



St. Charles Parish Clerk of Court
P.O. Box 424
Hahnville, LA 70057

Phone (985) 783-6632

Lance Marino
Clerk of Court
Parish of St. Charles

Certified Copy

Instrument Number: 492992

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Document Type: CASH SALE/DEED

Recording Date: 12/04/2025 11:55 AM CST

Grantor 1: DUFOUR, MICHELLE M

Grantee 1: ST CHARLES PARISH

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THE ATTACHED DOCUMENT IS A **CERTIFIED TRUE AND CORRECT COPY** THAT WAS
RECORDED ON THE DATE AND TIME LISTED ABOVE AND CERTIFIED ON THE SAME.



Aubrey Waguespack
Aubrey Waguespack, Deputy Clerk

CASH SALE

UNITED STATES OF AMERICA

**BY: MICHELLE M. DUFOUR,
MARK J. MELANCON and
CHARLES S. MELANCON, JR.**

**STATE OF LOUISIANA
PARISH OF ST. CHARLES**

TO: ST. CHARLES PARISH

BE IT KNOWN, on the dates herein written below;

BEFORE the undersigned, Notaries Public, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY, CAME AND APPEARED:

MICHELLE M. DUFOUR (***-**-6589), a person of the full age of majority and domiciled in the Parish of St. Charles, State of Louisiana, who declared that she has been married but once and then to Mark Dufour from whom she is living separate and apart; and her current mailing address is 115 Ashton Road, Luling, LA 70070; and

MARK J. MELANCON (***-**-0267), a person of the full age of majority and domiciled in the Parish of St. Charles, State of Louisiana, who declared that he is not now nor has he ever been married; and his current mailing address is 691 Magnolia Ridge Road, Boutte, LA 70039; and

CHARLES S. MELANCON, JR. (***-**-3408), a person of the full age of majority and domiciled in the Parish of St. Charles, State of Louisiana, who declared that he has been married but twice, first to LeaAnn Harper from whom he was divorced; secondly to Bernadette Rabago from whom he was divorced and since then has not remarried; and his current mailing address is 115 Ashton Road, Luling, LA 70070;

hereinafter referred to as sellers, who declared that they do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon, and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, and including an assignment or subrogation of sellers' personal rights to sue for property damages, unto:

ST. CHARLES PARISH (**-***1208), a political subdivision of the State of Louisiana whose mailing address is P.O. Box 302, Hahnville, LA 70057; authorized pursuant to Ordinance No. 25-7-5 adopted by St. Charles Parish Council on the 6th day of January, 2025 a certified copy of which is attached hereto and made a part hereof;

hereinafter referred to as purchaser, here present accepting, and purchasing for itself, its successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

ALL OF SELLERS' UNDIVIDED 7.74% INTEREST IN AND TO:

A CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Village of Hahnville, St. Charles Parish, Louisiana, and is designated on a sketch or survey of portion of Sections 3, 24, and 68, T13S, R20E, prepared by E.M. Collier, Surveyor, dated August 20, 1962, paraphed "Ne Varietur" by James P.

Vial, Notary Public, same herewith, according to said sketch, the said property herein conveyed commences at a point 239 feet from the intersection of the eastern side line of said property with the North line of Lovejoy Street, said point forming the Northeast corner of said property, thence runs N 21-15W for a distance of 150 feet, thence S68-45W for a distance of 72.2 feet, thence S21-15E for a distance of 100 feet, thence S68-45W for a distance of 461.6 feet, thence N21-15W for a distance of 100 feet, thence S68-45W for a distance of 5,770.63 feet, thence S17-45W for a distance of 193.01 feet, thence N68-45E for a distance of 6,425.9 feet, to the point of beginning, containing 20.776 acres.

The above-described property is subject to Servitude granted by Achille J. Melancon, Jr. to Fire Protection District No. 1 of the Parish of St. Charles, State of Louisiana, dated July 19, 1969, recorded in COB 90, folio 634, St. Charles Parish, Louisiana.

The herein property bears the Municipal Address of 711 Hahn Street, Hahnville, LA 70057.

Being the same property acquired by Clyde J. Melancon, John W. Melancon and Mary Claire M. Fisher by Judgment of Possession of Achille J. Melancon, Jr. dated September 7, 1976 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 180 folio 8 and further by Judgment of Possession of Mary Clyde Smith, widow of Achille J. Melancon, Jr. dated September 14, 1989 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 410, folio 465; and by Michael J. Melancon, Charles S. Melancon, Jr., Susan M. Wiltz, Michelle M. Dufour and Mark J. Melancon by Judgment of Possession of Charles S. Melancon, Jr. dated June 15, 2000 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 570, folio 496; and by Roger D. Latham by Judgment of Possession of Brent P. Melancon dated July 5, 2011 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 758, folio 839; and by Denise M. Mayeux, Celeste M. Chiasson and Annette Melancon by Judgment of Possession of Robert G. Melancon dated January 5, 2010 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 738, folio 720; and by Melanie G. Melancon Clark by Act of Sale from Jason L. Melancon, Brandi L. Melancon, Tanya L. Melancon and Heather M. Hogan, dated Jun 29, 1998 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 540, folio 537; and by Mary Claire M. Fisher by Act of Sale from Joan M. Vitano dated October 21, 1976 and duly recorded in the Parish of St. Charles, State of Louisiana at COB 181, folio 799.

The above-described property is subject to the following:

1. The property is sold and purchased subject to all title and zoning restrictions of record, and all rights of way, servitudes and/or easements, apparent or of record or imposed by law, affecting said property, and all prior mineral reservations and/or mineral leases, valid and in extant, affecting said property.
2. Lien Assessment in favor of St. Charles Parish recorded at MOB Instrument No. 492595.
3. The 15.48% undivided ownership interest acquired by Clyde J. Melancon by Judgment of Possession recorded at COB 180, page 8.
4. Five-foot servitude granted unto Fire Protection District No. 1 dated July 17, 1969 recorded in COB 90, folio 634.
5. Oil, gas, and mineral lease dated June 14, 1963 recorded in COB 38, folio 41.
6. Grant of servitude in favor of the St. Charles Parish Sewerage Program dated October 23, 1984 recorded in COB 324, folio 320.

7. Grant of Servitude in favor of the St. Charles Parish Sewerage Program dated December 27, 1984 recorded in COB 328, folio 57.
8. Act of Servitude of Roadway from Dr. John W. Melancon, et al to St. Charles Parish recorded on February 24, 1986 in the official records of COB 351, folio 652.
9. Any outstanding mineral conveyances, mineral reservations, mineral releases, mineral servitudes and any existing easements, servitudes, rights of ways, and leases of any nature or kind whatsoever, of record and in existence.
10. Encroachments, boundary disputes, overlaps, rights of parties in possession, servitudes, and other adverse matters, if any, as would be disclosed on a current, accurate survey and inspection of the subject property.

Covenants, conditions, or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that such covenants, conditions, or restrictions (a) are exempt under Chapter 42, Section 3607 of the United States Code or (b) relate to handicap but do not discriminate against handicapped persons.

The parties hereto declare that they do not hereby intend, by the execution of these presents, to interrupt, or suspend, the running of any prescription or preemption which has run or may run in connection with the foregoing, nor do the parties intend to revive, establish, or initiate any one or more of the foregoing which may not now or hereafter be binding upon the property and/or the parties hereto.

TO HAVE AND TO HOLD the above-described property unto the said purchaser, its heirs and assigns forever. Purchaser herein assumes all responsibility and liability in connection with reading and reviewing the instruments of record listed above before this transfer and does waive and release me, Notary, from any and all liability and responsibility in connection therewith.

This sale is made and accepted for and in consideration of the price and sum of **TWENTY THOUSAND NINE HUNDRED FORTY-ONE AND 02/100 (\$20,941.02) DOLLARS** Cash, which the said purchaser has well and truly paid, in ready and current money to the said sellers who hereby acknowledge the receipt and sufficiency thereof and grants full acquittance and discharge therefor.

Purchaser accepts the above-described property subject to the restrictions referred to herein and agrees for itself, its successors and assigns to be bound thereby. Purchaser has made an independent inspection of the property and is satisfied with the property's condition and suitability for purchaser's intended use.

All State and Parish taxes up to and including the taxes due and exigible in 2024 have been paid as per representation by sellers herein, taxes due and exigible for the year 2025 will be the responsibility of the purchaser.

All parties hereby agree to waive the production of tax and mortgage certificates and hereby relieve and release me, Notary, for any liability regarding their non-production. Should any zoning, planning or other Parish ordinances affect this transfer, the parties hereto relieve me, Notary, from any liability or for any responsibility to determine or see to compliance of these regulations. The parties hereto further relieve me, Notary, from any liability or for any responsibility to determine the wetland delineation or flood zone determination pertaining to the above-described property.

The parties hereto declare that they have not requested an Environmental Site Assessment and/or Environmental Impact Study of the herein conveyed property; nor have they requested any kind of study or evaluation of the property or the buildings thereon for any harmful pollutant or noxious substances (including asbestos); nor have they requested any opinion or evaluation of the usability of said property due to any considerations of the environment (including a declaration that the said property is "wetlands"). The parties further acknowledge that said Notary has advised them of the availability of obtaining any of the above evaluations or studies and they have chosen to proceed without such studies; and they do hereby relieve and release me, Notary, from any responsibility in connection therewith.

The sellers herein further declared that they have conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.


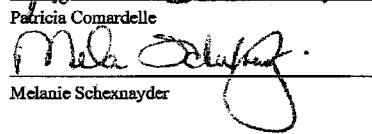
No survey was requested of or made by the undersigned Notary and the parties hereto hereby relieve and release said Notary from any and all liability in connection therewith.



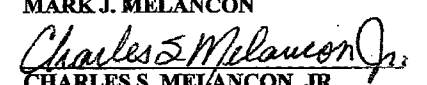
All agreements and stipulations herein contained, and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.


As the context herein may require, the singular shall be deemed to include the plural and the masculine form shall be deemed to include the feminine and neuter.

Purchaser declared that pursuant to La. Rev. Stat Ann § 9:2721, the address where property tax and assessment notices are to be mailed is: P.O. Box 302, Hahnville, LA 70057.

THUS, DONE AND PASSED at Luling, Louisiana, on this 2nd day of December, 2025
in the presence of the undersigned competent witnesses, who hereunto sign their names with the
said appearers, and me, Notary, after reading of the whole.

WITNESSES:

Patricia Comardelle

Melanie Schexnayder

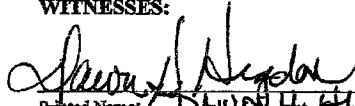

MICHELLE M. DUFOUR

MARK J. MELANCON

CHARLES S. MELANCON, JR.

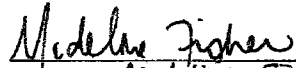

LOUIS G. AUTHEMENT
NOTARY PUBLIC
NOTARY ID#25814

THUS, DONE AND PASSED at Hahnville, Louisiana, on this 3rd day of

December, 2025 in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.


WITNESSES:


Printed Name: Dawn H. Wilson


Printed Name: Madeline Fisher

ST. CHARLES PARISH


BY: MATTHEW JEWELL,
Its: PARISH PRESIDENT


NOTARY PUBLIC

Printed Name:

Bar/Notary ID#

COREY M. OUBRE

NOTARY PUBLIC

LSBA NO. 28709

LA NOTARY NO. 77473

St. Charles Parish, Louisiana

My Commission is issued for Life