

STATE OF LOUISIANA  
PARISH OF RAPIDES

1241-91

ACT OF EXCHANGE BETWEEN  
SECURITY FIRST NATIONAL BANK  
JOAN KRUMHOLTZ MCLURE

FILED 85-7880  
ORDER  
CLERK OF COURT  
'88 JUL 1 AM 11:33  
BY *John M. Williams*  
BY CLERK & RECORDER  
RAPIDES PARISH LA  
Clerk *1988*

BE IT KNOWN, that on the dates set forth below, before the undersigned authorities, Notaries Public in and for their respective jurisdictions, duly commissioned and qualified in accordance with law, and in the presence of the hereinafter named and undersigned competent witnesses, personally came and appeared:

SECURITY FIRST NATIONAL BANK, a Corporation organized under the laws of the United States of America, domiciled in the Parish of Rapides, State of Louisiana, represented herein by its president, Mr. A. HENRY KINBERGER, duly authorized by resolution of the Board of Directors, a certified copy of which is on file and of record in the Office of the Clerk and Recorder for the Parish of Rapides, State of Louisiana, at Conveyance Book 228, Page 800, and

JOAN KRUMHOLTZ MCLURE, widow of THOMAS CARLYLE MCLURE, JR., a citizen and resident of Rapides Parish, Louisiana, who declared unto me that they did and do by these presents make an exchange of property on the express terms and conditions as hereinafter set forth, to-wit:

FOR AND IN CONSIDERATION of the transfer to SECURITY FIRST NATIONAL BANK as hereinafter set forth the said SECURITY FIRST NATIONAL BANK does hereby grant, bargain, assign, set over, transfer and deliver without warranty, even as to the return of the consideration for this conveyance, but with full substitution and subrogation in and to all of the rights and actions, of warranty which vendor has or may have against all preceding owners and vendors unto JOAN KRUMHOLTZ MCLURE the following described property situated in the Parish of Rapides, State of Louisiana, to-wit:

A certain piece, parcel or tract of land, together with all buildings and improvements thereon, rights, ways and privileges thereunto belonging or in anyway appertaining and being a part of the T. M. Roby Tract in Sections 31 and 79, Township 3 North, Range 1 West, Rapides Parish, Louisiana, being more particularly described as follows:

Start at the intersection of the South line of Section 31 and the East edge of U.S. Hwy. 165 and proceed North 13°27' West 1873.3 feet to the North

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west corner of Alexandria Memorial Gardens; thence North 11°30' West 189.14 feet; thence North 8°33' West 99.83 feet; thence North 12°06' West 96.88 feet; thence North 21°58' West 105.22 feet; thence North 13°20' West 497.18 feet; thence North 10°06' West 786.26 feet; thence North 8°03' West 175 feet to the point of beginning; thence North 82°12' East 612.93 feet; thence North 0°07' West 1171.61 feet; thence North 22°57' West 114.60 feet.; thence South 73°35' West 753.21 feet; thence South 8°03' East 1158.64 feet back to the point of beginning; said tract containing 19.46 acres all of which is more particularly shown on Plat of Survey by Frank L. Willis & Associates dated April 19, 1984, a copy of which is attached hereto, made a part hereof and paraphrased herein for greater certainty of description.

JOAN KRUMHOLTZ MCLURE acknowledges and agrees that SECURITY FIRST NATIONAL BANK has acquired the above described property for purposes of entering into this tax free exchange pursuant to 26 U.S.C. Section 1031 and that SECURITY FIRST NATIONAL BANK has no knowledge and can make no warranty or representation regarding the condition, serviceability, or fitness for use of any of the improvements on the property, including compliance with any federal, state, parish or municipal statutes, ordinances, codes or regulations governing the said improvements. JOAN KRUMHOLTZ MCLURE represents and warrants to SECURITY FIRST NATIONAL BANK that she has made a complete, thorough and full inspection of the property and improvements situated thereon, and that in consideration of this exchange she accepts the said property and improvements in their present condition acknowledging that the condition, serviceability and fitness for use is adequate for her personal needs and use.

And now for and in consideration of the transfer to her as aforesaid, JOAN KRUMHOLTZ MCLURE does by these presents grant, bargain, assign, transfer, set over and deliver, with full warranty of title and subrogation in and to all rights and actions of warranty which she has or may have against all preceding owners and vendors unto SECURITY FIRST NATIONAL BANK the following described property, to-wit:

A certain piece, parcel or tract of land, together with all buildings and improvements thereon, and all rights, ways and privileges thereto belonging, being further described as a portion of Lot 3 of Square 36 of the City of Alexandria, Louisiana, and being more particularly described as follows:

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Start at the corner of Sixth and DeSoto Streets of said city, thence run Westerly along Sixth Street a distance of 72 feet; thence at right angles run toward Red River a distance of 70 feet; thence at right angles run toward DeSoto Street a distance of 72 feet to the property line of said lot; thence run along said property line to starting point; said lot having a front of 72 feet on Sixth Street and running back between parallel lines, one of which is DeSoto Street, a distance of 70 feet as per Certificate of Survey by Daniel D. Sandefur, dated November 5, 1981, a copy of which is attached hereto, made a part hereof and paraphrased "Ne Varietur" for certainty of description.

**Rapides Parish Clerk of Court**  
This exchange is made and mutually accepted by the

parties hereto, it being agreed that the parties hereto have received property of equal value, the value of each parcel being the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00).

It is the intent of the parties hereto that this transaction qualify as a tax free exchange under the provisions of 26 U.S.C. Section 1301.

THUS DONE AND SIGNED at Alexandria, Rapides Parish, Louisiana, this 30th day of June, 1988, before me, Notary, and the undersigned competent witnesses.

**Rapides Parish Clerk of Court**  
WITNESSES: SECURITY FIRST NATIONAL BANK

Jackie Bailey

BY: A. Henry Kinberger  
A. HENRY KINBERGER,  
President

Delonah Jenkins

James B. Reichman  
NOTARY PUBLIC

THUS DONE AND SIGNED at Alexandria, Rapides Parish, Louisiana, this 30th day of June, 1988, before me, Notary, and the undersigned competent witnesses.

**Rapides Parish Clerk of Court**  
WITNESSES:

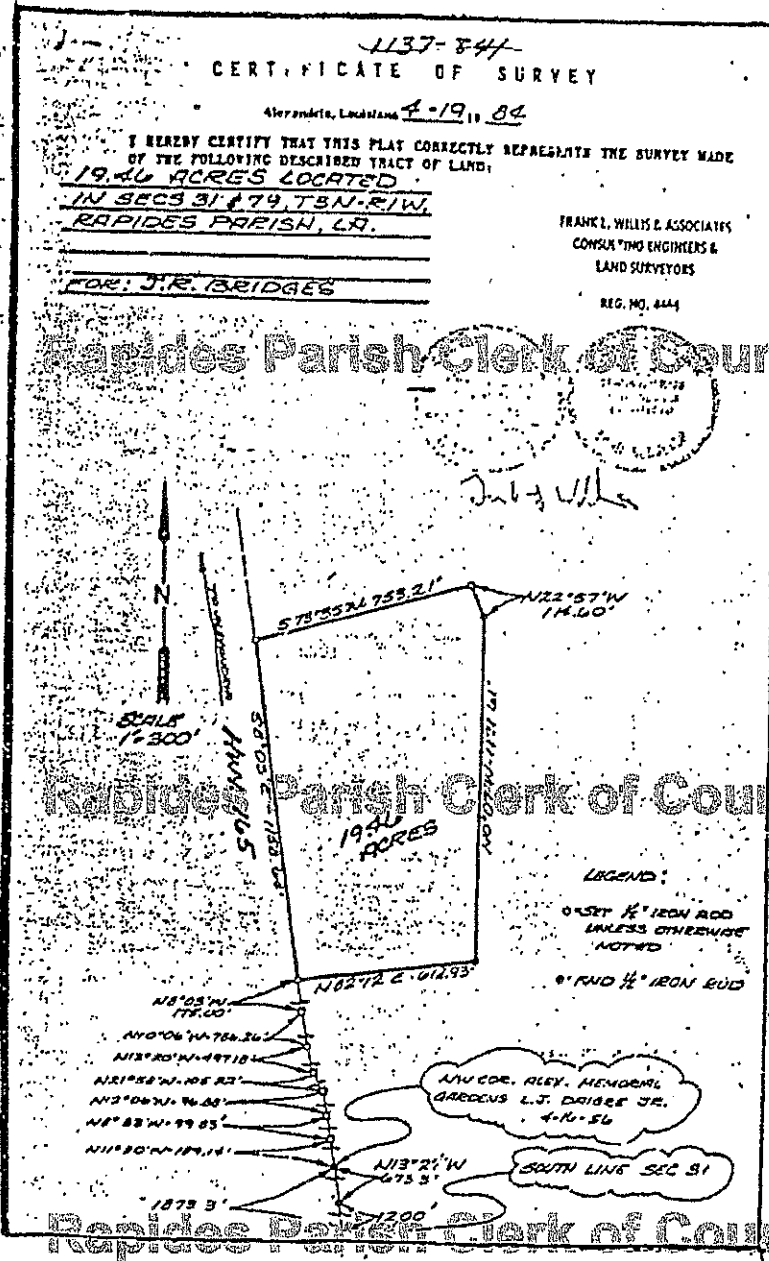
Andrew Moore

Joan Krumholtz McLure  
JOAN KRUMHOLTZ MCLURE

Robyn J. Cole

James B. Reichman  
NOTARY PUBLIC

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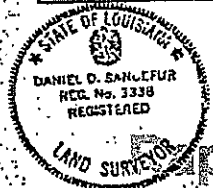
"NE VARIETUR"

For identification with  
an Act of Exchange  
executed on this 30th  
day of June, 1988.

James A. Reichman  
NOTARY PUBLIC

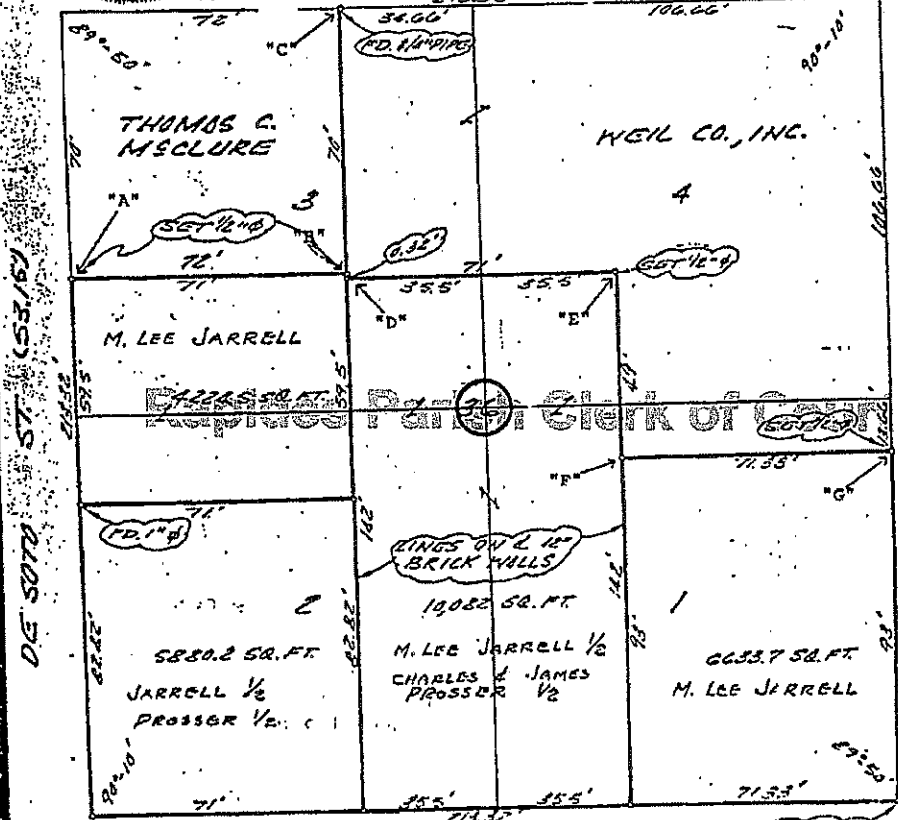
ALEXANDRIA, LA. 1241-95

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
 I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE OF THE  
 FOLLOWING DESCRIBED PREMISES OR TRACT OF LAND TO WIT: LOT 2 AND PART OF  
LOTS 1, 3 AND 4, SR. 83, CITY OF ALEXANDRIA AS PER PLAT  
THEREIN RECORDED IN PLAT BOOK 4, PAGE 143, RECORDS OF  
RAPIDES PARISH, LA.  
 SCALE: 1" = 30'  
 FOR \_\_\_\_\_  
 AT REQUEST ROD NOLES Daniel D. Sandifort



6TH ST. (53.33')

Rapides Parish Clerk of Court



Rapides Parish Clerk of Court

5TH ST. (53.33')

"NE VARIETUR"

For identification with  
 an Act of Exchange  
 executed on this 30th  
 day of June, 1988.

James B. Rechner  
 NOTARY PUBLIC