



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: 492993**

**Book/Index:** COB

**Document Type:** CASH SALE/DEED

**Recording Date:** 12/04/2025 12:57 PM CST

**Grantor 1:** FISHER, MARY CLAIRE MELANCON

**Grantee 1:** ST CHARLES PARISH

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THE ATTACHED DOCUMENT IS A **CERTIFIED TRUE AND CORRECT COPY** THAT WAS  
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*Aubrey Waguespack*  
Aubrey Waguespack, Deputy Clerk

**CASH SALE**

**UNITED STATES OF AMERICA**

**BY: MARY CLAIRE MELANCON FISHER, STATE OF LOUISIANA**  
**et als**

**TO: ST. CHARLES PARISH PARISH OF ST. CHARLES**

**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:**

**MARY CLAIRE MELANCON FISHER** (\*\*\*-\*\*-3259), a person of the full age of majority and domiciled in the Parish of St. John the Baptist, State of Louisiana, who declared that she has been married but once and then to Kenneth J. Fisher from whom she was widowed and since then has not remarried; and her current mailing address is 109 Viola Court, LaPlace, LA 70068; and

**SUSAN M. WILTZ** formerly known as **SUSAN M. GRAVER** (\*\*\*-\*\*-6760), 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 three times; first to Randy Graver from whom she was divorced; second to John Brady from whom she was divorced; thirdly to David Wiltz with whom she is presently living and residing; and her current mailing address is 14825 Old Spanish Trail, Paradis, LA 70080; and

**ANNETTE M. MATHERNE** (\*\*\*-\*\*-7552), 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 twice; first to Frank Hendrickson from whom she was divorced; secondly to David P. Matherne with whom she is presently living and residing; and her current mailing address is 242 Murray Hill Drive, Destrehan, LA 70047; and

**DENISE M. MAYEUX** (\*\*\*-\*\*-8429), a person of the full age of majority and domiciled in Roxie, Mississippi, who declared that she has been married but once and then to Lonny Mayeux with whom she is presently living and residing; and her current mailing address is 566 Cutoff Road NW, Roxie, MS 39661; and

**CELESTE M. CHIASSON** (\*\*\*-\*\*-8005), 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 Chad J. Chiasson with whom she is presently living and residing; and her current mailing address is 327 Lakewood Drive, Luling, LA 70070; and

**ROGER DARRELL LATHAM** (\*\*\*-\*\*-2181), a person of the full age of majority and domiciled in Flora, Mississippi, who declared that he is not now nor has never been married; and his current mailing address is 138 Watson Road, Flora, MS 39071; and

**MICHAEL J. MELANCON** (\*\*\*-\*\*-2174), a person of the full age of majority and domiciled in Pearlinton, Mississippi, who declared that he has been married but once and then to Angela Kennedy from whom he was divorced and since then has not remarried; and his current mailing address is 16123 4<sup>th</sup> Street, Pearlinton, MS 39572; and

**SUCCESSION OF JOHN W. MELANCON** (\*\*-\*\*\*6035), through its duly appointed Administrator, Dr. Eric J. Melancon, by virtue of Letters of Independent Administration in Proceedings No. 21189 of the 16<sup>th</sup> Judicial

District Court for the Parish of St. Mary, Louisiana, a certified copy of which order is annexed hereto and made a part hereof;

**MELANIE GOURGUES MELANCON** (\*\*-\*\*-7695), a person of the full age of majority and domiciled in Summit, Mississippi, who declared that she has been married but twice; first to Philip L. Melancon from whom she was widowed; secondly to Charles Clark from whom she was divorced and since then has not remarried; and her current mailing address is 1131 Eagle Ridge Road, Summit, MS 39666;

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 6<sup>th</sup> 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 76.78% 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, paraphrased "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. The 15.48% undivided ownership interest acquired by Clyde J. Melancon by Judgment of Possession recorded at COB 180, page 8.
3. Five-foot servitude granted unto Fire Protection District No. 1 dated July 17, 1969 recorded in COB 90, folio 634.
4. Oil, gas, and mineral lease dated June 14, 1963 recorded in COB 38, folio 41.
5. Grant of servitude in favor of the St. Charles Parish Sewerage Program dated October 23, 1984 recorded in COB 324, folio 320.
6. Grant of Servitude in favor of the St. Charles Parish Sewerage Program dated December 27, 1984 recorded in COB 328, folio 57.
7. 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.
8. 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.
9. 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 **TWO HUNDRED SEVEN THOUSAND SEVEN HUNDRED FORTY-EIGHT AND 23/100 (\$207,748.23) 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.

LETTERS OF INDEPENDENT ADMINISTRATION

SUCCESSION OF:

JOHN W. MELANCON

No. 21189



STATE OF LOUISIANA

16<sup>th</sup> JUDICIAL DISTRICT COURT

PARISH OF ST. MARY

This shall certify to all whom it may concern, that an application was made to the Honorable Sixteenth Judicial Court for St. Mary Parish, Louisiana by DR ERIC J MELANCON to be appointed Independent ADMINISTRATOR of the Succession of JOHN W. MELANCON, deceased.

NOW, KNOW YE that the said DR ERIC J MELANCON has been and is hereby appointed Independent ADMINISTRATOR of the Succession of JOHN W. MELANCON, deceased, that HE has qualified as such and that HE has fulfilled all of the requisites of law.

As Independent ADMINISTRATOR, DR ERIC J MELANCON has all of the rights, powers, authorities, privileges and duties of a succession representative as are otherwise provided by law, but without the necessity of publication of notice, delay for objection, application to or any action by the court, said rights, powers, authorities and privileges including particularly, but not exclusively, the authority to perform the following acts:

alienate succession property at public or private sale (including but not limited to the power to sell bonds, shares of stock, mutual funds and other securities at rates prevailing in the market place); list succession property for sale with a real estate agent, transfer by dation en paiement any succession property in satisfaction of a secured or unsecured debt; sell household goods; sell motor vehicles; exchange succession property for consideration to be paid in corporate stock or other property, or partly therein and partly in cash; invest funds of the succession and make them productive; pay estate debts, including expenses of the administration of this succession; borrow money for the purposes of preserving succession property or the orderly administration of this estate; of paying estate debts and inheritance taxes and for expenditures in the regular course of business; incur obligations, encumber property as security for loans; conduct any business; alienate, encumber or dispose of real property of a corporation or partnership in which this succession owns a majority interest; lease succession property; grant mineral leases on succession property; perform executory contracts evidenced by writing; and pay reasonable periodic allowances in money for the maintenance of a spouse, if any, and of the heirs or legatees.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE AT FRANKLIN, LOUISIANA, November 26, 2019.

CLERK'S OFFICE, FRANKLIN, LA

CLIFF DRESSSEL  
Clerk of Court  
St. Mary Parish, Louisiana  
16<sup>th</sup> Judicial District Court

NOV 26 2019

A true copy of the original

Attest Charlene M. C. Blane  
Dy. Clerk of Court

Charlene M. C. Blane  
Deputy Clerk of Court  
oml

RECEIVED AND FILED

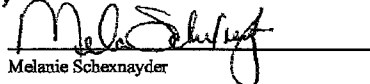
[ ORIGINAL ]

NOV 26 2019  
Charlene M. C. Blane  
Dy. Clerk of Court

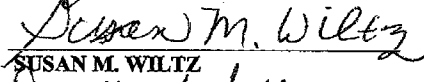
THUS, DONE AND PASSED at Luling, Louisiana, on this 28<sup>th</sup> day of October, 2025 in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

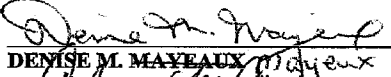
  
Patricia Comardelle

  
Melanie Schexnayder

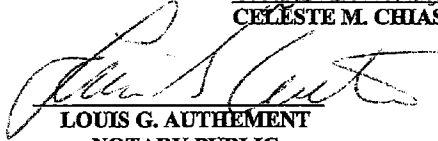
  
MARY CLAIRE MELANCON FISHER

  
SUSAN M. WILTZ

  
ANNETTE M. MATHERNE

  
DENISE M. MAYEAUX

  
CELESTE M. CHIASSON

  
LOUIS G. AUTHEMENT  
NOTARY PUBLIC  
NOTARY ID#25814



THUS, DONE AND PASSED at Jackson, Mississippi, on this 9 day  
of October, 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:

[Signature]  
Printed Name: Missy Biggs

[Signature]  
Printed Name: Shakunda B. Johnson


[Signature]  
ROGER DARRELL LATHAM

[Signature]  
NOTARY PUBLIC  
Printed Name: Latricia Cooper  
Bar/Notary ID# 126972

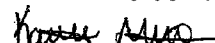


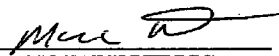
THUS, DONE AND PASSED at Harrison County, Mississippi, on this 10th day  
of October, 2025 in the presence of the undersigned competent witnesses, who hereunto sign their  
names with the said appearers, and me, Notary, after reading of the whole.

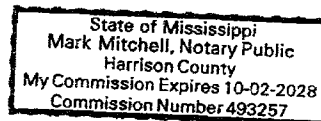
WITNESSES:

  
Printed Name: Deborah J. Grigerson

  
MICHAEL J. MELANCON

  
Printed Name: Courtney Mitchell

  
NOTARY PUBLIC  
Printed Name: Mark Mitchell  
Bar/Notary ID# 493257



[Signature]  
Printed Name: [Signature]

Its: Appointed Administrator

[Signature]  
NOTARY PUBLIC  
Printed Name: [Signature]  
Bar/Notary ID# 9777947



THUS, DONE AND PASSED at McComb, Mississippi, on this 9th day  
of October, 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.

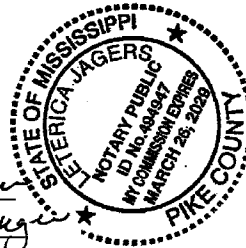
WITNESSES:

[Signature]  
Printed Name: Shelby Regan  
Shelby Regan  
Shelby Regan

[Signature]  
MELANIE GOURGUES MELANCON


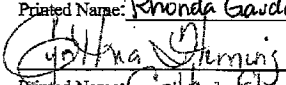
Printed Name: Leleka Jagers.

Leleka Jagers  
NOTARY PUBLIC  
Printed Name: Leleka Jagers  
Bar/Notary ID# 494947

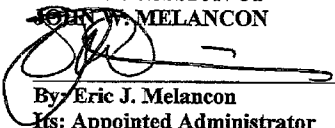



THUS, DONE AND PASSED at Morgan City, Louisiana, on this 29<sup>th</sup> day of  
October, 2025 in the presence of the undersigned competent witnesses, who hereunto sign their  
names with the said appearers, and me, Notary, after reading of the whole.

WITNESSES:

  
Printed Name: Rhonda Gaudet  
  
Printed Name: Cynthia Fleming

THE SUCCESSION OF  
~~JOHN W. MELANCON~~

  
By: Eric J. Melancon  
As: Appointed Administrator

  
NOTARY PUBLIC  
Printed Name: Lloyd T. Bourgeois, Jr.  
Bar/Notary ID# Bar Reg 24974

THUS, DONE AND PASSED at Hahnville, Louisiana, on this 18<sup>th</sup> day of  
November, 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:**

Madeline Fisher  
Printed Name: Madeline Fisher

**ST. CHARLES PARISH**

Matthew Jewell  
BY: MATTHEW JEWELL,  
Its: PARISH PRESIDENT

Dawn H. Higdon  
Printed Name: DAWN H. HIGDON

Corey M. Oubre  
NOTARY PUBLIC  
Printed Name: Corey M. Oubre  
Notary ID# 28709

COREY M. OUBRE  
NOTARY PUBLIC  
LSBA NO. 28709  
LA NOTARY NO. 77473  
St. Charles Parish, Louisiana  
My Commission is issued for Life