

WITNESS MY SIGNATURE on this, the 7th day of June, 2012.

**MAGNOLIA GROUP, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY**

By: William C Washburn, Jr.
**WILLIAM C. WASHBURN, JR.,
MANAGING MEMBER**

STATE OF ILLINOIS
COUNTY OF Will

Personally appeared before me, the undersigned authority in and for said County and State, on this the 7th day of June, 2012, within my jurisdiction, the within named, **WILLIAM C. WASHBURN, JR.**, who, acknowledged that he is the **Managing Member of Magnolia Group, LLC, An Illinois Limited Liability Company** and that for and on behalf of the said company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.



[Signature]
NOTARY PUBLIC
My commission expires: 6/20/2013

Prepared By and Return To:
HAAS & HAAS
Attorneys At Law
201 N. Second St.
Bay St. Louis, MS 39520
(228) 467-6574

INDEX AT: Lots 449, 450, and 451, First Ward, City of Bay St. Louis, And Lots 1, 4, 5 and 6, Block 6, Perkins Subdivision, First Ward, City of Bay St. Louis, Hancock County, Mississippi.

Address of Grantor:

[REDACTED]

Address of Grantee:

724 Dunbar Avenue
Bay St. Louis, MS 39520
228-467-5744

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

WARRANTY DEED

For and in consideration of the sum and amount of Ten and no/100----
----- (\$10.00) Dollars cash in hand paid, receipt of which is hereby
acknowledged and other good and valuable consideration, **Magnolia Group, LLC,**
An Illinois Limited Liability Company, by and through its duly authorized
Managing Member, William C. Washburn, Jr., does hereby convey and warrant
unto **LNG Investments, LLC, A Mississippi Limited Liability Company,** the
following described real property, located and being situate in Hancock County,
Mississippi, to-wit:

Lots 449, 450, and 451, First Ward, City of Bay St. Louis, Hancock County,
Mississippi

And

Lots 1, 4, 5 and 6, Block 6, Perkins Subdivision, First Ward, City of Bay St. Louis,
Hancock County, Mississippi.

The property is conveyed and accepted by the Grantee in its "AS IS" condition.

Together with all and singular the rights, privileges, improvements and
appurtenances to the same belonging or in any wise appertaining.

The above described property is subject to any restrictive covenants, reservations
and easements of record, including but not limited to those easements in favor of the
City of Bay St. Louis, Mississippi.

Ad Valorem Taxes for the year 2011 will be paid by the Grantor within 180 days
of the closing and taxes for the Ad Valorem year 2012 are assumed by the Grantee
herein.