

and.

2008-0339

INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF EMERGENCY PREPAREDNESS)

ORDINANCE NO. 08-8-6

An ordinance to approve and authorize the execution of an Act of Sale by Camille Hughey wife of/and Lyle B. Ragas Jr for the property located at 464 Pine Street, Lot Number 523, Hiland Park Subdivision, Square No. 2, Norco, Louisiana

WHEREAS, St. Charles Parish is participating in the Hazard Mitigation Grant Program of the Federal Emergency Management Agency; and,

WHEREAS, the property located at 464 Pine Street, Norco, Louisiana has been accepted into the program and can now be acquired by the Parish; and,

WHEREAS, it is the desire of the Parish Council to approve said Act of Sale within the guidelines of the Program.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Sale by and between Camille Hughey wife of/and Lyle B. Ragas and St Charles Parish in the amount of \$111,186.00 for the property located at 464 Pine St. in Norco is hereby approved.

SECTION II. That the Parish President is hereby authorized to execute said Act of Sale on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: SCHEXNAYDRE, AUTHEMENT, RAYMOND, TASTET, BENEDETTO, HOGAN, COCHRAN, LAMBERT, NUSS

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 18th day of August, 2008, to become effective five (5) days after publication in the Official Journal

Act of Sale - Ragas

CHAIRMAN _____
SECRETARY Christina Jacob Tucker
DLVD/PARISH PRESIDENT 8-19-08
APPROVED DISAPPROVED _____
PARISH PRESIDENT W. St. Pierre
RETD/SECRETARY 8-19-08
AT 2:00 pm RECD BY [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON September 17, 2008
AS ENTRY NO. 345957
IN MORTGAGE/CONVEYANCE BOOK
NO. 719 FOLIO 536

CASH SALE

UNITED STATES OF AMERICA

FROM: CAMILLE HUGHEY WIFE OF/AND
LYLE B. RAGAS, JR.

STATE OF LOUISIANA

TO: ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 11th day of September, in the year of two thousand and eight (2008).

BEFORE ME, a Notary Public in and for the Parish of St. Charles, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

CAMILLE HUGHEY WIFE OF/AND LYLE B. RAGAS, JR., (SS NO. XXX-XX-3475 AND XXX-XX-7481), both persons of the full age of majority and residents of and domiciled in St. Charles Parish, State of Louisiana, who declared before me, Notary, that they have been married but once and then to each other with whom they are presently living and residing. Mailing Address: 459 Pine Street, Norco, Louisiana, 70079

hereinafter designated as "vendors" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendors do by these presents sell, grant, bargain, assign, transfer, deliver and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto:

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by V. J. St. Pierre, Jr., its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057; and pursuant to Ordinance No. 08-8-6, adopted by the St. Charles Parish Council on August 18, 2008, a copy of which is annexed hereto and made a part hereof,

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, in Section 5, Township, 12 South, Range 8 East, in or near the Town of Norco, in what is known as Unit 1, Hiland Park Subdivision, as per plan by E. M. Collier, Surveyor, dated October 11, 1954, a copy of which plan is on file in the office of the Clerk of Court and Ex-officio Recorder of Conveyance for the Parish of St. Charles for reference.

And according to said plan, said portion of ground is designated by the number five hundred twenty-three (523) of Square Two (2), and has a width or front on Pine Street of Seventy feet (70'), by a depth along the line of Lot 521 of Ninety-eight (98'), a depth along the line of Lot 525 of Ninety-eight feet (98'), and a width in the rear along the line of a portion of ground designated as "523-A" of Seventy feet (70'). According to a survey by Gilbert, Kelly, Couturie, Inc., dated May 24, 1979.

The improvements thereon bear the municipal number 464 Pine Street, Norco, LA 70079.

Being the same property acquired by vendors from Richard Emmett Glavin by act before Lynne Fruchtnicht, Notary Public, dated April 15, 1999, recorded at COB 552, folio 435, of the official records of the Parish of St. Charles, State of Louisiana.

THIS SALE IS MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational, or wetlands management practices; and
2. No new structure(s) will be built on the property except as indicated below:
 - (a) A public facility that is open on all sides and functionally related to a designated open space or recreational use;
 - (b) A rest room; or
 - (c) A structure that is compatible with open space, recreational or wetlands management usage and proper floodplain management policies and practices, which the Director approves in writing before the construction of the structure begins.
3. After completion of the project, no application for additional disaster assistance will be made for any purpose with respect to the property to any Federal entity or source, and no Federal entity or source will provide such assistance.
4. Fence encroachment as shown on survey by Gilbert, Kelly & Couturie, Inc., dated May 24, 1979.

To have and to hold the said property unto the said purchaser forever. This present sale and conveyance is made and accepted for and in consideration of the sum and price of **ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED EIGHTY-SIX AND 00/100THS (\$111,186.00) DOLLARS**, lawful current money of the United States of America, which amount the said purchaser has paid in ready CASH, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

Taxes for 2007 are paid. The parties hereto waive any conveyance, mortgage, tax and any other certificates and relieve and release me, Notary, from any and all responsibility in connection therewith. The parties also acknowledge that no examination of the title has been

made by me, Notary, and agree to relieve, release, defend, save, hold harmless, and indemnify me, Notary, from any and all claims, liabilities, and responsibilities in connection therewith.

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

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

The certificate of mortgages required by Article 3364 of the revised Civil Code of Louisiana is hereby dispensed with by the parties hereto.

THUS DONE, READ AND PASSED at my office in the City of Hahnville, Parish and State aforesaid, in the presence of undersigned competent witnesses who have hereunto signed their names with the parties and me, said Notary, the day, month and year first above written.

WITNESSES:

Sharon A. Hayden
Bobbi Cullen
Sharon Hayden
Bobbi Cullen

Sharon A. Hayden
Bobbi Cullen
Sharon Hayden
Bobbi Cullen

Camille H. Ragas
CAMILLE H. RAGAS
Lyle B. Ragas Jr.
LYLE B. RAGAS JR.

ST. CHARLES PARISH

BY: *V. J. St. Pierre, Jr.*
V. J. ST. PIERRE, JR.
Parish President

Leon C. Vial, III
LEON C. VIAL, III
NOTARY PUBLIC
BAR NO. 13061
14999 RIVER ROAD
HAHNVILLE, LA 70057