

Lafourche Parish Recording Page

Annette M. Fontana
CLERK OF COURT
PO BOX 818
303 W 3rd St
Thibodaux, LA 70302
(985) 447-4841

First VENDOR

HIMEL, KENNETH P JR

First VENDEE

SULESKI, ROBERT

Index Type : CONVEYANCE

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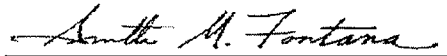
Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafourche Parish, Louisiana.

e-Recorded

On (Recorded Date) : 10/20/2023

At (Recorded Time) : 9:15:30AM



Clerk of Court

Doc ID - 034228480002

Option To Purchase Agreement

Seller: KENNETH HIMEL and KRISTY HIMEL 113 HANNAH ST THIBODAUX, LA 70301 Ph [REDACTED]

Buyer: Michael Sciulli and/or Robert Suleski and/or assigns 1060 Brickell ave #401, Miami FL 33131 Ph (225) 441-9793

By signing below, Michael Sciulli and/or Robert Suleski hereby has an Option to Purchase or assign the property(s) known as:

Parcel Number 0062985400 Legal Description: LOT IN SEC. 91, T14S-R19E, (80' X 125') N BY ARTHUR GRANIER, E BY RUSSELL A. CHIASSON; S BY CHARLES R. BOUDREAUX, W BY HANAH

The undersigned owner(s) state that he/she/they are on the recorded title of said property and have full authority to sell the same on behalf of themselves and any others listed on the deeds.

1. The parties agree that the Option Purchase Price shall be [REDACTED] By this option agreement, Seller grants to Michael Sciulli and/or Robert Suleski, the exclusive right and Option to purchase the above-listed property upon the terms and conditions set forth herein. By this option agreement, Seller also grants to Michael Sciulli and/or Robert Suleski, the right to market the above-listed properties upon the terms and conditions set forth herein in an effort to locate an end-buyer.

2. Unless otherwise notified in writing by Michael Sciulli and/or Robert Suleski, the Option to Purchase will be in force until the date of purchase closing. The Purchase closing date shall be on or before December 10th, 2023. Michael Sciulli and/or Robert Suleski shall pay all closing costs associated with this purchase. Buyer shall have the right to choose the closing title company. Buyer needs to spend about \$1,000 (consideration) on survey, architectural plans for the remodel and other due diligence, as such retains the right to cancel sale agreement any time for any reason.

3. Property is to be delivered free & clear of all encumbrances and back taxes with good and marketable title and with full possession of the property available to Michael Sciulli and/or Robert Suleski at the date of closing unless otherwise agreed in signed Sale & Escrow Agreement to follow prior to the closing of the actual sale.

SPECIAL CLAUSES:

(A): Buyer has the right to market property to find an end buyer to buy as an already remodeled property immediately after all parties have signed.

(B): Agreement is subject to be recorded alongside the Memorandum of Contract/Agreement with the county recorder.

Handwritten signatures and dates for Seller (Kristy Himel, 10/12/2023) and Buyer (Robert Suleski, Michael Sciulli, 10/17/23).

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of October, 2023 SIGNED, SEALED AND DELIVERED in the presence of: KENNETH HIMEL AND KRISTY HIMEL

STATE OF: LOUISIANA PARISH OF : Lafourche On this, the 12th day of October, 2023, before me, the undersigned officer, personally appeared [REDACTED] known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and he/she acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires 1/1/2025



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of October, 2023 SIGNED, SEALED AND DELIVERED in the presence of: Name: MICHAEL SCIULLI AND/OR ROBERT SULESKI x STATE OF: Florida, COUNTY OF: Dade On this, the day of 17th 2023, before me, the undersigned officer, personally appeared Robert Suleski and Michael Sciulli known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and he/she acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires 01/02/2025



SHAILYN ENCARNACION Notary Public State of Florida Comm# HH212312 Expires 1/2/2026