



**BRADLEY ABSTRACT, LLC**  
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## **MORTGAGE AND CONVEYANCE CERTIFICATE**

**FOR: Mortgage Connect** **FILE #: 3723626-1**

**PROPERTY DESCRIPTION: LOT 40, S 33' OF 41, S 7' OF LOT 42 & 43 Town of Erath, Vermilion Parish, LA (307 S. Severin Street, Erath, LA)**

**PERIOD OF SEARCH: August 25, 1976 to October 10, 2025**

**PRESENT OWNER(S): Allen and Sara Dorsey**

This is not a Title Opinion. I have made a careful examination of the MORTGAGE and CONVEYANCE records in the office of the Clerk and Recorder in the Parish of VERMILION, State of Louisiana, in the names of the parties as disclosed by the sets included in the abstract and provided by client. The examination is limited to the timeframe requested by client. Client shall defend, hold harmless and indemnify abstractor for any searches outside of the records and Parish specified above. I do hereby certify that the following copies are all the instruments affecting the title to the above captioned property, as accurately disclosed by the indices to said Records. This abstract is not intended to reflect, nor does it in fact reflect, the current mineral ownership of the subject property. No variations of the listed names have been searched unless otherwise specified. We did not research bonds. We do not warrant the authenticity of the sets, nor do we warrant the validity of the sets of cancellations and releases. We do not certify to the tax information unless a tax certificate is attached. Statewide UCC and Bankruptcy Pacer searches are separately requested services and are not searched unless expressly requested by client in order.

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### **NAMES SEARCHED:**

**Allen Dorsey**  
**Sara Dorsey**  
**Craig Jude Miller**  
**Alison Frederick Miller**  
**Jacob Paul Cornner**  
**Leona Champagne Broussard**  
**Lola Champagne Romero**  
**Francis Champagne**  
**Audrest Champagne**  
**Lillian Broussard Champagne**

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### **DOCUMENTS ATTACHED:**

#236450 Cash Deed; Filed: 08/25/1976  
#8809488 Renunciation; Filed: 10/12/1988  
#20713825 Act of Donation; Filed: 11/07/2007  
#2012001188 Cash Sale; Filed: 02/08/2012  
#2018007366 Cash Sale; Filed: 09/18/2018  
#2020003004 Cash Sale; Filed: 05/05/2020

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### **ENCUMBRANCES:**

# 2020003005 Mortgage; Filed: 05/05/2020  
# 5852 Assignment; Filed: 08/29/2025

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### **TAX INFORMATION: 2024 Assessment # RE045530 – Taxes Paid Annually**

\*See printout attached for tax information

*Michelle Larson*

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