

WITNESS MY SIGNATURE on this, the 7<sup>th</sup> 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 7<sup>th</sup> 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

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:**  
619 Rollingwood Drive  
Shorewood, IL 60404  
815-735-1509

**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.