

STATE OF LOUISIANA
PARISH OF WASHINGTON
MORTGAGE CERTIFICATE GOOD FOR ONLY 90 DAYS

MORTGAGE CERTIFICATE

I, Traci Thomas, the undersigned Deputy Clerk of Court and Ex-Officio Recorder of Mortgages in and for the Parish of Washington, State of Louisiana, do hereby certify that I have made a careful examination of the indices of the mortgage records of the Parish of Washington, State of Louisiana, in the exact names(s) shown below affecting the property described hereinbelow. Although this certificate may show additional names similar to the names(s) listed below, this certificate only certifies the exact name(s) stated below in accordance with La. R.S. 9:2743.

I hereby certify that there are no mortgages, liens, judgments or other instruments evidencing privileges in the exact name(s) affecting the herein below described property except as shown below:--

NAME(S)

1. JAMES E. MAGEE, SR.
2. TINNIE SKIFFER MAGEE

DESCRIPTION OF PROPERTY

A CERTAIN TRACT OR PARCEL OF LAND in the C. E. McNEESE SUBDIVISION in the City of Bogalusa, Parish of Washington, State of Louisiana, more particularly described as follows, to-wit:

Commence at the Northeast corner of Lot Three (3) of the C. E. McNeese Subdivision in the City of Bogalusa for the Point of Beginning; thence run South 89 degrees 45 minutes West, along the South margin of Edward Lane, 175.0 feet; thence run South 05 degrees 05 minutes West 124.4 feet to the South margin of Lot Two (2) of the C. E. McNeese Subdivision at a point 5.0 feet East of the Southwest corner of Lot Two (2); thence North 89 degrees 45 minutes East, along the South lines of Lots Two (2), Three (3) and Four (4) of the C. E. McNeese Subdivision, 175.0 feet to the Southeast corner of Lot Four (4); thence North 05 degrees 05 minutes East 124.4 feet to the Point of Beginning.

PARCEL TWO: Begin at the Southeast corner of Lot Four (4) of the C. E. McNeese Subdivision to the City of Bogalusa; thence run in a Southerly direction 40 feet, more or less, to a line representing the South margin of the North one-half of a strip of land acquired by John Boulware per deed dated April 19, 1955 and of record in Conveyance Book 141, page 72 of the official records of Washington Parish, Louisiana; thence proceed in a Westerly direction along a line parallel to South margin of C. E. McNeese Subdivision the distance of 175 feet; thence Northerly the distance of 40 feet, more or less, to the Southwest corner of property acquired by John Boulware from Mildred Jeanette McNeese Armand Stewart on February 7, 1966, as per deed of record in Conveyance Book 195, Entry 8986 of the official records of Washington Parish, Louisiana; thence in an Easterly direction along the South line of the C. E. McNeese Subdivision the distance of 175 feet to the Point of Beginning. Being the East 175 feet of that certain parcel of property acquired by John Boulware from Bascom D. Talley, Jr. on April 5, 1966, as per deed of record in Conveyance Book 196, Entry 9842 of the official records of Washington Parish, Louisiana ("Property").

OTHER THAN:

1.

JUDGEMENT: In the matter styled State of Louisiana Versus Prentis Magee; Criminal Docket Number 40,002/40,003, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged, and decreed, that there be judgement herein in favor of the State of Louisiana and against Prentis Magee, as principal, and Luvenia Magee & James Magee, as surety, jointly, severally, and insolido, for the full sum of \$11,000.00, together with legal interest thereon from the date hereof until the same is paid. Judgement rendered in Open Court on this 23rd day of September, 1985. Judgement read and signed in Open Court on this 21 day of November 1985. Signed by Honorable (name illegible) District Judge; of record in MOB 367 Page 600 of the official records of Washington Parish, Louisiana.

2.

AFFIDAVIT OF DISTINCTION: Dated April 3, 1986; Hon. Dewaine Seal Clerk of Court Washington Parish Franklinton, Louisiana 70438; Re: Judgment in the matter styled State of Louisiana vs Prentis Magee, principal and Luvenia Magee and James Magee, as surety 40,002 and 40,003 22JDC Dated September 23, 1985 Original Amount \$11,000.00 MOB 367, page 600; Dear Mr. Seal: Please be advised that the James E. Magee referred to in the above judgment is not the same person as James E. Magee whose full name is James Edgar Magee, a white male, married once and then to Alma Bateman Magee, who is a resident of Franklinton, Louisiana having resided there since 1966, having a mailing address of [REDACTED] Franklinton, Louisiana 70438, prior to 1966 having resided in Tylertown, Mississippi, having never resided in Bogalusa, Louisiana. Having a Social Security number [REDACTED]. You are hereby authorized to delete the above judgment from any mortgage certificate issued in the name of James E. Magee husband of Alma Bateman Magee. Signed by Louis Murray, Assistant District Attorney; of record in MOB 371 Page 547 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled Pettit Furniture Co., Versus No. 60-191-E James Magee; 22nd Judicial District Court, State of Louisiana, Parish of Washington; It is therefore ordered, adjudged and decreed that the plaintiff Pettit Furniture Co., Do have and recover judgment against the defendant James Magee for the full sum of \$429.89 together with legal interest from date of judicial demand together with all costs of this suit. Judgment rendered, read and signed in open Court at Franklinton, Louisiana on this, the 29th day of Sept, 1987; signed by Dewaine Seal, Clerk of Court; of record in MOB 389 Page 668 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled First Finance Company, Inc. Versus James Magee, Jr; Number 64,678-B, 22nd Judicial District Court, Washington Parish, Louisiana; It is ordered, adjudged and decreed that plaintiff, First Finance Company, Inc., does have and recover judgment against the defendant, James Magee, Jr., for the full sum of \$1,255.25, together with 20% interest per annum from May 1, 1990, for one year, and thereafter at the rate of 18% per annum until paid in full, plus an attorney's fee of 25% of the sum of principal and interest due, and all costs of this proceeding. Judgment rendered and signed at Franklinton, Louisiana, on this 17th day of May, 1990. Signed by A. Clayton James, Judge, of record in MOB 416 Page 497 of the official records of Washington Parish, Louisiana.

5.

AFFIDAVIT OF DISTINCTION: Dated April 29, 1998; Johnny D. Crain, Clerk of Court, 22nd Judicial District Court Post Office Box 607 Franklinton, LA 70438; Re: First Finance Company VS. 64,678-B James Magee, Jr.; Dear Mr. Crain: With regard to the above captioned matter, this is to advise you that the defendant in that suit is not the same person as James Edgar Magee, Social Security Number [REDACTED], husband of Alma Bateman Magee, and you are therefore authorized to make a marginal notation in the inscription of the judgment in the above captioned matter dated May 17, 1990, and recorded in MOB 416, folio 497, under entry number 151629;... signed by M. Reggie Simmons, Attorney at Law; of record in MOB 519 Page 142 of the official records of Washington Parish, Louisiana.

6.

JUDGMENT: In the matter styled Chrysler Financial Company L.L.C. Versus James E. Magee; 150415-11 Number 51-556, Bogalusa City Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that judgment be rendered in favor of the plaintiff, Chrysler Financial Company L.L.C. and against James E. Magee (SSN [REDACTED]), in the full sum of \$4,935.25, together with 6.73 % interest from April 8, 1999, and 25.00 % attorney's fees of the aggregate of both principal and interest, subject to a credit of 0 and for all costs of these proceedings. Judgment rendered, read, and signed in Bogalusa, Louisiana, this 3 day of August, 1999. Signed by Robert J. Black, Judge, Bogalusa City Court; of record in MOB 544 Page 115 of the official records of Washington Parish, Louisiana.

7.

AFFIDAVIT OF DISTINCTION: Before me, the undersigned Notary Public, came and appeared John C. Morris, III of Thompson, Sparks, Dean & Morris, attorney for Credit Based Servicing and Securitization in Case No. 80027-H, entitled Credit Based Servicing and Securitization VS. James Magee, Jr. Affiant states that there is a judgment in favor of First Finance Company, Inc. and against James Magee Jr. in the amount of \$1,255.25 plus interest. The judgment is dated May 17, 1990 and recorded May 17, 1990 in Mortgage Book 416 Page 497. The judgment was rendered in connection with Suit No. 64,678-B. Mr. James Magee, defendant in Suit No. 80027-H, is identified by social security number [REDACTED]. The judgment debtor in Suit No. 64,678-B James Magee, Jr. is identified by social security number [REDACTED]. The referenced judgment is against a person whose name is similar to the defendant in Suit No. 80027-H, but is not the same person. Affiant requests that this distinction be recognized in Suit No. 80027-H and the records of Washington Parish. Signed by John C. Morris III, affiant; before Angelo G. Arrington, Notary Public; of record in MOB 557 Page 626 of the official records of Washington Parish, Louisiana.

8.

MARRIAGE CONTRACT BETWEEN JAMES E. MAGEE AND APRIL-SUZANNE MCCAIN: Be it known that on this 2nd day of October, 2002, before me, Ronald J. Brumfield, Notary Public, duly commissioned and qualified in and for the Parish of Washington, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared: James E. Magee SS# [REDACTED] and April Suzanne McCain SS# [REDACTED] who severally declared that they do plan and intend to be joined in the bonds of matrimony on or about November 1, 2002, and thereafter they intend to establish their matrimonial domicile in Washington Parish, Louisiana, and in order to fix certain rights between them, they do agree and contract as follows to-wit:; of record in MOB 618 Page 62 of the official records of Washington Parish, Louisiana.

9.

JUDGMENT: In the matter styled Capital One Auto Finance, Inc. Versus James Magee and Anthony G. Magee; 22nd Judicial District Court for the Parish of Washington, State of Louisiana, Case No. 91035, Division "H"; It is ordered, adjudged and decreed that there be judgment herein in favor of the plaintiff, Capital One Auto Finance, Inc., and against the defendant James Magee, in the full and true sum of \$13,544.36, plus interest accrued through October 13, 2004 in the amount of \$1,776.94, plus late charges in the amount of \$45.00, plus 25% attorney's fees, subject to a credit on October 13, 2004 of \$4,375.86. Interest continues to accrue on the unpaid principal balance at the rate of 21.25% per annum from October 14, 2004 until paid, and Capital One Auto Finance, Inc. is entitled to recover all costs of these proceedings. Judgment rendered the 23rd day of March, 2006. Judgment read and signed the 23 day of March, 2006. Signed by Honorable (name illegible), Judge; of record in MOB 730 Page 82 of the official records of Washington Parish, Louisiana.

10.

JUDGMENT: Lases No.: 1090306/CSLD 619 Louisiana Department of Social Services o/b/o Wizonia Moses Versus James Magee, Docket No.: 1991, 22nd Judicial District, Parish of Washington, State of Louisiana; This matter came before the Court on the 28th day of February, 2008; It is ordered, adjudged and decreed that there be a judgment herein in the sum of \$1107.44 in favor of the State of Louisiana, Department of Social Services and against the defendant herein, James Magee. This judgment supercedes any prior judgments rendered in favor of the State of Louisiana, Department of Social Services. Judgment read, rendered and signed on the 10 day of March, 2008; signed by Honorable (name illegible), Judge; Defendant's Address 1713 St. Louis St. Bogalusa, LA 70427, SS No: [REDACTED], DOB: [REDACTED]; of record in MOB 817 Page 213 of the official records of Washington Parish, Louisiana.

11.

AFFIDAVIT OF IDENTITY: Before me, Terri Bankston Stirling, Notary Public duly commissioned and qualified in and for the state and parish indicated, personally came and appeared: James E. Magee, SR. Tax Identification Number [REDACTED] a person of the full age of majority, whose present mailing address is [REDACTED] Edward Lane, Bogalusa, LA 70427 known to me, and who being first duly sworn did depose and say that: He is one of the owners of the following described property located in Washington Parish, Louisiana: 1340 Edward Lane, Bogalusa, LA 70427; And that he executes this affidavit in accordance with R.S. 9:5501 to distinguish himself from a James Magee and Jimmie Magee, Principal listed in the following Judgments with name similar to that of James E. Magee, Sr. MOB 522/820—Judgment against Jimmie Magee in favor of ARB Inc. d/b/a Blossman Petroleum in the amount of \$296.39, dated 7-6-98, 22nd J.D.C. #077176. Note this judgment was received by order of the court in MOB 831/220; MOB 598/464—Judgment of Bond Forfeiture against Woody J. Magee, as principal and Jimmie Magee, as surety, in favor of State of Louisiana in the amount of \$1,500.00, dated 1-24-02, 22nd J.D.C. #01-CR-82287; MOB 817/213—Judgment against James Magee in favor of Louisiana Department of Social Services in the amount of \$1,107.44, dated 3-10-08, 22nd J.D.C. Lases no. #1090306/CSLD 619; And that his full name is James E. Magee, Sr. He is ___ years of age, her date of birth is [REDACTED] that her Tax Identification Number is [REDACTED], that her Driver's License No. ___ is that during the ten years immediately preceding the execution of this affidavit she has lived at only the following addresses: [REDACTED] St. Louis Street, Bogalusa, LA 70427; And that he is not the same person as the Jimmie Magee and/or James Magee, mentioned in the above said judgment; signed by James E. Magee, Sr.; of record in MOB 844 Page 590 of the official records of Washington Parish, Louisiana.

12.

PARTIAL RELEASE OF JUDGMENT: Be it known, that on Nov 25, 2008, before me, Wayne Maiorana, Jr a Notary Public duly commissioned and qualified, in and for the aforesaid parish and state, and in the presence of the witnesses hereinafter named and undersigned: Personally came and appeared: Clay J. Legros, who declared unto me, Notary, that he is the Attorney for Capital One Auto Finance, Inc. and who, acting in said capacity and duly authorized hereunto, Who declared that he is the holder of the certain Judgment in favor of Capital One Auto Finance, Inc against James Magee and Anthony G. Magee, with the following amounts; \$13,544.36, plus interest accrued through October 13, 2004 in the amount of \$1,776.94, plus late charges in the amount of \$45.00, plus 25% attorney's fees subject to a credit on October 13, 2004 of \$4,375.86. Interest continues to accrue on the unpaid principal balance at the rate of 21.25% per annum from October 14, 2004 until paid, Said judgment is dated March 23, 2006 and is recorded at MOB 730, folio 82 of the Parish of Washington. For good and sufficient consideration, the receipt of which is acknowledged, Capital One Auto Finance, Inc hereby waives, releases, and renounces all judicial liens and mortgages or other rights it may have against James Magee Only, and hereby authorizes and directs the Recorder of Mortgages for the Parish of Washington to erase and cancel from the records of his office the judgment recorded at MOB 730, folio 82 of the mortgage records of said parish, but only insofar as it bears upon and affects James Magee. And said Capital One Auto Finance, Inc. does now declare that it does authorize and direct the recorder of mortgages for the Parish of Washington make a notation of this Partial Release of Judgment upon the Judgment recorded at MOB 730, folio 82 of Washington Parish; Thus done and signed in (illegible), Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearer and me, Notary, after due reading of the whole. Signed by Capital One Auto Finance, Inc. By Clay J Legros; of record in MOB 846 Page 51 of the official records of Washington Parish, Louisiana.

13.

AFFIDAVIT OF DISTINCTION: Before me, the undersigned notary, duly commissioned and qualified in and for the Parish and state, personally came and appeared: Jamie Magee Butts, a person of full age of majority, domiciled at, who declared that James Elton Magee, Sr., my father has a SSN of [REDACTED], is not the same person as James Magee, subject of a Judgment by Department of Social Services recorded in the official records of Washington Parish at MOB 817, page 213 whose SSN is [REDACTED]; and is not the same person as James E. Magee, subject of a Judgment by Chrysler Financial Company against James E. Magee recorded in the official records at MOB 544, page 115 whose SSN is [REDACTED]; Further, Jamie Magee Butts does hold harmless Clayton S. Knight, LLC and the Washington Parish Clerk of Court in Connection with this affidavit. Signed by Jamie Magee Butts, before Clayton S. Knight, Notary Public; of record in MOB 861 Page 111 of the official records of Washington Parish, Louisiana.

14.

MORTGAGE: Executed by James E. Magee, Sr and Tinnie Skiffer Magee, before Duane Edward Billings, Notary Public, dated February 8, 2013 in favor of Fifth Third Mortgage Company; "Note" means the promissory note signed by Borrower and dated February 08, 2013. The Note states that Borrower owes Lender \$190,500.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 01, 2038; of record in MOB 974 Page 521 of the official records of Washington Parish, Louisiana.

15.

LOAN MODIFICATION AGREEMENT: This Loan Modification Agreement (the "Agreement") is made on August 12, 2022, between Tinnie Skiffer Magee

("Borrower(s)") and Fifth Third Bank, National Association ("Lender") – FKA Fifth Third Mortgage Company a. Lender is the holder of a note made by Borrower(s), dated 02/08/2013 recorded 3-22-2013 principal sum of \$190,500.00 together with interest thereon at a fixed rate more fully set forth therein (the "Note"). B. The Note is secured by a Security Instrument bearing the same date (the "Security Instrument") that is recorded in the office of the Washington Parish Recorder's Office, in Book or Liber 974 and/or Instrument Number 2013-001321, at Page (s) 521, which covers and is now a lien on the property whose street address is [REDACTED] Edward Lane Bogalusa, LA 70427 (the Property"); ... d. The amount payable under the Note as of 09/01/2022 is \$146,693.35 (the "New Principal Balance"). The New Principal Balance consists of \$136,989.89 in unpaid interest bearing principal, \$1,300.00 in Deferred balance (the "Deferred Amount"), \$3,226.80 in unpaid interest (the "Unpaid Interest") and \$5,176.66 in advances.

New Principal Balance	Deferred Amount with this agreement	Interest Bearing Principal	Modified Principal and interest payment	Due at Maturity (includes any prior deferred amounts)
\$146,693.35	\$1,300.00	\$145,393.35	\$736.69	\$1,300.00

Borrower agrees to pay in full the Deferred Amount of \$1,300.00 and any other amounts still owed under the Note and Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the New Modified Principal, or (iii) the Maturity Date...; The Parties agree that the Maturity Date of the Note and Security Instrument is extended to 09/01/2052; ... Interest will be charged on the Interest Bearing Principal Balance at a [modified] yearly rate of 4.5% from 09/01/2022; of record in MOB 1256 Page 594 of the official records of Washington Parish, Louisiana.

16.

CONSENT JUDGMENT: In the matter styled Swift Transportation Company of Arizona, LLC Versus James E Magee; 22nd Judicial District Court For Washington Parish, State of Louisiana, No.: 117473, Division "C"; It is ordered, adjudged and decreed that judgment is rendered in favor of Plaintiff, Swift Transportation Company of Arizona, LLC and against the Defendant, James E Magee ([REDACTED]), in the sum of \$6,750.00, with legal interest from date of judgment, until paid, reasonable attorney's fees, and for all costs of these proceedings. It is further ordered, adjudged and decreed that if the defendant makes payments of \$192.00 per month, timely and without fail, beginning on 12/1/22, and on the 1st of each following month until this judgment is paid in full, plaintiff will not execute on the judgment other than by recording the judgment. Franklinton, Louisiana, this 9 day of March, 2023. Signed by Honorable Reginald T. Badeaux III, Judge; of record in MOB 1271 Page 458 of the official records of Washington Parish, Louisiana.

17.

LOAN MODIFICATION AGREEMENT: This Loan Modification Agreement (the "Agreement") is made on February 23, 2024, between Tinnie Skiffer Magee ("Borrower(s)") and Fifth Third Bank, National Association ("Lender") a. Lender is the holder of a note made by Borrower(s), dated 02/08/2013 principal sum of \$195,000.00 together with interest thereon at a fixed rate more fully set forth therein (the "Note"). B. The Note is secured by a Security Instrument bearing the same date (the "Security Instrument") that is recorded in the office of the Washington Parish Recorder's Office, in Book or Liber 974 and/or Instrument Number 2013-001321, at Page (s) 521, which covers and is now a lien on the property whose street address is [REDACTED] Edward Lane Bogalusa, LA 70427 (the Property"); ... d. The amount payable under the Note as of 03/01/2024 is \$162,360.45 (the "New Principal Balance"). The New Principal Balance consists of \$102,126.56 in unpaid interest bearing principal, \$43,211.38 in Deferred balance (the "Deferred Amount"), \$5,941.54 in unpaid interest (the "Unpaid Interest") and \$11,080.97 in advances.

New Principal Balance	Deferred Amount with this agreement	Interest Bearing Principal	Modified Principal and interest payment	Due at Maturity (includes any prior deferred amounts)
\$162,360.45	\$43,211.38	\$119,149.07	\$685.75	\$43,211.38

Borrower agrees to pay in full the Deferred Amount of \$43,211.38 and any other amounts still owed under the Note and Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the New Modified Principal, or (iii) the Maturity Date...; The Parties agree that the Maturity Date of the Note and Security Instrument is extended to 03/01/2053; ... Interest will be charged on the Interest Bearing Principal Balance at a [modified] yearly rate of 5.5% from 03/01/2024; of record in MOB 1297 Page 258 of the official records of Washington Parish, Louisiana.

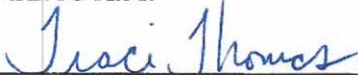
18.

LOAN MODIFICATION AGREEMENT: This Loan Modification Agreement (the "Agreement") is made on June 12, 2025, between Tinnie Skiffer Magee ("Borrower(s)") and Fifth Third Bank, National Association ("Lender"); The parties recite and declare that: a. Lender is the holder of a note made by Borrower dated 02/08/2013 recorded on: 3/22/2013 principal sum of \$190,500.00 together with interest thereon at a fixed rate more fully set forth therein (the "Note"). b. The Note is secured by a security instrument bearing the same date that is recorded in the office of the Washington Parish Recorder's Office, in Book or Liber 974 and/or Instrument Number 2013-001321, at Page 521... d. The amount payable under the Note as of 07/01/2025 is \$178,629.71 (the "New Principal Balance"). The new principal balance consists of \$161,655.77 in unpaid interest bearing principal, \$5,971.57 in unpaid interest (the "Unpaid Interest") and \$11,002.37 in advances. New Principal Balance \$178,629.71, Interest Bearing Principal \$178,629.71, Modified Principal and interest payment \$1,045.80; of record in MOB 1337 Page 584 of the official records of Washington Parish, Louisiana.

19.

NOTICE OF SEIZURE: In the matter styled Fifth Third Bank National Association Versus No. 122761 James E. Magee, Sr and Tinnie Skiffer Magee, 22nd Judicial District Court, Parish of Washington, State of Louisiana; ...under a Writ of SEIZURE issued on September 1, 2026, to satisfy a claim of \$177345.78, with interest, attorney fees, and costs, this the 10th day of September, 2026; of record in MOB 1375 Page 118 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 21ST DAY OF SEPTEMBER, 2026 AT 11:03 A.M.


 TRACI THOMAS, DEPUTY CLERK OF COURT

THIS MORTGAGE CERTIFICATE IS CERTIFIED BACK FOR A PERIOD OF 40 YEARS FROM THE DATE OF THIS CERTIFICATE AND DOES NOT INCLUDE ANYTHING FILED AFTER 09/21/2026 AT 11:03 A.M.