

SPECIAL ORDINANCE NO. 45, 2022.

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

=====

Common Addresses of lots to be rezoned:
Part of 920 N. 25th Street, Terre Haute IN 47807
2425 1st Avenue, Terre Haute, IN 47807
2431 1st Avenue, Terre Haute, IN 47807
2428 Locust Street, Terre Haute, IN 47807
2442 Locust Street, Terre Haute, IN 47807
Part of an Alley being vacated in Locust Street Subdivision

Rezone From: R-1 Planned Development (Lots 214-221)
R-1 Single Family Residential District (Lots 260-263)
C-2 Community Commerce District (West 1/2 of Lot 264),
and Part of an Alley being vacated in Locust Street
Subdivision

Rezone To: C-6 Strip Business District

Proposed Use: Landscaping Business – Rosehill Lawn Care

Name of Owner: Data Point, Inc.

Address of Owner: 510 S. 25th Street
Terre Haute, IN 47803

Phone Number of Owner: Contact Attorney 812-232-3388

Attorney Representing Owner: Richard J. Shagley and Richard J. Shagley II

Address of Attorney: 500 Ohio St., Terre Haute, IN 47807

For Information Contact: [] Owner [x] Attorney

Council Sponsor: Neil Garrison

=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

AMENDED SPECIAL ORDINANCE NO. 45, 2022

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations.

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute" of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat o the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.


Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2431 1st Avenue, Terre Haute, Indiana
2425 1st Avenue, Terre Haute, Indiana
2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

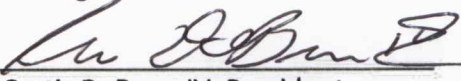
be and the same is, hereby established as a C-6 Strip Business District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Amended Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,


Neil Garrison, Councilperson

Passed in open Council this 2nd day of February, 2023.


Curtis DeBaun IV, President

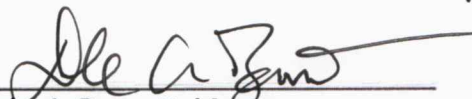
ATTEST:


Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this 3rd day of February, 2023.


Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 3rd day of FEBRUARY, 2023.


Duke A. Bennett, Mayor

ATTEST:


Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.


Richard J. Shagley II, #23135-84

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

FILED

OCT 05 2022

CITY CLERK

SPECIAL ORDINANCE NO. 45, 2022

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled "An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations".

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

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Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat o the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2431 1st Avenue, Terre Haute, Indiana
2425 1st Avenue, Terre Haute, Indiana
2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

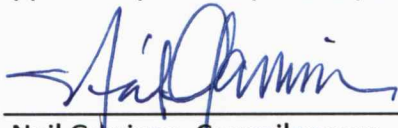
Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15' more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and

266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

be and the same is, hereby established as a C-6 Strip Business District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,  _____
Neil Garrison, Councilperson

Passed in open Council this ____ day of _____, 2022.

, President

ATTEST:

Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this ____ day of _____, 2022.

Michelle Edwards, City Clerk

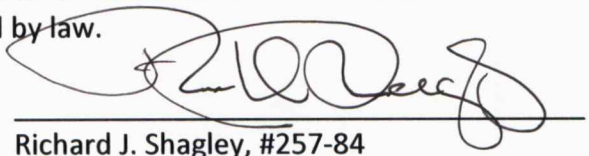
Approved by me, the Mayor of the City of Terre Haute, this ____ day of _____, 2022.

Duke A. Bennett, Mayor

ATTEST:

Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.



Richard J. Shagley, #257-84

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA;

and THE PRESIDENT AND MEMBERS OF THE AREA PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, Data Point, Inc., by Cary Albin, President, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2431 1st Avenue, Terre Haute, Indiana
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2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15' more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and 266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

Your Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute", as amended, the above described real estate is now zoned as R-1 Planned Development (Lots 214-221), R-1 Single Family Residence District (Lots 260-263), and C-2 Community Commerce District (West half of 264).

Your Petitioner intends to lease the real estate to Rosehill Lawncare, LLC, for Rosehill Lawn Care, Landscaping & Snow Service. Both entities are owned by the same party.

Your Petitioner would request that the real estate described herein shall be zoned as a C-6 Strip Business District to allow for the use as proposed by the Petitioner. Your Petitioner would allege that the C-6 Strip Business District would not alter the general characteristics of this neighborhood, since the real estate is located in a mixed district, that a portion of the real estate is currently used and zoned for a commercial use, and that the real estate is on a major thoroughfare.

That Petitioner has a hardship because of the following unique characteristics: due to adjacent scattered incompatible uses, to the general deterioration of the neighborhood, and that the parcels are located near district boundary lines.

Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the area.

WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code and declaring the above-described real estate to be part of the C-6 Strip Business District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, the undersigned Petitioner has caused this Petition to Rezone Real Property to be executed this 4th day of October, 2022.

PETITIONER:

DATA POINT, INC.

By: 
Cary Albin, President

The owner and mailing address: Data Point, Inc.
ATTN: Cary Albin, President
510 S. 25th Street
Terre Haute, IN 47803

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Data Point, Inc., by its authorized representative , being duly sworn upon his/her oath, deposes and says:

1. That Data Point, Inc., is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat o the same recorded in the Recorder’s Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2425 1st Avenue, Terre Haute, Indiana
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Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15’ more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and 266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 18 2014

Timothy M. Agnew
VIGO COUNTY AUDITOR

2014014948 CORP WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



EXEMPT FROM DISCLOSURE FEE

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That Stadler & Co, Inc. a/k/a Stadler & Company, Inc., "Grantor," a corporation organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS** to Data Point, Inc., "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Vigo County, in the State of Indiana, described as follows:

Lots No. Two Hundred Eleven (211) and Two Hundred Twelve (212) in Locust Street Subdivision, of a part of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 920 North 25th Street, Terre Haute, IN 47807.)

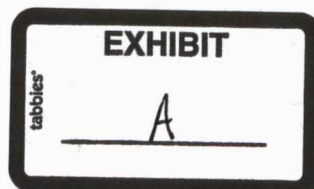
Subject to all general real estate taxes prorated to the date of this indenture and all subsequent taxes.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor further warrants and states that Stadler & Co, Inc. is the correct name of the corporation and is one and the same entity as Stadler & Company, Inc., who took title to the above-described real estate by Warranty Deed dated December 22, 2003 and recorded December 23, 2003 as Instrument No. 2003037052, in the records of the Recorder's Office of Vigo County, Indiana.

This conveyance is not a special corporate transaction within the meaning of that term as used in the Indiana Corporation Act and amendments thereto.

Page 1 of 3



AR5

2

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper corporate resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15 day of Dec, 2014.

Stadler & Co, Inc.

By: [Signature]
Andrew Stadler, President

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

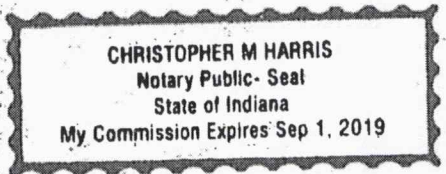
Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, President of Stadler & Co, Inc. a/k/a Stadler & Company, Inc., who acknowledged execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of Dec, 2014.

[Signature]
Notary Public

Christopher Harris
Printed Name

My Commission Expires: Sep 1, 2019 My County of Residence: Vigo



PHS

3

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

APS

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

AUG 15 2014

Timothy M. Hejduk
VIGO COUNTY AUDITOR

2014010610 WD \$18.00
08/15/2014 12:29:50P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

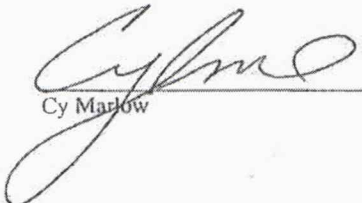
THIS INDENTURE WITNESSETH that **Cy Marlow**, "Grantor" of the State of Indiana, CONVEYS, GRANTS, AND WARRANTS to **Data Point, Inc.**, "Grantee" of the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County in the State of Indiana, to-wit:

Lot Number Two Hundred Thirteen (213) in Locust Street Subdivision of a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West.

Commonly known as: 2439 First Avenue, Terre Haute, IN 47807

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders and laterals, if any.

DATED this 14 day of Aug, 2014.

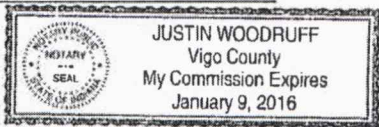

Cy Marlow

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of August, 2014, personally appeared Cy Marlow, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:



Justin Woodruff
Notary Public
Printed: _____
Residing in _____ County

Mail Tax Statements To Grantee at: 920 N. 25th St., Terre Haute, IN 47805

Mail Deed To: Integrity Title Services, 1532 Wabash Ave., Terre Haute, IN 47807

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Justin Woodruff
Justin Woodruff

This instrument was prepared by: John Gurchiek of GURCHIEK LAW, INC., P.O. Box 6327, Fishers, IN 46038, at the specific request of the parties of their authorized representatives based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

NOV 05 2013


VIGO COUNTY AUDITOR

2013014445 WD \$20.00
11/05/2013 01:07:03P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Grantor, **Iona M. Craffets Brown**, f/k/a Iona M. Craffets, surviving spouse of Edward T. Craffets, deceased, of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **Data Point, Inc.**, Grantee, a corporation organized and existing under the laws of the State of Indiana, with its principal office located in Vigo County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot number Two Hundred Fourteen (214) in Locust Street Subdivision, a Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, as shown by the recorded plat thereof, recorded March 12, 1901 in Plat Record 6A, Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor, Iona M. Craffets Brown, represents and warrants that she and Edward T. Craffets were husband and wife when title vested in them as tenants by the entirety, as grantees in a deed dated May 16, 1974, and recorded May 23, 1974, in Book No. 362, Page 319-2 in the records of the Recorder's Office of Vigo County, Indiana, and that thereafter they were continuously married as husband and wife until Edward T. Craffets' death on February 3, 1977, in Vigo County, Indiana, as shown by Death Record 81, Page 138 in the records of the Vital Statistics Office of the Vigo County Board of Health; that his estate, including any joint property, life insurance, and gifts in contemplation of death, was not of sufficient value to be subject to Federal Estate Tax, or any Federal Estate Tax owed has been satisfied. Further, Grantor represents that she subsequently married Thomas B. Brown on June 12, 1982, shown by Marriage Record 192, Page 217, in the records of the Clerk's Office, Vigo County, Indiana, and Grantor is now identified as Iona M. Craffets Brown.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams
R WILLIAMS

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to: 920 North 25th St.
GRANTEE: Terre Haute, IN 47805

Property address: 2435 1st Avenue
Terre Haute, IN 47807

EXEMPT FROM DISCLOSURE FEE

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **DATA POINT, INC.**, of Vigo County, as Grantees, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lot Number 215 in Locust Street Subdivision of a part of the Southwest quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat of the same recorded March 2, 1901, in Plat Record 6A, page 79 of the recorder's office of Vigo County Indiana.

Commonly known as 2431 1st Avenue, Terre Haute, Indiana.

Parcel #84-06-14-383-007.000-002.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

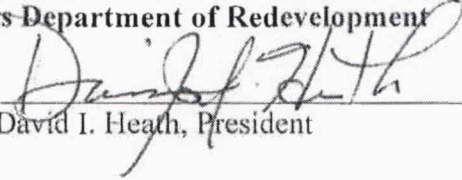
All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance trash, weeds, or junk cars after 60 days from the date of this deed.

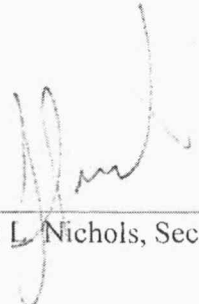
The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this 2ND day of MAY, 2019.

City of Terre Haute for the use and benefit
of its Department of Redevelopment

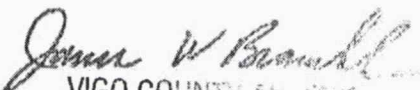
By: 
David I. Heath, President

ATTEST:

By: 
Jim L. Nichols, Secretary

ENTERED FOR TAXATION
Subject to final acceptance for Transfer


MAY 17 2019


VIGO COUNTY AD. REC.

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

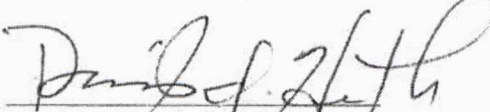
Before me the undersigned, a Notary Public, in and for said County and State, this 2ND day of MAY, 2019, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

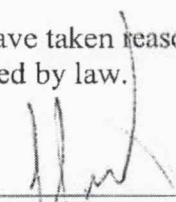
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


H. DEAN BRANSON, Notary Public

My Commission Expires: 2/23/2023 County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.


David I. Heath, President


Jim L. Nichols, Secretary

Grantee's name and address: Data Point, Inc., 7050 East Woodsmall Drive, Terre Haute, IN 47802.

This instrument prepared by Darrell E. Felling II, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2014014947 WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



DEC 18 2014

EXEMPT FROM DISCLOSURE FEE

Timothy M. Spurgeon
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Andrew Stadler**, Grantor, of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **Data Point, Inc.**, a corporation organized and existing under the laws of the State of Indiana, Grantee, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Sixteen (216) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2427 1st Avenue, Terre Haute, Indiana 47807.)

ALSO

Lot Number Two Hundred Fifty-three (253) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2400 Locust Street, Terre Haute, Indiana 47807.)

ALSO

Lot Number Two Hundred Fifty-eight (258) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

AS

2

(Commonly known as 2420 Locust Street, Terre Haute, Indiana 47807.)

ALSO

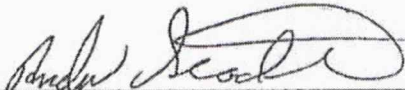
Lot Number Two Hundred Sixty-six (266) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2448 Locust Street, Terre Haute, Indiana 47807.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed/delivered this deed this 25 day of Dec, 2014.



Andrew Stadler

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

APS

3

Witness my hand and Notarial Seal this 15 day of Dec., 2014.



Christopher M Harris
Notary Public

Christopher Harris
Printed Name

My Commission Expires: Sept, 2019 My County of Residence: Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert M. Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

AP5

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2017002248 WD \$18.00
03/10/2017 10:58:50A 2 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented

MAR 10, 2017


VIGO COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That United Equities LLC, a limited liability company organized and existing under the laws of the State of Indiana (hereinafter called Grantor), for and in consideration of the payment to it of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEYS AND WARRANTS** to Data Point, Inc., of Vigo County, State of Indiana (hereinafter called Grantee), the following described real estate in Vigo County, Indiana, to-wit:

Lot Number 217 in Locust Street Subdivision, a Subdivision of a part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to real estate taxes prorated to the date hereof.

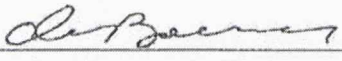
As a further consideration of the payment of the above sum, the person(s) executing this deed on behalf of Grantor represent(s), for the purpose of inducing Grantee to accept this Warranty Deed that they are either (*mark applicable option*):

- 1. all of the Members of Grantor
- Or
- 2. the duly elected and designated Manager of Grantor as provided in Grantor's Articles of Organization and have been fully empowered by the Members of Grantor as provided in Grantor's Articles of Organization and/or Operating Agreement to execute and deliver this deed;

that Grantor has full capacity to convey the real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been taken; that the real estate conveyed by this instrument is conveyed in the usual and regular course of Grantor's business.

IN WITNESS WHEREOF, United Equities LLC has caused this deed to be executed in its name and on its behalf by its undersigned Members or its duly authorized Manager, this 9th day of March, 2017.

United Equities LLC

By 
Chris Boerner, Authorized
(Printed Name and Title) Member

And by _____
(Printed Name and Title)

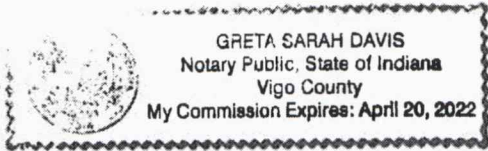
And by _____
(Printed Name and Title)

And by _____
(Printed Name and Title)

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

I, Greta Sarah Davis, a Notary Public in and for said County and State, do hereby certify that Chris Boerner, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as Member(s) or Manager of United Equities LLC appeared before me this day in person and, being first duly sworn said that the statements and representations contained in said instrument are true and that said person(s) signed and delivered said instrument as a free and voluntary act of said Chris Boerner and as said person(s) own free and voluntary act as such Member(s) or Manager for the use and purposes therein set forth.

Given under my hand and notarial seal this 9th day of March, 2017.



My Commission Expires:
4.20.2022

Greta Sarah Davis
Notary Public
Greta Sarah Davis
(Printed Name)

My County of Residence:
Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Laura A. Haddix
Signature
Laura A. Haddix
Printed name

This instrument prepared by Donald J. Bonomo, Attorney at Law, COX, ZWERNER, GAMBILL & SULLIVAN, LLP, 511 Wabash Avenue, Terre Haute, Indiana 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of the parties to this conveyance concerning the property to be conveyed and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of the instrument.

GRANTEE'S ADDRESS: 920 N. 25th St., Terre Haute, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2016001474 QD \$18.00
02/09/2016 10:54:52A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



FEB 09 2016

EXEMPT FROM DISCLOSURE FEE

J. ...
VIGO COUNTY AUDITOR

QUITCLAIM DEED

This indenture witnesseth that

Andrew Stadler
of Vigo County in the State of Indiana

Release(s) and Quitclaims(s) to

Data Point, Inc.
of Vigo County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in VIGO County in the State of Indiana, to-wit:

LOT NUMBER TWO HUNDRED EIGHTEEN (218) IN LOCUST STREET
SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 14-
12-9 COMMENCING AT A POINT 1515 FEET EAST OF THE SOUTHWEST CORNER
OF THE SOUTHWEST 1/4 OF 14-12-9 AND RUNNING THENCE NORTH 1885.6
FEET; THENCE EAST 550.2 FEET, THENCE SOUTH 511 FEET THENCE EAST 29
FEET THENCE SOUTH 465.5 FEET THENCE EAST 561 FEET TO THE EAST LINE
OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID 111.7 FEET TO THE
SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 1137.8 FEET
TO THE PLACE OF BEGINNING.

Parcel No: 84-06-14-383-004.000-002

Common Address: 2423 1st Avenue Terre Haute, IN 47807

ALSO

Lot Number 254 in Locust Street Subdivision of a part of the Southwest Quarter (SW 1/4) of
Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, as per plat thereof,
recorded in Plat Record 6A, Page 79, in the office of Vigo County, Indiana.

Parcel No: 84-06-14-383-012.000-002

Common Address: 2402 Locust Street Terre Haute, IN 47807

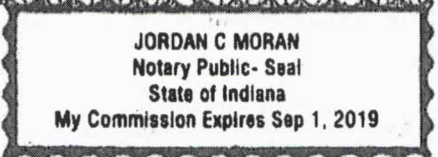
Dated this 28 day of Jan, 2016.

Andrew Stadler
Andrew Stadler

State of INDIANA, County of VIGO) SS:

Before me, a Notary Public in and for said county and state, this 28 day of JANUARY, 2016, personally appeared Andrew Stadler, who acknowledged the execution of the foregoing Quitclaim Deed to be Grantor(s) voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



My Commission Expires: 9/1/2019
My County of Residence: CLAY

Jordan Moran
Notary Public
Printed: JORDAN MORAN

This instrument prepared by: Henry L. Antonini, Antonini & Antonini, 224 South Main Street, P. O. Box 325, Clinton, IN 47842 Telephone: (765) 832-3527

D-2920; HCT-No#

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Henry L. Antonini

Mail tax bills to Grantee at Grantee's address of:

920 N 25th St Terre Haute IN 47805
Return Deed to: Honey Creek Vigo Title Svcs, Inc., 405 S. 6th Street, Terre Haute, IN 47807

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 26 2013

Timothy M. Sepucha
VIGO COUNTY AUDITOR

WARRANTY DEED

2013016235 WD \$18.00
12/26/2013 03:12:35P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

THIS INDENTURE WITNESSETH, That **J.G. Huber and Cathleen D. Huber, husband and wife**, Grantors, of Vigo County, in the State of Indiana, CONVEY AND WARRANT to **Data Point, Inc.**, "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Nineteen (219) in Locust Street Subdivision, being a subdivision of a part of the Southwest quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per the recorded plat thereof, recorded March 2, 1901 in Plat Record 6A Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

(Commonly known as 2421 First Avenue, Terre Haute, Indiana 47805.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantors have executed/delivered this deed this 19TH day of DECEMBER, 2013.

J.G. Huber

J. G. Huber

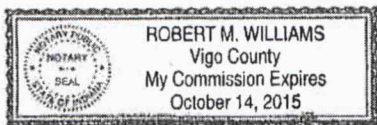
Cathleen D. Huber

Cathleen D. Huber

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared J.G. Huber and Cathleen D. Huber, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19TH day of DECEMBER, 2013.



Robert M. Williams
Notary Public
ROBERT M. WILLIAMS
Printed Name

My Commission Expires: OCT. 14, 2015 My County of Residence: VIGO

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to:
GRANTEE 920 N. 25TH ST.
TERRE HAUTE, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

MAY 13 2014

EXEMPT FROM DISCLOSURE

2014006092 QD \$18.00
05/13/2014 11:14:54A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

Timothy M. Spivey
VIGO COUNTY AUDITOR

QUIT CLAIM DEED



THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **DATA POINT, INC. OF VIGO COUNTY, INDIANA**, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots Number Two Hundred and Twenty (220) and Two Hundred Twenty-one (221) in Locust Street Subdivision of a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A Page 79.

Commonly known as 2415 1st Av, Terre Haute, Indiana 47807

Parcel No. 84-06-14-383-002.000-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance concerning trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this

8th day of May, 2014.

City of Terre Haute for the use and benefit
of its Department of Redevelopment

By: *David I. Heath*
David I. Heath, President

ATTEST:

By:

Jim L. Nichols
Jim L. Nichols, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me the undersigned, a Notary Public, in and for said County and State, this 8th day of May, 2014, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

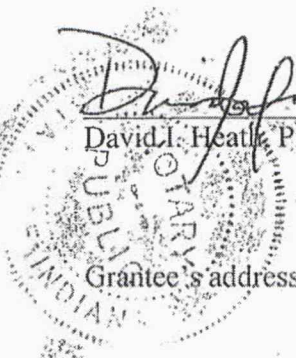
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

H. Dean Branson
H. DEAN BRANSON, Notary Public

My Commission Expires: 2/28/15 County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.

David I. Heath
David I. Heath, President



Jim L. Nichols
Jim L. Nichols, Secretary

Grantee's address: 920 N. 25th Street, Terre Haute, Indiana 47807

This instrument prepared by City Attorney Chou-il Lee, Legal Department, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2016010771 WD \$18.00
10/21/2016 02:58:07P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



OCT 21 2016

Timothy M. Sigmond
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Vivian L. Overton, surviving spouse of Robert D. Overton, by Vickie Conner, Attorney-In-Fact, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Instrument No. 2016010770, in the records of Recorder of Vigo County, in the State of Indiana, and _____, Individually, CONVEYS AND WARRANTS to Data Point, Inc., of Vigo County, State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in the County of Vigo, State of Indiana, to-wit:

Lot Number Two Hundred Sixty (260) in Locust Street Subdivision of a part of the Southwest quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6a, page 79.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to taxes prorated to the date hereof.

The Grantor further warrants and represents that she and Robert D. Overton, the other Grantee in that certain deed dated May 6, 1994 and recorded May 9, 1994 at Deed Record 439, Page 1638, records of the Recorder of Vigo County, Indiana, were continuously married from a date prior to the date of said deed until the death of Robert D. Overton on or about February 28, 2015, and that she has gathered and accounted for the assets of his/her estate, to include life insurance proceeds, and they were not of sufficient size to incur liability for Federal Estate Tax or that such tax due has been paid, and no such tax is due and owing.

Vickie Conner represents and warrants that she is the duly appointed and acting Attorney-in-Fact for Vivian L. Overton, pursuant to that Power of Attorney referred to above and that said Power of Attorney is in full force and effect and has not been revoked, amended or modified in any respect whatsoever.

IN WITNESS WHEREOF the above referred to Vivian L. Overton, Surviving spouse of Robert D. Overton, by Vickie Conner as Attorney-In-Fact for Vivian L. Overton, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Miscellaneous Record _____, at Page Number 2016010770, in the records of Vigo County Recorder, has executed this deed this 20th day of October, 2016.

Vivian L. Overton by Vickie Conner ^{POA} (SEAL)
Vivian L. Overton, Surviving spouse of
Robert D. Overton, by Vickie Conner, as
Attorney-In-Fact, pursuant to Power of
Attorney dated 7/1/2015
and recorded 10/21/2016 at
Miscellaneous Record _____, Page
Number 2016010770, in the records of Vigo
County Recorder

STATE OF Indiana, Vigo COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said county and state, this 20th day of October, 2016, personally appeared Vickie Conner, as Attorney-In-Fact for Vivian L. Overton, Surviving spouse of Robert D. Overton, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Miscellaneous Record 201600770, Page Number 201600770, in the records of Vigo County Recorder, and being first duly sworn, stated that the representations therein contained are true and acknowledged the execution of the annexed Deed to be her voluntary act and deed as such Attorney-In-Fact.

WITNESS my hand and Notarial Seal.
My Commission Expires: February 3, 2017
My County of residence is: Vigo



Kathleen G Cox
Notary Public
Kathleen G Cox
Typewritten or printed name of notary

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Janice E. Francis
Printed: JANICE E. FRANCIS

THIS INSTRUMENT WAS PREPARED BY: Donald J. Bonomo, Attorney, Cox, Zwerner, Gambill & Sullivan, LLP, 511 Wabash Avenue, Terre Haute, IN 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of the parties to this conveyance concerning the property to be conveyed and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of the instrument.

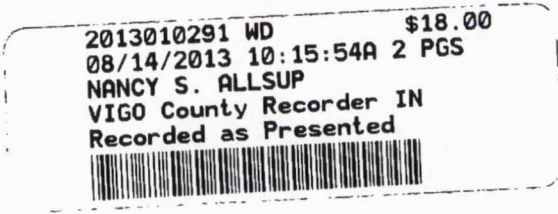
GRANTEE'S ADDRESS: 920 N. 25th St., Terre Haute, IN 47805

MAIL TAX STATEMENTS TO: 920 N. 25th St., Terre Haute, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

AUG 14 2013

Timothy M. Sproule
VIGO COUNTY AUDITOR



WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Kenneth C. Powers**, Grantor, of KANE County, in the State of Illinois, CONVEYS AND WARRANTS to **Data Point, Inc**, Grantee, an Indiana corporation, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Sixty-one (261) in Locust Street Subdivision, being a Subdivision of a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded March 2, 1901 in Plat Record 6A Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

(Commonly known as 2430 Locust Street, Terre Haute, IN 47805.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed/delivered this deed this 13 day of AUGUST, 2013.

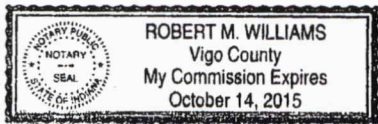
Kenneth C. Powers
Kenneth C. Powers

2

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Kenneth C. Powers, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13TH day of AUGUST, 2013.



Robert M. Williams

Notary Public

ROBERT M. WILLIAMS
Printed Name

My Commission Expires: OCT. 14, 2015 My County of Residence: VIGO

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams
R WILLIAMS

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to: 920 North 25th Street
Terre Haute IN 47802

JAN 21 2022



James W Brumble
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That

HARVEY JOE YOUNGBLOOD,
Of Vigo County, in the State of INDIANA,

Conveys and Warrants to

DATA POINT, INC,

a corporation organized and existing under the laws for the State of INDIANA,

for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to-wit:

Lot Number Two hundred sixty-two (262), Lot Number Two Hundred and Sixty-three (263) and The West Half of Lot Number Two Hundred and Sixty-Four (264) in Locust Street Subdivision of a part of the Southwest quarter of Section Fourteen (14) Township Twelve (12) North of Range Nine (9) West, as shown by the recorded plat of said subdivision recorded in Plat Record 6-A, at Page 79 in the Recorder's Office of Vigo County, Indiana.

Subject to any easements, agreements, streets, alleys, restrictions, covenants, building lines, and rights of way of public record including but not limited to:

a) Conditions, restrictions, covenants and easements as set forth on the plat of Locust Street Subdivision recorded in Plat Record 6A, Page 79.

Grantor Harvey Joe Youngblood represents and warrants:

1. That he and Nancy Ruth Youngblood were continuously married from the date they acquired the above-described real estate until the death of Nancy Ruth Youngblood on January 9, 2021.
2. That Ruth A. Richards a/k/a Ruth Alice Richards, grantor having reserved a life estate in Warranty Deed dated March 22, 1990, and recorded March 22, 1990, in Book Number 422, Page 93, in the records of the Vigo County Recorder's Office, Vigo County, Indiana, is deceased, having died September 7, 2006.

For information purposes only, the property address is purported to be:
2442 Locust Street, Terre Haute, Indiana 47807.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Parcel No.: 84-06-14-383-020.000-002

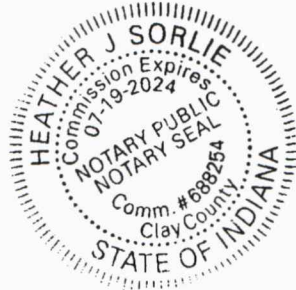
IN WITNESS WHEREOF, the said Grantor has executed this deed on this 21st day of JANUARY, 20 22.

Harvey Joe Youngblood (Seal)
Harvey Joe Youngblood

STATE OF INDIANA)
COUNTY OF Vigo) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of JANUARY, 20 22, personally appeared Harvey Joe Youngblood who acknowledged the execution of the foregoing Warranty Deed to be the voluntary act and deed of Grantors, and who, having been duly sworn, stated that any representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Heather J Sorlie
Notary Public
Commission Number: 688254

Heather J Sorlie
Printed Name

My Commission Expires:
7.19.2024

My County of Residence:
CLAY

This Instrument Was Prepared By: Matthew R. Effner, Attorney, Effner Law Firm, 19 S. 6th Street, Suite 1200, Terre Haute, IN 47807, (812) 238-4000, at the specific request of Honey Creek Vigo Title (HCVT) based solely on information supplied by HCVT without examination of title or abstract. Preparer makes no warranties, expressed or implied, regarding the title conveyed by it and assumes no liability for any error, inaccuracy or omission in this instrument resulting from the information provided, the parties hereto signifying their consent to this disclaimer by Grantor's execution and Grantee's acceptance of the instrument. HCVT-2022-0023.

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Matthew R. Effner

Mail Tax Bills To Grantee At: PO Box 14124 Terre Haute, IN 47803

Return Deed To: Honey Creek Vigo Title Services, Inc., 405 S. 6th Street, Terre Haute, IN 47807.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 18 2014

Timothy M. Segerson
VIGO COUNTY AUDITOR

EXEMPT FROM DISCLOSURE FEE

CORPORATE WARRANTY DEED

2014014949 CORP WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

THIS INDENTURE WITNESSETH, That Stadler & Co, Inc. d/b/a Stadler & Co. Tax Service, "Grantor," a corporation organized and existing under the laws of the State of Indiana, *CONVEYS AND WARRANTS* to Data Point, Inc., "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Vigo County, in the State of Indiana, described as follows:

Lot 265 and the East Half of Lot 264, in Locust Street Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as shown by the recorded plat of said subdivision recorded in Plat Record 6-A, Page 79 in the Recorder's Office of Vigo County, Indiana.

(Commonly known as 2446 Locust Street, Terre Haute, Indiana 47807.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor further warrants and states that Stadler & Co, Inc. is the correct name of the corporation and is one and the same entity as Stadler & Co. Tax Service, who took title to the above-described real estate by Warranty Deed dated August 15, 2005 and recorded August 15, 2005 as Instrument No. 2005013897, in the records of the Recorder's Office of Vigo County, Indiana.

This conveyance is not a special corporate transaction within the meaning of that term as used in the Indiana Corporation Act and amendments thereto.

2

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper corporate resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15 day of Dec, 2014.

Stadler & Co, Inc. d/b/a
Stadler & Co. Tax Service

By: Andrew Stadler, Pres.
Andrew Stadler, President

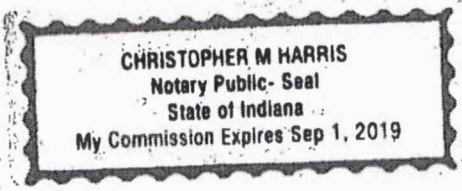
STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, President of Stadler & Co, Inc. d/b/a Stadler & Co. Tax Service, who acknowledged execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of Dec., 2014.

Christopher M Harris
Notary Public
Christopher Harris
Printed Name

My Commission Expires: Sept, 2019 My County of Residence: Vigo



AS

3

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

APS

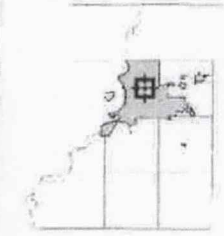
AMENDED SITE Plan

9^N

Beacon™ Vigo County, IN / City of Terre Haute



Overview



Legend

- Corporate Limits
 - Political Township
 - Sections
 - Blocks
 - Lots
 - Parcels
 - Road Centerlines
- Current Zoning Classifications
- A-1
 - A-1MO
 - A-1NR
 - C-1
 - C-1PD
 - C-2
 - C-2PD
 - C-2SU
 - C-3
 - C-3NR
 - C-3PD
 - C-3SU
 - C-4
 - C-5
 - C-6
 - C-6PD
 - C-6SU
 - C-7
 - C-7NR
 - C-8
 - C-8PD
 - C-9
 - C3PUD
 - M-0
 - M-1
 - M-1PD
 - M-2
 - M-2NR
 - M-2PD

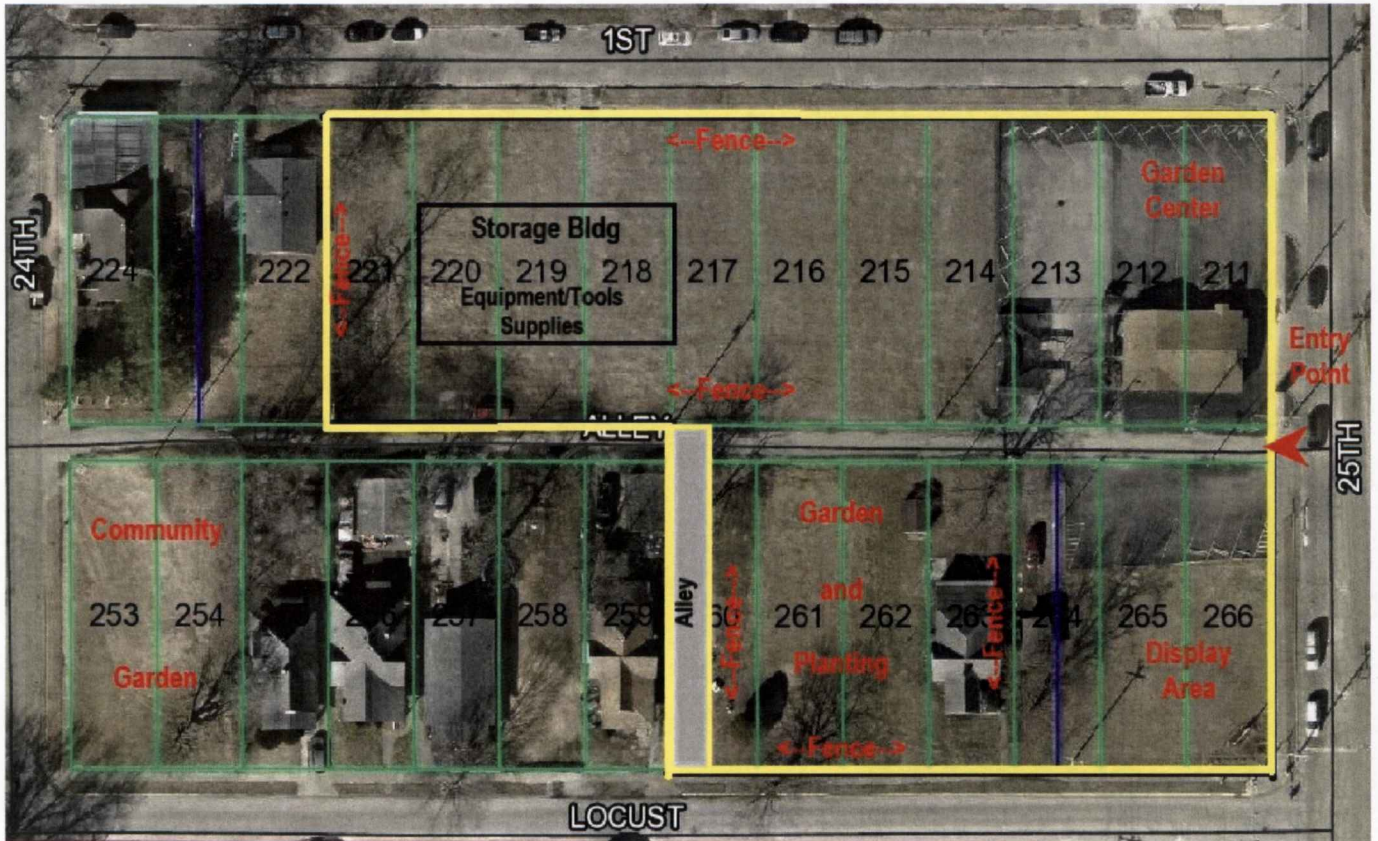
Rezone lots

214 - 221

260 - west half of 264

proposed fence-res line

SITE PLAN
SPECIAL ORDINANCE No. 45, 2022



Address:

Parcel No.

Part of 920 N. 25 th Street, Terre Haute, IN (Lot 214)	84-06-14-383-010.000-002
2531 1 st Avenue, Terre Haute, IN (Lot 215)	84-06-14-383-007.000-002
2525 1 st Avenue, Terre Haute, IN (Lots 216-221)	84-06-14-383-005.000-002

R-1 Planned Development to C-6 Strip Business

And

2428 Locust Street, Terre Haute, IN (Lots 260-261)	84-06-14-383-018.000-002
2442 Locust Street, Terre Haute, IN (Lots 262-263)	84-06-14-383-020.000-002

R-1 Single-Family Residential District to C-6 Strip Business

And

2442 Locust Street, Terre Haute, IN (West half of Lot 264)	84-06-14-383-020.000-002
--	--------------------------

C-2 Community Commerce District to C-6 Strip Business

And

Part of an Alley in Locust Street Subdivision

Proposed use: Landscaping Business – Rosehill Lawn Care

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: 10/5/22

Name: Data Point

Reason: Reserve & vacation of Alley

TERRE HAUTE, IN
PAID
OCT - 5 2022
CONTROLLER

Cash: _____

Check: \$50 - 0729152

Credit: _____

Total: \$50

Received By: *Gint*



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248



Terre Haute • West Terre Haute • Riley • Seelyville

DATE: February 2, 2023

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 45-22

CERTIFICATION DATE: February 1, 2023

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 45-22. This Ordinance is a rezoning of Pt of 920 N 25th St; 2425, 2431 1st Ave; 2428, 2442 Locust St. Parcels # 84-06-14-383-005.000-002; 84-06-14-383-010.000-002; 84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and 84-06-14-383-020.000-002. The Petitioner, Data Point, Inc. petitions the Plan Commission to rezone said landscaping business – Rosehill Lawn Care from zoning classification R-1PD, R-1, and C-2 to C-6 Strip Business District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 45-22 at a public meeting and hearing held Wednesday, February 1, 2023. Remonstrators were present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 45-22 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 45-22 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 45-22 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) Must be recorded in 90 days 2) Approved detailed site plan to include customer parking and stormwater drainage plan by City Engineering.



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Bayler.

Jared Bayler, Executive Director

Received this 2nd day of February, 2023

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #45-22
Date: November 2022

Doc: # 83
Page 1 of 5

APPLICATION INFORMATION

Owner: Data Point, Inc.

Proposed Use: Landscaping Business- Rosehill Lawn Care

Representative: Richard J. Shagley II

Proposed Zoning: C-6, Strip Business District

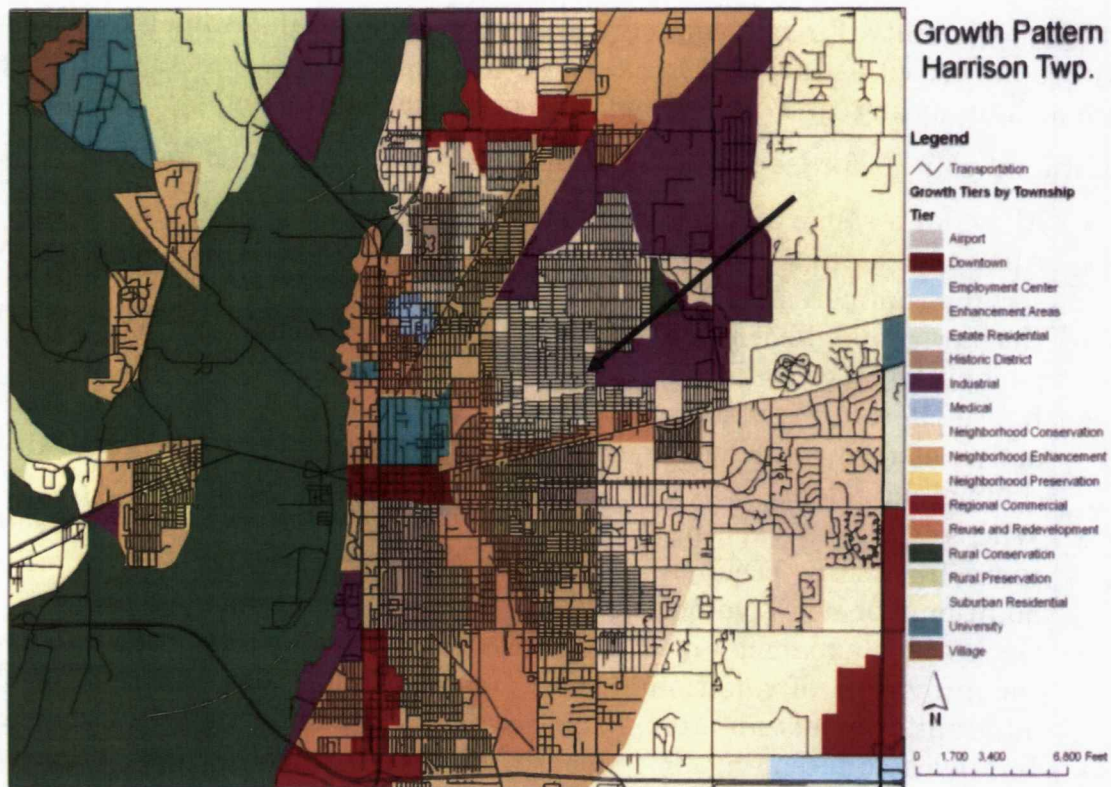
Current Zoning: R-1 previously R-1PD (the PD did not materialize), Single Family Residence District (lots 214-221), R-1, Single Family Residence (lots 260-263), C-2 Community Commerce District (West ½ of Lot 264)

Location: The property is located on N. 25th, Locust Street and 1st Avenue

Common Address: Pt of 920 N 25th St; 2425, 2431 1st Ave; 2428, 2442 Locust St
Parcels# 84-06-14-383-005.000-002; 84-06-14-383-010.000-002; 84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and 84-06-14-383-020.000-002

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Neighborhood Conservation

These areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed (or expected to be in a relatively short timeframe). Fundamental directives urged for these areas encourage the maintenance of the residential desirability and stability. Where new infill development is proposed, it should be entirely consistent and compatible with pre-existing developments. However, special public attention may, in some cases, be required to assure that drainage, sidewalk improvements, and linkages to pedestrian and bicycle trails are made. Many of these neighborhoods may be excellent candidates for special assessment districts for neighborhood improvements and amenities.

In addition, these areas encompass existing retail activity nodes located throughout the community. In general, these commercial areas have evolved in an unplanned, largely uncoordinated manner along frontage of primary arterials. Within these commercial bands, a great variety of activities exist which target different markets. Some activities are oriented toward “drive-by” markets, fast food restaurants, convenience stores, gasoline stations, drive-in banking facilities, for example. Other activities are special-purpose, oriented to single trips rather than comparative multi-purpose shopping. These single purpose stores serve a market larger than a single neighborhood. Sales and service of automobiles, trucks, boats, recreational vehicles and related activities are special purpose region-serving activities. They require large site

with good visibility. Finally, commercial areas include a range of neighborhood level retail activities including grocery stores, pharmacies, personal services such as hair styling, and other frequently purchased goods and services.

Additional policies for Neighborhood Conservation areas should include:

- Allow for a range of housing densities based on the zoning ordinance.
- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- Reuse of commercial oriented structure should be limited to retail activities that contribute to the diversity and variety of retail uses in a commercial node.
- With respect to existing commercial “strips” – i.e. narrow bands of commercial uses occupying major roadway frontage, the limitation of additional or new commercial uses is strongly advised.
- Geographic expansion of this commercial “strips” should be limited to the provision of additional space to ensure the compatibility with adjacent uses, not an intensification of use.
- Improved landscaping, improved pedestrian amenities, and increased attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Available Services: Area is well served by utilities.

Dev. Priority: Neighborhood Commercial

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-1 & R-1PD
East – M-2, C-6
South – R-1
West – R-1

Character of Area: The petitioned property is located in residential and commercial land uses.

Contig. Uses & Zones: The area is a mix of zoning categories.

ZONING REGULATIONS

C-6 Uses:

Uses permitted in C-6, Strip Business District are; Same as for C-1 Zone as provided in Sec. 10-207 c. (1); Banks, Barber shops; Camera and photographic

supply stores; Candy and ice cream stores; Drug stores; Dry cleaning stores; Gift shops; Grocery stores, meat markets, bakeries, delicatessens, and food stores; Ice storage for retail; Municipal or privately owned recreation buildings or community centers; Post offices; Restaurants. Liquor may be served if incidental to the serving of food as the principal activity (Gen. Ord. No. 2, 2007, As Amended, 2-8-07); Service stations; Soda fountains; Sporting goods stores; Tobacco shops; Motel and as accessory uses: dining facilities with or without a bar serving alcoholic beverages, or swimming pool; Automobile sales and service (major and minor repairs); Signs as regulated by Sec. 10-141; Landscape, nurseries, garden supply, and seed stores; Business and professional offices.

Building line setbacks are 5 ft. on the east 11ft from the center of the alley on the north (§10-136, e.) and 40ft from the center of the road on the west and south (Table 1). 5ft of the setback on the west and south must be utilized as a visual barrier.

FINDINGS and RECOMMENDATION

Staff Findings:

This petition was originally heard last month, but the site plan depended on an alley being vacated by City Council. The alley vacation was defeated, so the petitioner was required to resubmit with a new site plan.

Per City Code, C-6 Zoning is to be located along major streets or expressways. 25th St is considered a major street in the City of Terre Haute. Landscape, nurseries, garden supply, and seed stores are a listed use by right in the C-6 category.

Lots located at 2425 1st Ave, 2431 1st Ave, and a portion of 920 N 25th St were rezoned in 2019 to R-1PD for a landscaping business with variances for buffering and screening to the surrounding residential. Since that did not materialize within six months, the lots reverted to R-1. A portion of 920 N 25th St and 2448 Locust St were rezoned to C-6 within the same petition.

The original site plan showed the alley used as the entrance. As the alley was not vacated, the site plan has been amended. The site plan shows lots 214-221 will be used for the landscaping business and will be fenced. The entrance will be through 25th St at the existing business. The petitioner is still requesting for lots 260 through the west half of 264 (south of the alley) to be rezoned to C-6, but states that portion will remain vacant at this time.

Rezoning lots 260 through the west half of 264 could be considered spec zoning since there are no plans at this time and there are a number of possibilities for uses in a C-6 zoning. If

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #45-22

Doc: # 83

Date: November 2022

Page 5 of 5

in the future the land owners have a potential commercial use for this location then a site plan must be approved prior to development.

The City may request the property be combined into a single lot of use. Any livable dwellings will need to be removed. Parking will need to be hard-surfaced and illuminated with screening to the adjacent residential. A stormwater drainage plan will need to be approved.

Recommendation: Staff offers a Favorable Recommendation with the following conditions.

1. Must be recorded in 90 days.
2. Approved detailed site plan to include customer parking and stormwater drainage plan by City Engineering.

920 N 25TH ET AL

Branson,Dean <Dean.Branson@terrehaute.in.gov>

Thu 1/26/2023 10:00 AM

To: Bayler, Jared <Jared.Bayler@VigoCounty.IN.Gov>

 1 attachments (503 KB)

920 N 25th St NO OBJECTION TO REZONING.pdf;

We have no objection to rezoning the parcels described in the attached.

Thanks

Dean

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The City of Terre Haute 17 Harding Avenue Terre Haute, IN 47807

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TERRE HAUTE
A LEVEL ABOVE

Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: November 10, 2022

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 45-22

CERTIFICATION DATE: November 9, 2022

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 45-22. This Ordinance is a rezoning of part of 920 N 25th Street; 2425, 2431 1st Avenue; 2428, and 2442 Locust Street. Parcels # 84-06-14-383-005.000-002, 84-06-14-383-010.000-002, 84-06-14-383-007.000-002, 84-06-14-383-018.000-002, and 84-06-14-383-020.000-002. The Petitioner, Data Point, Inc. petitions the Plan Commission to rezone said Landscaping Business – Rosehill Lawn Care from zoning classification R-1PD, R-1, and C-2 to C-6, Strip Business District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 45-22 at a public meeting and hearing held Wednesday, November 9, 2022. Remonstrators were present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 45-22 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 45-22 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 45-22 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) Must be recorded in 90 days 2) Approved detailed site plan to include customer parking and stormwater drainage plan by City Engineering 3) Approval of alley vacation and dedication of new proposed alley from City Council and/or Engineering.


Fred L. Wilson, President


Sydney Shahar, Assistant Director

Received this 10th day of November, 2022

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #45-22
Date: November 2022

Doc: # 83
Page 1 of 4

APPLICATION INFORMATION

Owner: Data Point, Inc.

Proposed Use: Landscaping Business- Rosehill Lawn Care
Representative: Richard J. Shagley II

Proposed Zoning: C-6, Strip Business District

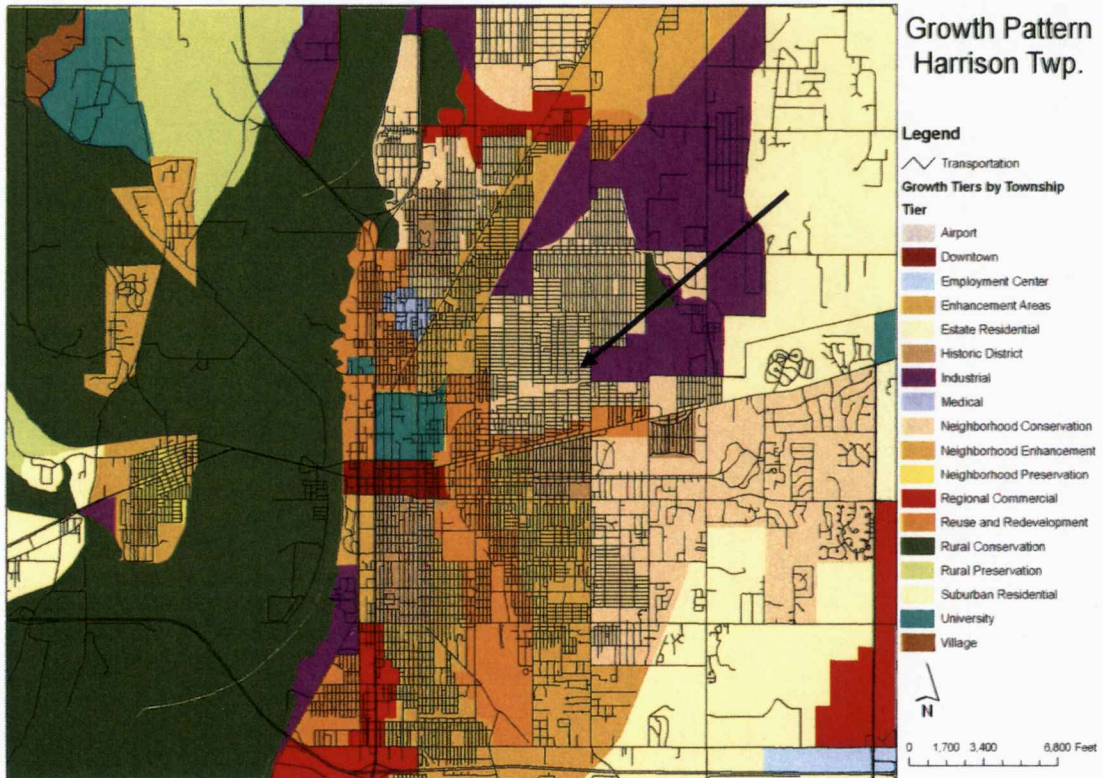
Current Zoning: R-1PD, Single Family Residence District Planned Development (lots 214-221), R-1, Single Family Residence (lots 260-263), C-2 Community Commerce District (West ½ of Lot 264)

Location: The property is located on N. 25th, Locust Street and 1st Avenue

Common Address: Pt of 920 N 25th St; 2425, 2431 1st Ave; 2428, 2442 Locust St
Parcels# 84-06-14-383-005.000-002; 84-06-14-383-010.000-002; 84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and 84-06-14-383-020.000-002

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Neighborhood Conservation

These areas encompass neighborhoods with established and stable residential environments. The vast majority of these areas are fully developed (or expected to be in a relatively short timeframe). Fundamental directives urged for these areas encourage the maintenance of the residential desirability and stability. Where new infill development is proposed, it should be entirely consistent and compatible with pre-existing developments. However, special public attention may, in some cases, be required to assure that drainage, sidewalk improvements, and linkages to pedestrian and bicycle trails are made. Many of these neighborhoods may be excellent candidates for special assessment districts for neighborhood improvements and amenities.

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Additional policies for Neighborhood Conservation areas should include:

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- Allow for a mix of uses, focusing on neighborhood and community serving commercial nodes.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.
- Reuse of commercial oriented structure should be limited to retail activities that contribute to the diversity and variety of retail uses in a commercial node.
- With respect to existing commercial “strips” – i.e. narrow bands of commercial uses occupying major roadway frontage, the limitation of additional or new commercial uses is strongly advised.
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- Improved landscaping, improved pedestrian amenities, and increased attention to lighting, signage, and impacts upon nearby residential areas is advised in the review of development petitions.

Available Services: Area is well served by utilities.

Dev. Priority: Neighborhood Commercial

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-1 & R-1PD

East – M-2, C-6

South – R-1

West – R-1

Character of Area: The petitioned property is located in residential and commercial land uses.

Contig. Uses & Zones: The area is a mix of zoning categories.

ZONING REGULATIONS

C-6 Uses:

Uses permitted in C-6, Strip Business District are; Same as for C-1 Zone as provided in Sec. 10-207 c. (1); Banks, Barber shops; Camera and photographic supply stores; Candy and ice cream stores; Drug stores; Dry cleaning stores; Gift shops; Grocery stores, meat markets, bakeries, delicatessens, and food stores; Ice storage for retail; Municipal or privately owned recreation buildings or community centers; Post offices; Restaurants. Liquor may be served if incidental to the serving of food as the principal activity (Gen. Ord. No. 2, 2007, As Amended, 2-8-07); Service stations; Soda fountains; Sporting goods stores; Tobacco shops; Motel and as accessory uses: dining facilities with or without a bar serving alcoholic beverages, or swimming pool; Automobile sales and service (major and minor repairs); Signs as regulated by Sec. 10-141; Landscape, nurseries, garden supply, and seed stores; Business and professional offices.

Building line setbacks are 5 ft. on the east 11ft from the center of the alley on the north (§10-136, e.) and 40ft from the center of the road on the west and south (Table 1). 5ft of the setback on the west and south must be utilized as a visual barrier.

FINDINGS and RECOMMENDATION

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #45-22

Doc: # 83

Date: November 2022

Page 4 of 4

Staff Findings:

Per City Code, C-6 Zoning is to be located along major streets or expressways. 25th St is considered a major street in the City of Terre Haute. Landscape, nurseries, garden supply, and seed stores are a listed use by right in the C-6 category.

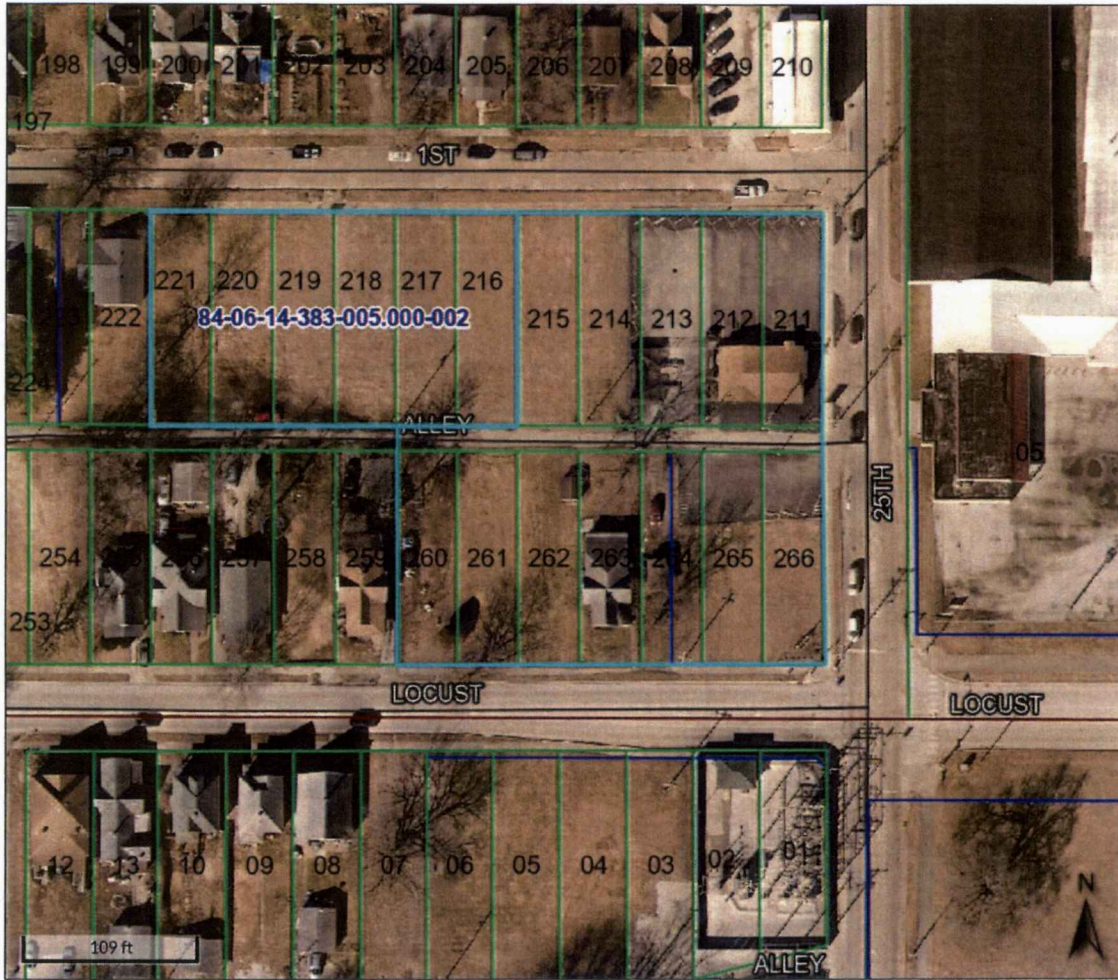
Lots located at 2425 1st Ave, 2431 1st Ave, and a portion of 920 N 25th St were rezoned in 2019 to R-1PD for a landscaping business with variances for buffering and screening to the surrounding residential. Since that did not materialize within six months, the lots reverted to R-1. A portion of 920 N 25th St and 2448 Locust St were rezoned to C-6 within the same petition.

The site plan shows the alley, which has been petitioned to be vacated, used as the entrance. It is unclear when the alley will be or has been vacated, as the information was not provided to staff with the petition. It appears a new alley will be created going North-South within Lot 160 to provide access to the remaining portion of East-West alley. The alley should be vacated prior to rezoning. The proposed alley to be dedicated also needs to be accepted.

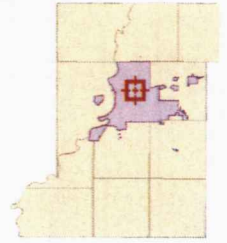
The City may request the property be combined into a single lot of use. Any livable dwellings will need to be removed. Parking will need to be hard-surfaced and illuminated with screening to the adjacent residential. A stormwater drainage plan will need to be approved.

Recommendation: If the vacation of the portion of the alley has not been approved, staff recommends tabling the petition until it is completed. If it has already been approved, staff offers a Favorable Recommendation with the following conditions.

1. Must be recorded in 90 days.
2. Approved detailed site plan to include customer parking and stormwater drainage plan by City Engineering.
3. Approval of alley vacation and dedication of new proposed alley from City Council and/or Engineering



Overview



Legend

- Corporate Limits
- Political Township
- Sections
- Blocks
- Lots
- Parcels
- Road Centerlines
- 2022 Sales

Parcel ID	84-06-14-383-005.000-002	Alternate ID	84-06-14-383-005.000-002	Owner Address	Data Point Inc
Sec/Twp/Rng	14	Class	Res Vacant platted lot		PO Box 14124
Property Address	2425 1ST AVE TERRE HAUTE	Acreage	n/a		Terre Haute, IN 47803
Neighborhood	118517 - HARRISON				
District	002 HARRISON				
Brief Tax Description	LOCUST STREET SUB 14-12-9 LOTS 216-221 <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/13/2022
Last Data Uploaded: 10/13/2022 5:56:55 AM

Developed by **Schneider**
GEOSPATIAL

SPECIAL ORDINANCE NO. 45, 2022.

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

=====
Common Addresses of lots to be rezoned:

Part of 920 N. 25th Street, Terre Haute IN 47807
2425 1st Avenue, Terre Haute, IN 47807
2431 1st Avenue, Terre Haute, IN 47807
2428 Locust Street, Terre Haute, IN 47807
2442 Locust Street, Terre Haute, IN 47807
Part of an Alley being vacated in Locust Street Subdivision

Rezoned From: R-1 Planned Development (Lots 214-221)
R-1 Single Family Residential District (Lots 260-263)
C-2 Community Commerce District (West 1/2 of Lot 264),
and Part of an Alley being vacated in Locust Street
Subdivision

Rezoned To: C-6 Strip Business District

Proposed Use: Landscaping Business – Rosehill Lawn Care

Name of Owner: Data Point, Inc.

Address of Owner: 510 S. 25th Street
Terre Haute, IN 47803

Phone Number of Owner: Contact Attorney 812-232-3388

Attorney Representing Owner: Richard J. Shagley and Richard J. Shagley II

Address of Attorney: 500 Ohio St., Terre Haute, IN 47807

For Information Contact: Owner Attorney

Council Sponsor: Neil Garrison

=====
COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

FILED

OCT 05 2022

SPECIAL ORDINANCE NO. 45, 2022

CITY CLERK

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled "An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations".

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute" of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat o the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2431 1st Avenue, Terre Haute, Indiana
2425 1st Avenue, Terre Haute, Indiana
2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15' more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and

266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

be and the same is, hereby established as a C-6 Strip Business District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member, 
Neil Garrison, Councilperson

Passed in open Council this ____ day of _____, 2022.

, President

ATTEST:

Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this ____ day of _____, 2022.

Michelle Edwards, City Clerk

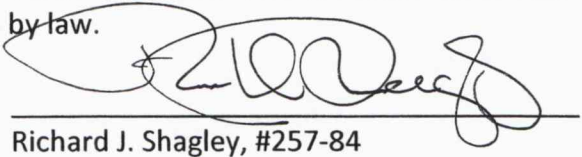
Approved by me, the Mayor of the City of Terre Haute, this ____ day of _____, 2022.

Duke A. Bennett, Mayor

ATTEST:

Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.



Richard J. Shagley, #257-84

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA;

and THE PRESIDENT AND MEMBERS OF THE AREA PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, Data Point, Inc., by Cary Albin, President, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2431 1st Avenue, Terre Haute, Indiana
2425 1st Avenue, Terre Haute, Indiana
2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15' more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and 266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

Your Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute", as amended, the above described real estate is now zoned as R-1 Planned Development (Lots 214-221), R-1 Single Family Residence District (Lots 260-263), and C-2 Community Commerce District (West half of 264).

Your Petitioner intends to lease the real estate to Rosehill Lawncare, LLC, for Rosehill Lawn Care, Landscaping & Snow Service. Both entities are owned by the same party.

Your Petitioner would request that the real estate described herein shall be zoned as a C-6 Strip Business District to allow for the use as proposed by the Petitioner. Your Petitioner would allege that the C-6 Strip Business District would not alter the general characteristics of this neighborhood, since the real estate is located in a mixed district, that a portion of the real estate is currently used and zoned for a commercial use, and that the real estate is on a major thoroughfare.

That Petitioner has a hardship because of the following unique characteristics: due to adjacent scattered incompatible uses, to the general deterioration of the neighborhood, and that the parcels are located near district boundary lines.

Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the area.

WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code and declaring the above-described real estate to be part of the C-6 Strip Business District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, the undersigned Petitioner has caused this Petition to Rezone Real Property to be executed this 4th day of October, 2022.

PETITIONER:

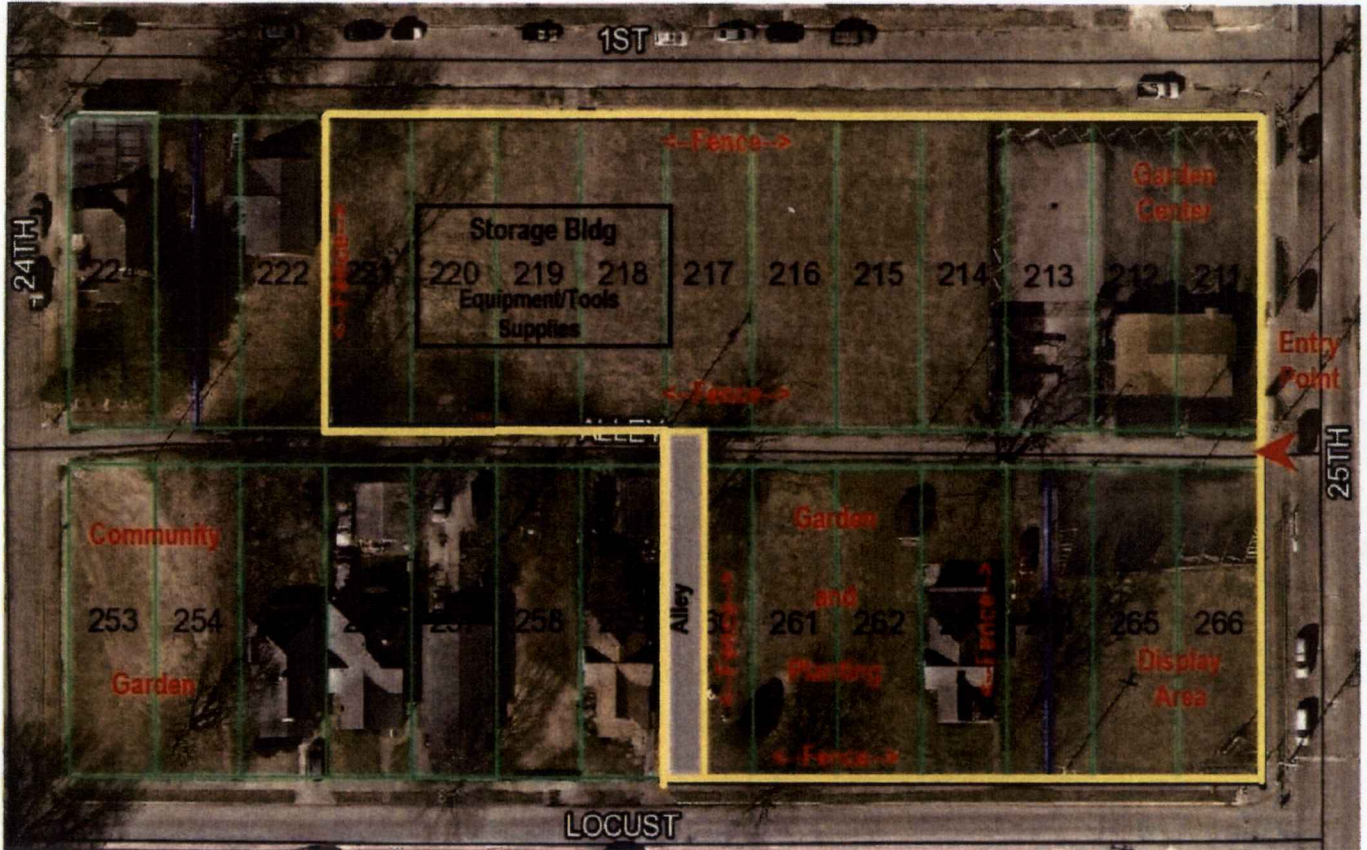
DATA POINT, INC.

By: 
Cary Albin, President

The owner and mailing address: Data Point, Inc.
ATTN: Cary Albin, President
510 S. 25th Street
Terre Haute, IN 47803

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

SITE PLAN
SPECIAL ORDINANCE No. 45, 2022



Address:

Parcel No.

Part of 920 N. 25 th Street, Terre Haute, IN (Lot 214)	84-06-14-383-010.000-002
2431 1st Avenue, Terre Haute, IN (Lot 215)	84-06-14-383-007.000-002
2425 1 st Avenue, Terre Haute, IN (Lots 216-221)	84-06-14-383-005.000-002

R-1 Planned Development to C-6 Strip Business

And

2428 Locust Street, Terre Haute, IN (Lots 260-261)	84-06-14-383-018.000-002
2442 Locust Street, Terre Haute, IN (Lots 262-263)	84-06-14-383-020.000-002

R-1 Single-Family Residential District to C-6 Strip Business

And

2442 Locust Street, Terre Haute, IN (West half of Lot 264)	84-06-14-3 83-020.000-002
--	---------------------------

C-2 Community Commerce District to C-6 Strip Business

And

Part of an Alley in Locust Street Subdivision

Proposed use: Landscaping Business - Rosehill Lawn Care

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Data Point, Inc., by its authorized representative , being duly sworn upon his/her oath, deposes and says:

1. That Data Point, Inc., is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lots 214, 215, 216, 217, 218, 219, 220, 221, 260, 261, 262, 263, and the West half of Lot 264 in Locust Street Subdivision, a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat o the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A, Page 79.

Commonly known as: Part of 920 N. 25th Street, Terre Haute IN 47807
2425 1st Avenue, Terre Haute, Indiana
2431 1st Avenue, Terre Haute, Indiana
2428 Locust Street, Terre Haute, Indiana
2442 Locust Street, Terre Haute, Indiana

Parcel Nos.: 84-06-14-383-005.000-002; 84-06-14-383-010.000-002;
84-06-14-383-007.000-002; 84-06-14-383-018.000-002; and
84-06-14-383-020.000-002

And

Part of an Alley being vacated in Locust Street Subdivision, more particularly described as to wit:

Beginning at the Southeast corner of Lot 217 in Locust Street Subdivision as part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana; thence West along the South line of Lots 211, 212, 213, 214, 215, 216, and 217 in Locust Street Subdivision to the Southwest corner of Lot 217 in Locust Street Subdivision; thence due South 15' more or less to the Northwest corner of Lot 259 in Locust Street Subdivision; thence West along the North line of Lots 259, 260, 261, 262, 263, 264, 265, and 266 to the Northeast corner of Lot 266; thence North to the Southeast corner of Lot 211, being the place of beginning.

2. That a copy of the Deeds, dated and recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Affiant, are attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Data Point, Inc., is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Data Point, Inc.

4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 4th day of October, 2022.

DATA POINT, INC.

By: [Signature]
Cary Albin, President

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 4th day of October, 2022.



[Signature]
Marcia N. Childs, Notary Public

My Commission expires: 02.26.2028

My County of Residence: Parke

This instrument prepared by Richard J. Shagley, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, Terre Haute, Indiana 47807.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 18 2014

Timothy M. Spivey
VIGO COUNTY AUDITOR

2014014948 CORP WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



EXEMPT FROM DISCLOSURE FEE

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That Stadler & Co, Inc. a/k/a Stadler & Company, Inc., "Grantor," a corporation organized and existing under the laws of the State of Indiana, *CONVEYS AND WARRANTS* to Data Point, Inc., "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Vigo County, in the State of Indiana, described as follows:

Lots No. Two Hundred Eleven (211) and Two Hundred Twelve (212) in Locust Street Subdivision, of a part of the Southwest Quarter (SW¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 920 North 25th Street, Terre Haute, IN 47807.)

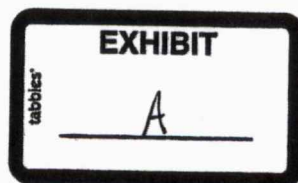
Subject to all general real estate taxes prorated to the date of this indenture and all subsequent taxes.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor further warrants and states that Stadler & Co, Inc. is the correct name of the corporation and is one and the same entity as Stadler & Company, Inc., who took title to the above-described real estate by Warranty Deed dated December 22, 2003 and recorded December 23, 2003 as Instrument No. 2003037052, in the records of the Recorder's Office of Vigo County, Indiana.

This conveyance is not a special corporate transaction within the meaning of that term as used in the Indiana Corporation Act and amendments thereto.

Page 1 of 3



As

2

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper corporate resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15 day of Dec, 2014.

Stadler & Co, Inc.

By: [Signature]
Andrew Stadler, President

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, President of Stadler & Co, Inc. a/k/a Stadler & Company, Inc., who acknowledged execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of Dec, 2014.

[Signature]
Notary Public

Christopher Harris
Printed Name

My Commission Expires: Sep 1, 2019 My County of Residence: Vigo



PHS

3

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807


Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

APS

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

AUG 15 2014

Jessie M. Allsup
VIGO COUNTY AUDITOR

2014010610 MD \$18.00
08/15/2014 12:29:50P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented


WARRANTY DEED

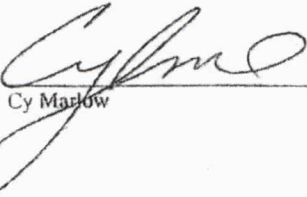
THIS INDENTURE WITNESSETH that Cy Marlow, "Grantor" of the State of Indiana, CONVEYS, GRANTS, AND WARRANTS to Data Point, Inc., "Grantee" of the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County in the State of Indiana, to-wit:

Lot Number Two Hundred Thirteen (213) in Locust Street Subdivision of a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West.

Commonly known as: 2439 First Avenue, Terre Haute, IN 47807

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders and laterals, if any.

DATED this 14 day of Aug, 2014.


Cy Marlow

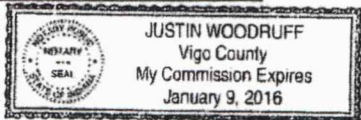
2

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of August, 2014, personally appeared Cy Marlow, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: _____



Justin Woodruff
Notary Public
Printed: _____
Residing in _____ County

Mail Tax Statements To Grantee at: 920 N. 25th St., Terre Haute, IN 47805

Mail Deed To: Integrity Title Services, 1532 Wabash Ave., Terre Haute, IN 47807

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Justin Woodruff
Justin Woodruff

This instrument was prepared by: John Gurchiek of GURCHIEK LAW, INC., P.O. Box 6327, Fishers, IN 46038, at the specific request of the parties of their authorized representatives based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

NOV 05 2013

Timothy M. Applegate
VIGO COUNTY AUDITOR

2013014445 WD \$20.00
11/05/2013 01:07:03P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Grantor, **Iona M. Craffets Brown**, f/k/a Iona M. Craffets, surviving spouse of Edward T. Craffets, deceased, of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **Data Point, Inc.**, Grantee, a corporation organized and existing under the laws of the State of Indiana, with its principal office located in Vigo County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot number Two Hundred Fourteen (214) in Locust Street Subdivision, a Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, as shown by the recorded plat thereof, recorded March 12, 1901 in Plat Record 6A, Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor, Iona M. Craffets Brown, represents and warrants that she and Edward T. Craffets were husband and wife when title vested in them as tenants by the entirety, as grantees in a deed dated May 16, 1974, and recorded May 23, 1974, in Book No. 362, Page 319-2 in the records of the Recorder's Office of Vigo County, Indiana, and that thereafter they were continuously married as husband and wife until Edward T. Craffets' death on February 3, 1977, in Vigo County, Indiana, as shown by Death Record 81, Page 138 in the records of the Vital Statistics Office of the Vigo County Board of Health; that his estate, including any joint property, life insurance, and gifts in contemplation of death, was not of sufficient value to be subject to Federal Estate Tax, or any Federal Estate Tax owed has been satisfied. Further, Grantor represents that she subsequently married Thomas B. Brown on June 12, 1982, shown by Marriage Record 192, Page 217, in the records of the Clerk's Office, Vigo County, Indiana, and Grantor is now identified as Iona M. Craffets Brown.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams
R WILLIAMS

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to: 920 North 25th St.
GRANTEE: Terre Haute, IN 47805

Property address: 2435 1st Avenue
Terre Haute, IN 47807

EXEMPT FROM DISCLOSURE FEE



QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **DATA POINT, INC.**, of Vigo County, as Grantees, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lot Number 215 in Locust Street Subdivision of a part of the Southwest quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat of the same recorded March 2, 1901, in Plat Record 6A, page 79 of the recorder's office of Vigo County Indiana.

Commonly known as 2431 1st Avenue, Terre Haute, Indiana.

Parcel #84-06-14-383-007.000-002.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this 2ND day of MAY, 2019.

City of Terre Haute for the use and benefit of its Department of Redevelopment

By: David I. Heath
David I. Heath, President

ATTEST:

By: Jim L. Nichols
Jim L. Nichols, Secretary

ENTERED FOR TAXATION
Subject to final acceptance for Transfer


MAY 17 2019

James W. Brantley
VIGO COUNTY RECORDER

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me the undersigned, a Notary Public, in and for said County and State, this 2ND day of MAY, 2019, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

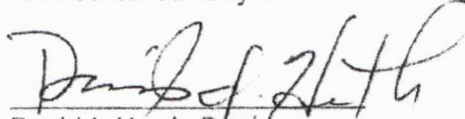
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



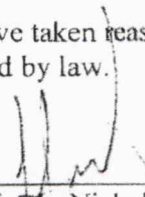
H. DEAN BRANSON, Notary Public

My Commission Expires: 2/23/2023 County of Residence: VIGO

We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.



David I. Heath, President



Jim L. Nichols, Secretary

Grantee's name and address: Data Point, Inc., 7050 East Woodsmall Drive, Terre Haute, IN 47802.

This instrument prepared by Darrell E. Felling II, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2014014947 WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



DEC 18 2014

Timothy M. Allsup
VIGO COUNTY AUDITOR

EXEMPT FROM DISCLOSURE FEE

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Andrew Stadler**, Grantor, of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **Data Point, Inc.**, a corporation organized and existing under the laws of the State of Indiana, Grantee, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Sixteen (216) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2427 1st Avenue, Terre Haute, Indiana 47807.)

ALSO

Lot Number Two Hundred Fifty-three (253) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2400 Locust Street, Terre Haute, Indiana 47807.)

ALSO

Lot Number Two Hundred Fifty-eight (258) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

AP5

2

(Commonly known as 2420 Locust Street, Terre Haute, Indiana 47807.)

ALSO


Lot Number Two Hundred Sixty-six (266) in Locust Street Subdivision, a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana in Plat Record 6A, Page 79.

(Commonly known as 2448 Locust Street, Terre Haute, Indiana 47807.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed/delivered this deed this 25 day of Dec, 2014.



Andrew Stadler

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

AP5

Witness my hand and Notarial Seal this 15 day of Dec., 2014.



Christopher Harris
Notary Public
Christopher Harris
Printed Name

My Commission Expires: Sept, 2019 My County of Residence: Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert M. Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

AP5

DAILY ENTERED FOR TAXATION
Subject to final acceptance for treasurer

2017002248 WD \$10.00
03/10/2017 10:58:50A 2 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented

MAR 10, 2017

James W. Randall
VIGO COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That United Equities LLC, a limited liability company organized and existing under the laws of the State of Indiana (hereinafter called Grantor), for and in consideration of the payment to it of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND WARRANTS to Data Point, Inc., of Vigo County, State of Indiana (hereinafter called Grantee), the following described real estate in Vigo County, Indiana, to-wit:

Lot Number 217 in Locust Street Subdivision, a Subdivision of a part of the Southwest Quarter (SW ¼) of Section 14, Township 12 North, Range 9 West, as per the recorded plat of the same, in Plat Record 6A, Page 79, recorded in the Office of the Recorder of Vigo County, Indiana.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to real estate taxes prorated to the date hereof.

As a further consideration of the payment of the above sum, the person(s) executing this deed on behalf of Grantor represent(s), for the purpose of inducing Grantee to accept this Warranty Deed that they are either (mark applicable option):

- 1. all of the Members of Grantor
Or
- 2. the duly elected and designated Manager of Grantor as provided in Grantor's Articles of Organization and have been fully empowered by the Members of Grantor as provided in Grantor's Articles of Organization and/or Operating Agreement to execute and deliver this deed;

that Grantor has full capacity to convey the real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been taken; that the real estate conveyed by this instrument is conveyed in the usual and regular course of Grantor's business.

IN WITNESS WHEREOF, United Equities LLC has caused this deed to be executed in its name and on its behalf by its undersigned Members or its duly authorized Manager, this 9th day of March, 2017.

United Equities LLC

By *Chris Boerner*
Chris Boerner, Authorized
(Printed Name and Title) Member

And by _____

(Printed Name and Title)

And by _____

(Printed Name and Title)

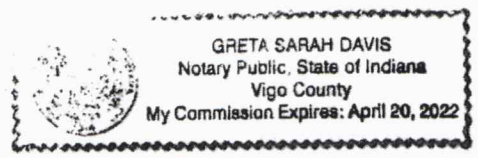
And by _____

(Printed Name and Title)

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

I, Greta Sarah Davis, a Notary Public in and for said County and State, do hereby certify that Chris Boerner, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as Member(s) or Manager of United Equities LLC appeared before me this day in person and, being first duly sworn said that the statements and representations contained in said instrument are true and that said person(s) signed and delivered said instrument as a free and voluntary act of said Chris Boerner and as said person(s) own free and voluntary act as such Member(s) or Manager for the use and purposes therein set forth.

Given under my hand and notarial seal this 9th day of March, 2017.



Greta Sarah Davis
Notary Public
Greta Sarah Davis
(Printed Name)

My Commission Expires:
4.20.2022

My County of Residence:
Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Laura A. Haddix
Signature
Laura A. Haddix
Printed name

This instrument prepared by Donald J. Bonomo, Attorney at Law, COX, ZWERNER, GAMBILL & SULLIVAN, LLP, 511 Wabash Avenue, Terre Haute, Indiana 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of the parties to this conveyance concerning the property to be conveyed and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of the instrument.

GRANTEE'S ADDRESS: 920 N. 25th St., Terre Haute, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2016001474 QD \$18.00
02/09/2016 10:54:52A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



FEB 09 2016

EXEMPT FROM DISCLOSURE FEE

J. S. ...
VIGO COUNTY AUDITOR

QUITCLAIM DEED

This indenture witnesseth that

Andrew Stadler
of Vigo County in the State of Indiana

Release(s) and Quitclaims(s) to

Data Point, Inc.
of Vigo County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in VIGO County in the State of Indiana, to-wit:

LOT NUMBER TWO HUNDRED EIGHTEEN (218) IN LOCUST STREET SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 14-12-9 COMMENCING AT A POINT 1515 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF 14-12-9 AND RUNNING THENCE NORTH 1885.6 FEET; THENCE EAST 550.2 FEET, THENCE SOUTH 511 FEET THENCE EAST 29 FEET THENCE SOUTH 465.5 FEET THENCE EAST 561 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID 111.7 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 1137.8 FEET TO THE PLACE OF BEGINNING.

Parcel No: 84-06-14-383-004.000-002

Common Address: 2423 1st Avenue Terre Haute, IN 47807

ALSO

Lot Number 254 in Locust Street Subdivision of a part of the Southwest Quarter (SW 1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, as per plat thereof, recorded in Plat Record 6A, Page 79, in the office of Vigo County, Indiana.

Parcel No: 84-06-14-383-012.000-002

Common Address: 2402 Locust Street Terre Haute, IN 47807

2

Dated this 28 day of Jan, 2016.

Andrew Stadler
Andrew Stadler

State of INDIANA, County of VIGO) SS:

Before me, a Notary Public in and for said county and state, this 28 day of JANUARY, 2016, personally appeared Andrew Stadler, who acknowledged the execution of the foregoing Quitclaim Deed to be Grantor(s) voluntary act and deed.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal.



Jordan Moran
Notary Public
Printed: Jordan Moran

My Commission Expires: 9/1/2019
My County of Residence: GAY

This instrument prepared by: Henry L. Antonini, Antonini & Antonini, 224 South Main Street, P. O. Box 325, Clinton, IN 47842 Telephone: (765) 832-3527

D-2920; HCT-No#

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Henry L. Antonini

Mail tax bills to Grantee at Grantee's address of:

920 N 25th St Terre Haute IN 47805
Return Deed to: Honey Creek Vigo Title Svcs, Inc., 405 S. 6th Street, Terre Haute, IN 47807

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 26 2013

Timothy M. Sproule
VIGO COUNTY AUDITOR

WARRANTY DEED

2013016235 WD \$18.00
12/26/2013 03:12:35P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



THIS INDENTURE WITNESSETH, That **J.G. Huber and Cathleen D. Huber, husband and wife**, Grantors, of Vigo County, in the State of Indiana, CONVEY AND WARRANT to **Data Point, Inc.**, "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Nineteen (219) in Locust Street Subdivision, being a subdivision of a part of the Southwest quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per the recorded plat thereof, recorded March 2, 1901 in Plat Record 6A Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

(Commonly known as 2421 First Avenue, Terre Haute, Indiana 47805.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantors have executed/delivered this deed this 19TH day of DECEMBER, 2013.

J.G. Huber

J. G. Huber

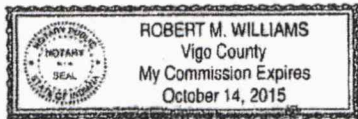
Cathleen D. Huber

Cathleen D. Huber

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared J.G. Huber and Cathleen D. Huber, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19TH day of DECEMBER, 2013.



Robert M. Williams
Notary Public
ROBERT M. WILLIAMS
Printed Name

My Commission Expires: OCT. 14, 2015 My County of Residence: VIGO

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to: GRANTEE
920 N. 25TH ST.
TERRE HAUTE, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

MAY 13 2014

EXEMPT FROM DISCLOSURE

2014006092 QD \$18.00
05/13/2014 11:14:54A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

Tommy M. Liguori
VIGO COUNTY AUDITOR

QUIT CLAIM DEED



THIS INDENTURE WITNESSETH:

CITY OF TERRE HAUTE, INDIANA, BY AND THROUGH ITS DEPARTMENT OF REDEVELOPMENT, of Vigo County, State of Indiana, as Grantor, RELEASES AND QUIT CLAIMS to **DATA POINT, INC. OF VIGO COUNTY, INDIANA**, as Grantee, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to wit:

Lots Number Two Hundred and Twenty (220) and Two Hundred Twenty-one (221) in Locust Street Subdivision of a part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6A Page 79.

Commonly known as 2415 1st Av, Terre Haute, Indiana 47807

Parcel No. 84-06-14-383-002.000-002

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

All property taxes, liens, and assessments shall be paid before the date causing the payment to be delinquent.

The property must be maintained in compliance with any city ordinance concerning trash, weeds, or junk cars after 60 days from the date of this deed.

The property may not be used for the purposes of raising, breeding, or otherwise maintaining livestock, horses, poultry, swine, nor for the use of a kennel.

IN WITNESS WHEREOF, the City of Terre Haute by and through its Department of Redevelopment, of Vigo County, State of Indiana, has caused this Deed to be executed this

8th day of May, 2014.

City of Terre Haute for the use and benefit
of its Department of Redevelopment

By: *David I. Heath*
David I. Heath, President

ATTEST:

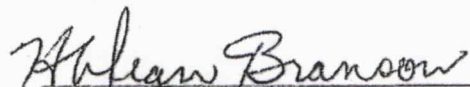
By: *Jim L. Nichols*
Jim L. Nichols, Secretary

2

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

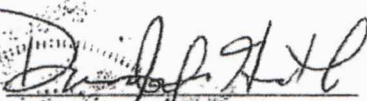
Before me the undersigned, a Notary Public, in and for said County and State, this 8th day of May, 2014, personally appeared the within David I. Heath and Jim L. Nichols, the President and Secretary respectively, of the City of Terre Haute for the use and benefit of its Department of Redevelopment, Grantor in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed.

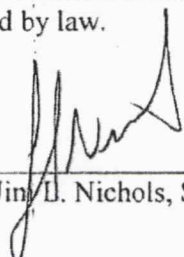
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


H. DEAN BRANSON, Notary Public

My Commission Expires: 2/28/15 County of Residence: VIGO

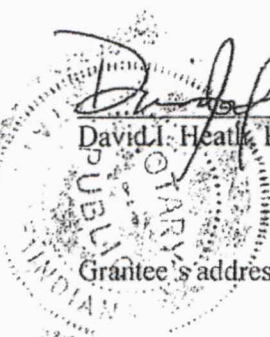
We affirm, under the penalties for perjury, that we have taken reasonable care to redact each Social Security number in this document, unless required by law.


David I. Heath, President


Jim L. Nichols, Secretary

Grantee's address: 920 N. 25th Street, Terre Haute, Indiana 47807

This instrument prepared by City Attorney Chou-il Lee, Legal Department, 17 Harding Avenue, Terre Haute, IN, 47807 (812) 244-2373.



JULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2016010771 WD \$18.00
10/21/2016 02:58:07P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



OCT 21 2016

Nancy S. Allsup
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Vivian L. Overton, surviving spouse of Robert D. Overton, by Vickie Conner, Attorney-In-Fact, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Instrument No. 2016010770, in the records of Recorder of Vigo County, in the State of Indiana, and _____, Individually, **CONVEYS AND WARRANTS** to Data Point, Inc., of Vigo County, State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in the County of Vigo, State of Indiana, to-wit:

Lot Number Two Hundred Sixty (260) in Locust Street Subdivision of a part of the Southwest quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana, in Plat Record 6a, page 79.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to taxes prorated to the date hereof.

The Grantor further warrants and represents that she and Robert D. Overton, the other Grantee in that certain deed dated May 6, 1994 and recorded May 9, 1994 at Deed Record 439, Page 1638, records of the Recorder of Vigo County, Indiana, were continuously married from a date prior to the date of said deed until the death of Robert D. Overton on or about February 28, 2015, and that she has gathered and accounted for the assets of his/her estate, to include life insurance proceeds, and they were not of sufficient size to incur liability for Federal Estate Tax or that such tax due has been paid, and no such tax is due and owing.

Vickie Conner represents and warrants that she is the duly appointed and acting Attorney-in-Fact for Vivian L. Overton, pursuant to that Power of Attorney referred to above and that said Power of Attorney is in full force and effect and has not been revoked, amended or modified in any respect whatsoever.

IN WITNESS WHEREOF the above referred to Vivian L. Overton, Surviving spouse of Robert D. Overton, by Vickie Conner as Attorney-In-Fact for Vivian L. Overton, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Miscellaneous Record _____, at Page Number 2016010770, in the records of Vigo County Recorder, has executed this deed this 20th day of October, 2016.

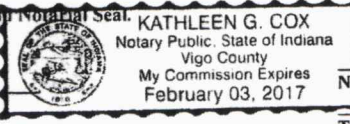
Vivian L. Overton by Vickie Conner POA

(SEAL)
Vivian L. Overton, Surviving spouse of
Robert D. Overton, by Vickie Conner, as
Attorney-In-Fact, pursuant to Power of
Attorney dated 7/1/2015
and recorded 10/21/2016 at
Miscellaneous Record _____, Page
Number 2016010770, in the records of Vigo
County Recorder

STATE OF Indiana, Vigo COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said county and state, this 20th day of October, 2016, personally appeared Vickie Conner, as Attorney-In-Fact for Vivian L. Overton, Surviving spouse of Robert D. Overton, pursuant to Power of Attorney dated 7/1/2015 and recorded 10/21/2016 at Miscellaneous Record 201600710, in the records of Vigo County Recorder, and being first duly sworn, stated that the representations therein contained are true and acknowledged the execution of the annexed Deed to be her voluntary act and deed as such Attorney-In-Fact.

WITNESS my hand and Notarial Seal.



My Commission Expires: February 3, 2017
My County of residence is: Vigo

Kathleen G Cox
Notary Public
Kathleen G Cox
Typewritten or printed name of notary

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Janice E. Francis
Printed: JANICE E. FRANCIS

THIS INSTRUMENT WAS PREPARED BY: Donald J. Bonomo, Attorney, Cox, Zwerner, Gambill & Sullivan, LLP, 511 Wabash Avenue, Terre Haute, IN 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of the parties to this conveyance concerning the property to be conveyed and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of the instrument.

GRANTEE'S ADDRESS: 920 N. 25th St., Terre Haute, IN 47805

MAIL TAX STATEMENTS TO: 920 N. 25th St., Terre Haute, IN 47805

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

AUG 14 2013

Timothy M. Spade
VIGO COUNTY AUDITOR

2013010291 WD \$18.00
08/14/2013 10:15:54A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Kenneth C. Powers**, Grantor, of KANE County, in the State of Illinois, CONVEYS AND WARRANTS to **Data Point, Inc.**, Grantee, an Indiana corporation, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Lot Number Two Hundred Sixty-one (261) in Locust Street Subdivision, being a Subdivision of a part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) West, Vigo County, Indiana, as per recorded plat of the same recorded March 2, 1901 in Plat Record 6A Page 79, in the records of the Recorder's Office, Vigo County, Indiana.

(Commonly known as 2430 Locust Street, Terre Haute, IN 47805.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed/delivered this deed this 13 day of AUGUST, 2013.

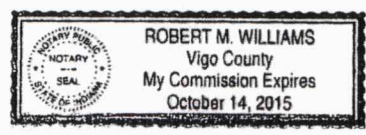
Kenneth C. Powers
Kenneth C. Powers

2

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Kenneth C. Powers, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13TH day of AUGUST, 2013.



Robert m. Williams
Notary Public
ROBERT M. WILLIAMS
Printed Name

My Commission Expires: OCT. 14, 2015 My County of Residence: VIGO

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

R Williams
R WILLIAMS

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to: 920 North 25th Street
Terre Haute IN 47802

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

JAN 21 2022

2022000867 WD \$25.00
01/21/2022 11:29:45A 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



James W Bramble
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, That

HARVEY JOE YOUNGBLOOD,

Of Vigo County, in the State of INDIANA,

Conveys and Warrants to

DATA POINT, INC,

a corporation organized and existing under the laws for the State of INDIANA

for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to-wit:

Lot Number Two hundred sixty-two (262), Lot Number Two Hundred and Sixty-three (263) and The West Half of Lot Number Two Hundred and Sixty-Four (264) in Locust Street Subdivision of a part of the Southwest quarter of Section Fourteen (14) Township Twelve (12) North of Range Nine (9) West, as shown by the recorded plat of said subdivision recorded in Plat Record 6-A, at Page 79 in the Recorder's Office of Vigo County, Indiana.

Subject to any easements, agreements, streets, alleys, restrictions, covenants, building lines, and rights of way of public record including but not limited to:

a) Conditions, restrictions, covenants and easements as set forth on the plat of Locust Street Subdivision recorded in Plat Record 6A, Page 79.

Grantor Harvey Joe Youngblood represents and warrants:

1. That he and Nancy Ruth Youngblood were continuously married from the date they acquired the above-described real estate until the death of Nancy Ruth Youngblood on January 9, 2021.
2. That Ruth A. Richards a/k/a Ruth Alice Richards, grantor having reserved a life estate in Warranty Deed dated March 22, 1990, and recorded March 22, 1990, in Book Number 422, Page 93, in the records of the Vigo County Recorder's Office, Vigo County, Indiana, is deceased, having died September 7, 2006.

For information purposes only, the property address is purported to be:
2442 Locust Street, Terre Haute, Indiana 47807.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Parcel No.: 84-06-14-383-020.000-002

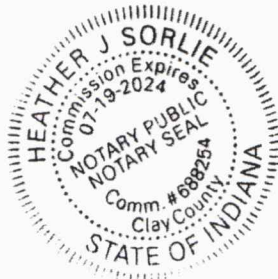
IN WITNESS WHEREOF, the said Grantor has executed this deed on this 21st day of January, 20 22.

Harvey Youngblood (Seal)
Harvey Joe Youngblood

STATE OF Indiana)
COUNTY OF Vigo) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of January, 20 22, personally appeared Harvey Joe Youngblood who acknowledged the execution of the foregoing Warranty Deed to be the voluntary act and deed of Grantors, and who, having been duly sworn, stated that any representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Heather J Sorlie
Notary Public
Commission Number: 088254

Heather J Sorlie
Printed Name

My Commission Expires:
7.19.2024

My County of Residence:
Clay

This Instrument Was Prepared By: Matthew R. Effner, Attorney, Effner Law Firm, 19 S. 6th Street, Suite 1200, Terre Haute, IN 47807, (812) 238-4000, at the specific request of Honey Creek Vigo Title (HCVT) based solely on information supplied by HCVT without examination of title or abstract. Preparer makes no warranties, expressed or implied, regarding the title conveyed by it and assumes no liability for any error, inaccuracy or omission in this instrument resulting from the information provided, the parties hereto signifying their consent to this disclaimer by Grantor's execution and Grantee's acceptance of the instrument. HCVT-2022-0023.

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Matthew R. Effner

Mail Tax Bills To Grantee At: PO Box 14124 Terre Haute, IN 47803

Return Deed To: Honey Creek Vigo Title Services, Inc., 405 S. 6th Street, Terre Haute, IN 47807.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 18 2014

Timothy M. Segura
VIGO COUNTY AUDITOR

EXEMPT FROM DISCLOSURE FEE

CORPORATE WARRANTY DEED

2014014949 CORP WD \$20.00
12/18/2014 02:28:28P 3 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

THIS INDENTURE WITNESSETH, That Stadler & Co, Inc. d/b/a Stadler & Co. Tax Service, "Grantor," a corporation organized and existing under the laws of the State of Indiana, *CONVEYS AND WARRANTS* to Data Point, Inc., "Grantee," a corporation organized and existing under the laws of the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Vigo County, in the State of Indiana, described as follows:

Lot 265 and the East Half of Lot 264, in Locust Street Subdivision of a part of the Southwest Quarter of Section 14, Township 12 North, Range 9 West, Vigo County, Indiana, as shown by the recorded plat of said subdivision recorded in Plat Record 6-A, Page 79 in the Recorder's Office of Vigo County, Indiana.

(Commonly known as 2446 Locust Street, Terre Haute, Indiana 47807.)

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

Grantor further warrants and states that Stadler & Co, Inc. is the correct name of the corporation and is one and the same entity as Stadler & Co. Tax Service, who took title to the above-described real estate by Warranty Deed dated August 15, 2005 and recorded August 15, 2005 as Instrument No. 2005013897, in the records of the Recorder's Office of Vigo County, Indiana.

This conveyance is not a special corporate transaction within the meaning of that term as used in the Indiana Corporation Act and amendments thereto.

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The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper corporate resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15 day of Dec, 2014.

Stadler & Co, Inc. d/b/a
Stadler & Co. Tax Service

By: Andrew Stadler, Pres.
Andrew Stadler, President

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, a Notary Public in and for said County and State, personally appeared Andrew Stadler, President of Stadler & Co, Inc. d/b/a Stadler & Co. Tax Service, who acknowledged execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of Dec., 2014.

Christopher M Harris
Notary Public

Christopher Harris
Printed Name

My Commission Expires: Sept, 2019 My County of Residence: Vigo



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I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert Williams
Robert M. Williams

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 920 North 25th Street, Terre Haute, IN 47805

APS

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: 10/5/22

Name: Data Point

Reason: Resone & vacation of Alley

TERRE HAUTE, IN
PAID
OCT - 5 2022
CONTROLLER

Cash: _____

Check: 650 - 072952

Credit: _____

Total: 650

Received By: *Gint*