

W. J. ...

STATE OF LOUISIANA : PARISH OF LAFAYETTE

253673

BE IT KNOWN, that on this 8th day of December,
 in the year of our Lord, nineteen hundred fifty, before me,
Chas. J. Debaillon, Jr., a notary public in and for the aforesaid
 Parish and State, and as such duly qualified and commissioned,
 personally came and appeared the following persons: Charles
 Debaillon, Sr., widower of May Bowden, (2) Louis B. Debaillon,
 single and of lawful age, (3) Thomas Debaillon, husband of Frances
 Ritchey, (4) J. Albert Debaillon, husband of Irma Rose Melancon,
 (5) and Frank Debaillon, husband of Mignonette Kelly, all
 residents of the parish of Lafayette, Louisiana, who declared
 that they are the owners of the following described property,
 to-wit:

That certain tract of land together with all
 improvements thereon, situated in the parish
 of Lafayette, Louisiana, and being more fully
 described as follows: Beginning at a point
 located at the southwest corner of the
 intersection of Moss Street extension and
 Mouton switch Road, thence South 0° 08' east
 along said Mouton Switch Road for a distance of
 553 feet, thence north 86° 45' west for a
 distance of 524 feet, thence South 3° 15' West,
 for a distance of 380.7 feet, thence north
86° 30' west to the north bank of a canal,
 thence following the north bank of said canal to
 the property of Alcee Mouton, thence North 0°
 08' West a distance of 930 feet to Mouton Switch
 Road, thence South 86° 45' east along said
 Mouton Switch Road a distance of 1593 feet to
 the point of beginning; said tract of land
 being bounded northerly by public road designated
 as Mouton Switch road, southerly by canal
 separating this land from other property of
 appearers, subject to usufruct of Mrs. Alex Con-
 stantin, Easterly by Moss Street Extension in part,
 and in part by property belonging to appearers,
 subject to the aforesaid usufruct and westerly
 by property of Alcee Mouton, all as is more
 fully shown on the hereinafter referred to plat
 of survey, and being a portion of the property
 acquired by appearers from the Succession of
 Dan and Paul Debaillon. There is excepted from
 their dedication a strip of land 5' wide along
 the westerly side of Paul Street and shown on
 said plat of survey as 5' reserved by Dan Debaillon
 Estate.

That appearers desire to lay off the above tract
 of land into lots and blocks for the purpose of offering same
 for sale, and for this reason they have caused the said prop-

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erty to be surveyed and divided into lots, blocks and streets; that said subdivision is to be known as the DAN DEBAILLON SUBDIVISION to the Parish of Lafayette, all is more fully shown by reference to plat of survey by A. R. Yandle, dated October 31, 1950, a copy of which survey is attached hereto, made part hereof, and paraphed "Ne Varietur" for identification herewith.

That appearers do, by these presents, make a formal dedication to public use of the streets shown on said plat of survey, which streets are named DAN STREET and PAUL STREET, respectively.

Appearers further declare that they have delivered a copy of the said plat of survey to the assessor of the Parish of Lafayette.

The appearers further declared that in order to dispose of these lots to the best advantage and to assure all prospective purchasers that said property will be properly and uniformly developed, the appearers hereby bind themselves, their heirs and assigns that said property is not to be sold, except under the following restrictions, which shall be considered as covenants running with the land (whether included in the deed or deeds, or not), in perpetuity, viz:

1. Only one dwelling structure shall be constructed or erected upon each lot.
2. The ground floor of any dwelling to be erected on any of the lots herein is to have a minimum of 800 square feet exclusive of open porches and attached garages.
3. The front sills of all dwelling houses which face either Moss Street Extension or Mouton Switch Road, Paul Street and Dan Street and exclusive of porches and steps, shall be placed no closer to either of said streets than 20 feet; except that this restriction shall not apply to lots 35, 36, 37, 38 and 39.
4. The entire exterior of all residences, together with the out buildings, are to be painted or built of colored material;

the use of the following materials on the roof or exterior of any building is prohibited, viz: iron, tin, tarpaper, imitation brick siding, and under no circumstances will wooden roofs be permitted.

5. Maintenance and/or erection of open privies upon any of the lots herein sold or to be sold is prohibited.

6. No noxious or offensive trade or activity shall be carried on in any dwelling, or upon any lot, which shall be, or may become an annoyance or a nuisance to the neighborhood. And no saloons, night club, tavern, liquor store, restaurant or drive in lunch or drink establishment is to be carried on upon any of the property included in this subdivision. No lot, or portion of lot or lots, shall be used for the storage of wrecked automobiles or trucks.

7. All of the lots composing and comprising this subdivision shall be sold subject to the restrictions and covenants hereby imposed, and shall bear thereon from the recordation of this instrument.

8. Should any person, or persons violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said development or subdivision, to prosecute at law or in equity against the persons or person violating or attempting to violate any such covenant and either to prevent him or them from so doing and/or to recover damages or other dues for such violation.

Thus done and passed in the Parish of Lafayette, Louisiana, on the day and date herein first above written, in the presence of the undersigned competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

WITNESSES:

Wm. H. Mouton
Wm. H. Mouton
Doris H. Wood
Doris H. Wood
CLERK OF COURT
LAFAYETTE, LA.
FILED THIS DAY

Chas. Debaillon, Sr.
Chas. Debaillon, Sr.
Louis B. Debaillon
Louis B. Debaillon
Frank Debaillon
Frank Debaillon
Thomas Debaillon
Thomas Debaillon
J. Albert Debaillon
J. Albert Debaillon

DEC 9 9 13 AM '50

Clara Debaillon, Jr.
CLERK OF COURT

Chas. Debaillon, Jr.
NOTARY PUBLIC
Chas. J. Debaillon, Jr.

FILE NO.

93-019129

CASH SALE
 93 JUN -3 AM 10:13
 BY: Peter C. Piccione, Jr.
 Notary Public, State of Louisiana

STATE OF LOUISIANA
PARISH OF LAFAYETTE

BE IT KNOWN, that on this 28th day of May, 1993, BEFORE ME, the undersigned Notary Public, in and for the above Parish and State, duly commissioned and qualified, personally came and appeared:

LOUIS EDWARD MELANCON (SSN: 436-56-4155), married to and living with Rhena Touchet Melancon, and the said RHENA TOUCHET MELANCON (SSN: 438-58-4050), both residents of Lafayette Parish, Louisiana;

who declared that for the consideration hereinafter mentioned they do by these presents sell, transfer, and deliver with full guarantee of title and free from all encumbrances and with subrogation to all her rights and actions of warranty against previous owners, unto:

GEORGIE MELANCON LANDRY (SSN: 434-48-5079), married to and living with Wilbert P. Landry, appearing herein for the purpose of purchasing the below described property as her separate property, a resident of Lafayette, Louisiana, whose permanent mailing address is: 827 E. Butcher Switch Road, Lafayette, LA 70501;

present, accepting, and purchasing for herself, successors or assigns, acknowledging delivery and possession thereof, the following described property, to-wit:

That certain lot of ground situated in the Dan Debaillon Subdivision in the Parish of Lafayette, Louisiana, being known and designated as Lot Number Seven (7); said lot has a front of one hundred (100') feet on a public road by a depth between parallel lines of 256.5 feet (two hundred fifty six and five tenths) and is bounded on the South by Lot Number Thirty (30), on the East by Lot Number Six (6), and on the West by Lot Number Eight (8), all of said subdivision, and North by said public road, all as per plat of survey of said subdivision by A. R. Yandle, dated October 31, 1950, a copy of which is filed of record with Act Number 253673 of the records of the Parish of Lafayette, Louisiana.

Being the same property acquired by vendor herein under Act No. 514768 of the Conveyance Records of Lafayette Parish, Louisiana.

Purchaser will assume the payment of all taxes assessed against the property herein sold for the year 1993.

Peter C. Piccione, Jr.
Attorney at Law
P.O. Box 5150
Lafayette, LA 70502
(504) 234-1132

This sale is made and accepted for and in consideration of the sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS cash, receipt and delivery thereof is hereby acknowledged, and for which full acquittance is herein granted.

THUS DONE AND PASSED at Lafayette, Lafayette Parish, Louisiana, on this 28th day of May, 1993, in the presence of the undersigned competent witnesses, who sign with appearers and me, officer, after due reading of the whole.

WITNESSES:

Jennifer Brooks
Angie B. Delaney

Louis Edward Melancon
LOUIS EDWARD MELANCON, Seller

Rhena Touchet Melancon
RHENA TOUCHET MELANCON, Seller

Georgie Melancon Landry
GEORGIE MELANCON LANDRY, Purchaser

Peter C. Piccione, Jr.
PETER C. PICCIONE, JR.
Notary Public