,370	0
WOODLAND 4	588	4,450	0
MISC. LAND	2	2,100	0
RES. BLDG	1	57,090	0
ACCESSORY BLDG	1	8,160	0
ACCESSORY BLDG	1	600	0

Total Assd Value of Parcel:	78,770
Percent Ownership (100%) of Assd Value:	78,770
This Owner's Homestead Credit:	0
Owner's Taxable Value:	78,770

Tax Type	Total Millage	Tax Before Credit	Homestead Credit	Tax Due
----------	---------------	-------------------	------------------	---------

St. Martin Parish Recording Page

Becky P Patin
CLERK OF COURT
P.O. BOX 308
St. Martinville, LA 70582
(337) 394-2210

First VENDOR

WBHC INC

First VENDEE

KERKAS LLC

Index Type : Conveyance
Type of Document : Cash Sale
Recording Pages : 11

Inst Number : 435030

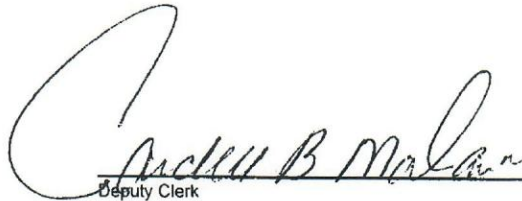
Book : 1565 **Page :** 497

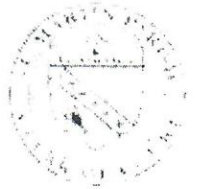
Recorded Information

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

On (Recorded Date) : 05/18/2010

At (Recorded Time) : 3:03:45PM


Deputy Clerk



Doc ID - 004332990011

Do not Detach this Recording Page from Original Document

STATE OF LOUISIANA

CASH SALE

BE IT KNOWN, that on the dates set forth below, before the undersigned Notaries Public, duly commissioned and qualified in and for their respective jurisdictions, personally came and appeared:

WBHC, INC., a Louisiana corporation, domiciled in St. Martin Parish, Louisiana, and having its registered office at 1020 Beau Creek Circle, Breaux Bridge, Louisiana 70517, represented herein by Kip A. Lastrapes, its President, its sole Director and its sole Shareholder, duly authorized by a resolution of the Board of Directors of WBHC, INC., an original of which is attached hereto (hereinafter referred to as "Seller");

who declared that, for the consideration hereinafter mentioned, Seller does by these presents, sell, transfer, convey, assign, set over, abandon and deliver, without warranty of title but with subrogation and substitution in and to all of Seller's rights and actions of warranty against previous owners, unto:

KERKAS, LLC, a Louisiana limited liability company, domiciled in Lafayette Parish, Louisiana, and having its registered office at 317 Dulles Drive, Lafayette, Louisiana 70506, represented herein by Kenneth Bernhard, its Manager, duly authorized by Unanimous Consent of the Members of KERKAS, LLC, an original of which is attached hereto; (hereinafter referred to as "Purchaser");

present, accepting and purchasing for Purchaser, its heirs and assigns, and acknowledging delivery and possession thereof, of all of Seller's right, title and interest, in and to the following described property, to wit:

Tract 1: All of Section 5, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, less that part owned by that company known now or formerly as the ML&T Railroad, and Less and Except those properties owned by The Thomas L. Bernard Estate, Adley Dupuis and Xavier Bijeaux Estate. Said Tract 1 containing 201.37 acres, more or less.

Tract 2: All of Section 6, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, containing 214.91 acres, more or less.

Tract 3: All of Radial Section 27, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, containing 167.05 acres, more or less.

Tract 4: All of Radial Sections 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, Less and Except: That certain tract of land containing 94.9 acres, more or less, situated in Section 29 and 30, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, beginning at the southeast corner of Section 25, Township 8 South, Range 8 East, thence proceed in a southerly direction along the western section line of Section

29, Township 8 South, Range 8 East, 2,107.38 feet; then proceed in a generally easterly direction 3,866.01 feet to a point on the southwestern line of Section 82, Township 8 South, Range 8 East, which point is 340.93 feet from the northeast corner of Section 30, Township 8 South, Range 8 East, thence along the north section line of Sections 31 and 30, Township 8 South, Range 8 East, 1,258.08 feet to the northeastern corner of Section 29, Township 8 South, Range 8 East, thence along the northeastern section line of Section 29, Township 8 South, Range 8 East, 478.68 feet to the southern line of Section 24, Township 13 South, Range 8 East, thence along the southern section line of Section 24, Township 8 South, Range 8 East, 1,316.36 feet to the point of beginning, and being the same 94.9 acre tract shown on Exhibit "A" of that certain Act of Exchange and Establishment of Servitudes recorded in Conveyance Book 1330, Page 69, under Entry No. 320496 of the Conveyance Records of St. Martin Parish, Louisiana. Said Tract 4 containing 1602.61 acres, more or less.

Tract 5: All of Radial Sections 1, 2, 3, 4, 5 and 6, Township 9 South, Range 8 East, St. Martin Parish, Louisiana, containing 991.92 acres, more or less.

The above Tracts 1 thru 5 containing **3,177.86 acres**, more or less. Being the same property acquired this day by Seller, pursuant to Cash Sale, from Crusel-Jones Timber Co., LLC.

This sale is made and accepted subject to any restrictive covenants, easements, rights of way, mineral reservations or other obligations of ownership recorded in the public records of St. Martin Parish, Louisiana and affecting the hereinabove described property.

Seller conveys the property "as is" without warranty as to acreage, condition or fitness for any particular purpose, and Purchaser waives and releases all rights of redhibition and rescission. Seller has advised Purchaser that portions of the property may be affected by unexpired mineral reservations, and Seller will not be required to warrant title against such mineral reservations.

To have and hold the above described property unto said Purchaser, its heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, and for which full acquittance and discharge is hereby granted.

All taxes for the years 2007, 2008, and 2009 have been paid. The taxes for 2010 will be paid by the parties herein on a pro-rata basis.

The name and the address of the person responsible for property taxes from the effective date of this Cash Sale is:

KERKAS, LLC
317 Dulles Drive
Lafayette, Louisiana 70506

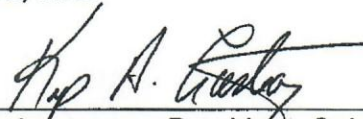
The parties hereto dispense with the necessity for producing receipts of the tax collector showing the payment of the taxes and further dispense with the production of and any certificates which may be required by law; and the undersigned Notary Public is hereby released from liability for the failure to produce and/or attach such certificates.

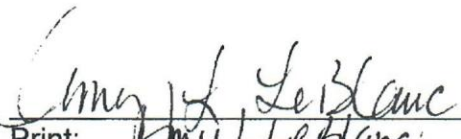
THUS DONE AND PASSED in the Parish of LAFAYETTE, Louisiana, on the 14th day of May, 2010, in the presence of the undersigned competent witnesses, who signed with appearers and me, Notary Public, after due reading of the whole.

WITNESSES:

**SELLER:
WBHC, INC.**


Print: Craig A. Ryan

By: 
Kip A. Lastrapes, President, Sole Director and Sole Shareholder


Print: Amy L. LeBlanc


NOTARY PUBLIC

Printed Name: _____

Notary No. _____

Commission Expires: _____

STANFORD B. GAUTHIER, II
NOTARY PUBLIC
LOUISIANA BAR ROLL NUMBER: 5983
MY COMMISSION EXPIRES AT DEATH

THUS DONE AND PASSED in the Parish of LAFAYETTE, Louisiana, on the 14th day of May, 2010, in the presence of the undersigned competent witnesses, who signed with appearers and me, Notary Public, after due reading of the whole.

WITNESSES:

**PURCHASER:
KERKAS, LLC**

Craig Ryan
Print: Craig A. Ryan

By: *Kenneth Bernhard*
Kenneth Bernhard, Manager

Amy L. LeBlanc
Print: Amy L. LeBlanc

Stanford B. Gauthier II
NOTARY PUBLIC

Printed Name: _____
Notary No. _____
Commission Expires: _____

STANFORD B. GAUTHIER, II
NOTARY PUBLIC
LOUISIANA BAR ROLL NUMBER: 5983
MY COMMISSION EXPIRES AT DEATH

**CONSENT OF BOARD OF DIRECTORS OF WBHC, INC. AND THE SOLE
SHAREHOLDER OF WBHC, INC.**

The undersigned, being the sole member of the Board of Directors of WBHC, Inc. (the "Company") and the sole Shareholder of the Company, and hereby waiving any and all requirements for calling, giving notice of and holding a special meeting of the member of the Board of Directors of the Company and/or of the Shareholder of the Company, and in lieu of a special meeting, does hereby consent to the adoption of the following resolutions:

BE IT RESOLVED that Kip Lastrapes, the President of the Company, is hereby authorized, empowered and directed, by and on behalf of the Company, to enter into that certain Agreement to Purchase Realty by and between the Company, as Vendor, and KERKAS, LLC, as Vendee, wherein the Company shall agree to sell the following described property:

Property Description:

Tract 1: All of Section 5, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, less that part owned by that company known now or formerly as the ML&T Railroad, and Less and Except those properties owned by The Thomas L. Bernard Estate, Adley Dupuis and Xavier Bijeaux Estate. Said Tract 1 containing 201.37 acres, more or less.

Tract 2: All of Section 6, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, containing 214.91 acres, more or less.

Tract 3: All of Radial Section 27, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, containing 167.05 acres, more or less.

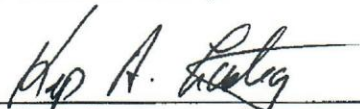
Tract 4: All of Radial Sections 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, Less and Except: That certain tract of land containing 94.9 acres, more or less, situated in Section 29 and 30, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, beginning at the southeast corner of Section 25, Township 8 South, Range 8 East, thence proceed in a southerly direction along the western section line of Section 29, Township 8 South, Range 8 East, 2,107.38 feet; then proceed in a generally easterly direction 3,866.01 feet to a point on the southwestern line of Section 82, Township 8 South, Range 8 East, which point is 340.93 feet from the northeast corner of Section 30, Township 8 South, Range 8 East, thence along the north section line of Sections 31 and 30, Township 8 South, Range 8 East, 1,258.08 feet to the northeastern corner of Section 29, Township 8 South, Range 8 East, thence along the northeastern section line of Section 29, Township 8 South, Range 8 East, 478.68 feet to the southern line of Section 24, Township 13 South, Range 8 East, thence along the southern section line of Section 24, Township 8 South, Range 8 East, 1,316.36 feet to the point of beginning, and being the same 94.9 acre tract shown on Exhibit "A" of that certain Act of Exchange and Establishment of Servitudes recorded in Conveyance Book 1330, Page 69, under Entry No. 320496 of the Conveyance Records of St. Martin Parish, Louisiana. Said Tract 4 containing 1602.61 acres, more or less.

Tract 5: All of Radial Sections 1, 2, 3, 4, 5 and 6, Township 9 South, Range 8 East, St. Martin Parish, Louisiana, containing 991.92 acres, more or less.

The above Tracts 1 thru 5 containing **3,177.86 acres**, more or less.

at whatever price he, in his uncontrolled discretion deems satisfactory and advantageous to the Company, whether by cash sale, credit sale or act of exchange or otherwise, and under such cash or credit terms or conditions as he, in his sole discretion, deems satisfactory or advantageous to the Company.

BE IT FURTHER RESOLVED that, the said Kip A. Lastrapes is empowered to execute on behalf of the Company, a Cash Sale and any and all other documents as shall be reasonable and necessary in his sole discretion, whereby the Company shall sell the above described property to KERKAS, LLC, all as provided in the Agreement to Purchase Realty.

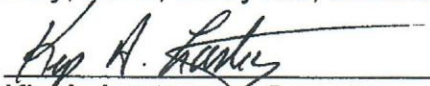


Kip A. Lastrapes, Director
Date: May 14, 2010

CERTIFICATE

I, Kip A. Lastrapes, the duly elected Secretary of WBHC, Inc., a Louisiana corporation, do hereby certify that the subscriber to the foregoing Resolution is the only member of the Board of Directors of the Company and the only Shareholder of the Company having voting power on the matters set forth herein and that the votes cast on the aforesaid matters have not been modified, amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of May, 2010, Lafayette, Louisiana.



Kip A. Lastrapes, Secretary

**WRITTEN CONSENT
OF THE MEMBERS AND MANAGER
OF
KERKAS, LLC**

The undersigned, being the only Members and the Manager of KERKAS, LLC, a Louisiana limited liability company (the "Company"), hereby consents to the actions expressed in the following resolutions:

Be It Resolved that this Company shall purchase from WBHC, Inc. the following described real estate:

Tract 1: All of Section 5, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, less that part owned by that company known now or formerly as the ML&T Railroad, and Less and Except those properties owned by The Thomas L. Bernard Estate, Adley Dupuis and Xavier Bijeaux Estate. Said Tract 1 containing 201.37 acres, more or less.

Tract 2: All of Section 6, Township 8 South, Range 7 East, St. Martin Parish, Louisiana, containing 214.91 acres, more or less.

Tract 3: All of Radial Section 27, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, containing 167.05 acres, more or less.

Tract 4: All of Radial Sections 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, Less and Except: That certain tract of land containing 94.9 acres, more or less, situated in Section 29 and 30, Township 8 South, Range 8 East, St. Martin Parish, Louisiana, beginning at the southeast corner of Section 25, Township 8 South, Range 8 East, thence proceed in a southerly direction along the western section line of Section 29, Township 8 South, Range 8 East, 2,107.38 feet; then proceed in a generally easterly direction 3,866.01 feet to a point on the southwestern line of Section 82, Township 8 South, Range 8 East, which point is 340.93 feet from the northeast corner of Section 30, Township 8 South, Range 8 East, thence along the north section line of Sections 31 and 30, Township 8 South, Range 8 East, 1,258.08 feet to the northeastern corner of Section 29, Township 8 South, Range 8 East, thence along the northeastern section line of Section 29, Township 8 South, Range 8 East, 478.68 feet to the southern line of Section 24, Township 13 South, Range 8

East, thence along the southern section line of Section 24, Township 8 South, Range 8 East, 1,316.36 feet to the point of beginning, and being the same 94.9 acre tract shown on Exhibit "A" of that certain Act of Exchange and Establishment of Servitudes recorded in Conveyance Book 1330, Page 69, under Entry No. 320496 of the Conveyance Records of St. Martin Parish, Louisiana. Said Tract 4 containing 1602.61 acres, more or less.

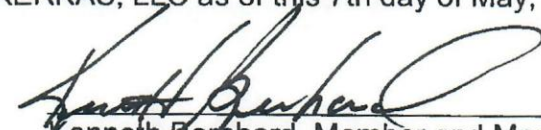
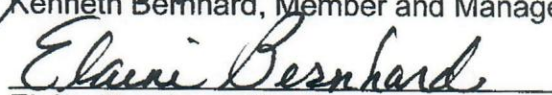
Tract 5: All of Radial Sections 1, 2, 3, 4, 5 and 6, Township 9 South, Range 8 East, St. Martin Parish, Louisiana, containing 991.92 acres, more or less.

The above Tracts 1 thru 5 containing **3,177.86 acres**, more or less.

Be It Further Resolved that Kenneth Bernhard, the Manager and a Member of the Company is authorized, empowered and directed to execute, by and on behalf of the Company, that certain Agreement to Purchase Realty by and between the Company, as Vendee, and WBHC, Inc., as Vendor, wherein the Company agrees to purchase the above described property and the said Kenneth Bernhard is further authorized and empowered to execute a Cash Sale, upon such terms and conditions as he shall deem reasonable and necessary in his sole discretion, wherein the Company shall acquire from WBHC, Inc., the above described property.


Be It Further Resolved that the said Kenny Bernhard is authorized, empowered and directed to execute, by and on behalf of the Company, any promissory notes, settlement statements, mortgages, security agreements, and all other documents as shall be reasonable and necessary in his sole discretion in order to accomplish the acquisition of the property and the transactions contemplated herein and in the Agreement to Purchase Realty.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent of the Members and the Manager of KERKAS, LLC as of this 7th day of May, 2010.


Kenneth Bernhard, Member and Manager

Elaine Bernhard, Member

I, Kenneth Bernhard, the duly elected Manager of KERKAS, LLC, a Louisiana limited liability company, do hereby certify that the subscribers to the foregoing resolution are the only Members and the sole Manager of the Company having voting power on the matters set forth herein and that the votes cast on the aforesaid matters have not been modified, amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of May, 2010.


Kenneth Bernhard, Manager