



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 7

COMMON ADDRESS OF LOTS TO BE REZONED:

2001 Crawford Street Terre Haute, IN 47803

Parcel Number: 84-06-26-152-001.000-002

Current Zoning: R-2 Planned Development

Requested Zoning: C-2 Limited Community Commerce
District

Proposed Use: Record Store

Name of Owner: Brett Siples and Maureen Crispin

Address of Owner: 1112 Harbor Point Rd Terre Haute, IN 47803

Phone Number of Owner: 812-201-4045

Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

Phone Number of Attorney: N/A

For Information Contact: Owner

Council Sponsor: Martha Crossen

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

APR 4 2023

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 7, 2023

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDAINED BY THE COMMON COUNCIL of the City of Terre Haute,
Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the
"Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps,
be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of
Indiana, to-wit:

Lot Number One (1) in Crawford Park Place, being a Subdivision of Lots 17 and 18 in
John Milner's Subdivision of a part of the Northwest Quarter of Section 26, Township 12
North, Range 9 West, as shown by the plat recorded November 19, 1910 in Plat Record
10, Page 38, records of Recorder's Office of Vigo County, Indiana. An addition to the
City of Terre Haute, Indiana.

Commonly known as: 2001 Crawford Street Terre Haute, Indiana 47804

Be and the same is hereby established as an C-2 Limited Community Commerce District, together with all
rights and privileges that may insure 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 required by law.

Presented by Council Member, Martha Crossen
Martha Crossen

Passed in Open Council this 4 day of May, 2023
Curtis DeBaun
Curtis DeBaun IV -President

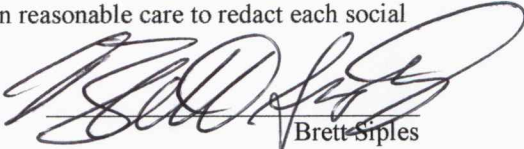
ATTEST: Michelle Edwards
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 9th day of May, 2023
Michelle Edwards
Michelle Edwards, City Clerk

Approved by me, the Mayor, this 9th day of MAY, 2023
Duke A. Bennett
Duke A. Bennett, Mayor

ATTEST: Michelle Edwards
Michelle Edwards, City Clerk

I, Brett Siples, 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.



Brett Siples

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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Brett Siples and Maureen Crispin, respectfully submit this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lot Number One (1) in Crawford Park Place, being a Subdivision of Lots 17 and 18 in John Milner's Subdivision of a part of the Northwest Quarter of Section 26, Township 12 North, Range 9 West, as shown by the plat recorded November 19, 1910 in Plat Record 10, Page 38, records of Recorder's Office of Vigo County, Indiana. An addition to the City of Terre Haute, Indiana.

Commonly known as: 2001 Crawford Street Terre Haute, Indiana 47803

Your petitioners are informed and believe that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as R-2 Planned Development.

Your petitioners would respectfully state that the real estate is now a vacant building. Your petitioners intend to use the real estate as a record store.

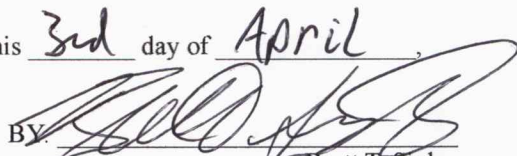
Your petitioner would request that the real estate described herein shall be zoned as C-2 Limited Community Commerce District. Your petitioner would allege that the C-2 Limited Community Commerce District not alter the general characteristics of this neighborhood.

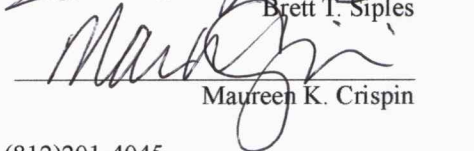
Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the C-2 Limited Community Commerce District of the City of Terre Haute, Indiana, and 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 WITNES WHEREOF, This petition has been duly executed this 3rd day of April, 2023.

BY:


Brett T. Siples


Maureen K. Crispin

PETITIONER: Brett Siples and Maureen Crispin
1112 Harbor Point Rd. Terre Haute, IN 47803 Phone: (812)201-4045

AFFIDAVIT OF:

COMES NOW affiants Brett Siples and Maureen Crispin and affirms under penalty of law that affiant is the owner of record of the property located at 2001 Crawford Street Terre Haute, Indiana 47803 for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Brett Siples and Maureen Crispin
[Typed name of owner(s) on deed]

SIGNATURE: _____

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, Vigo, Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 3rd day of April, 2023.

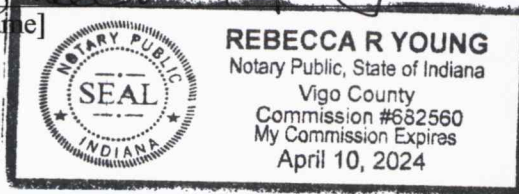
Notary Public:

Rebecca R Young

[Typed name]

My Commission Expires:

My County Of Residence:



This instrument was prepared by Brett Siples, 1112 Harbor Point Rd. Terre Haute, IN 47803

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, D and D Property Management 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 Maureen K. Crispin, of Vigo County, State of Indiana, and Brett T. Siples, of Vigo County, State of Indiana, (hereinafter called Grantee), the following described real estate in Vigo County, Indiana, to-wit:

Lots Number One (1) in Crawford Park Place, being a subdivision of Lots 17 and 18 in John Milner's Subdivision of a part of the Northwest Quarter of Section 26, Township 12 North, Range 9 West, as shown by the plat recorded November 19, 1910 in Plat Record 10, Page 38, records of Recorder's Office of Vigo County, Indiana. An addition to the City of Terre Haute, Indiana.

Parcel No. 84-06-26-152-001.000-002

Subject to any grants, easements, leases, rights-of-way, covenants, or restrictions of record which might affect the 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*):

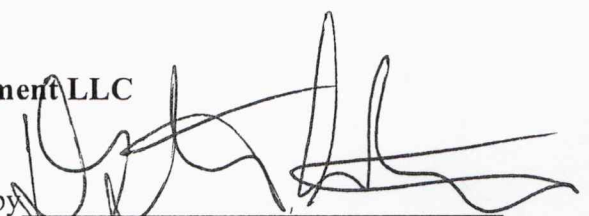
1. all of the Members of Grantor
Or
 2. the duly elected and designated Manager of Grantor as provided in Grantor's Articles of Organization and have been fully empowered by the Members of Grantor as provided in Grantor's Articles of Organization and/or Operating Agreement to execute and deliver this 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, D and D Property Management 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 17th day of October, 2022.

D and D Property Management LLC

B. 

And by 

Dakota W. Stevenson, Member
(Printed Name and Title)

Dustin J. Stevenson, Member
(Printed Name and Title)

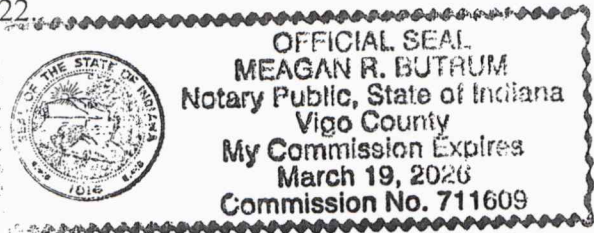
And by _____
(Printed Name and Title)

And by _____
(Printed Name and Title)

STATE OF IN)
) SS:
COUNTY OF Vigo)

I, Meagan R Butrum, a Notary Public in and for said County and State, do hereby certify that Dakota W. Stevenson Dustin J. Stevenson, 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 D and D Property Management 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 D and D Property Management LLC 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 17th day of October, 2022.



Meagan R Butrum
Notary Public

Meagan R Butrum
(Printed Name)

My Commission Expires:
3-19-2026

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.

Natasha Mikel
Signature

Natasha Mikel
Printed Name

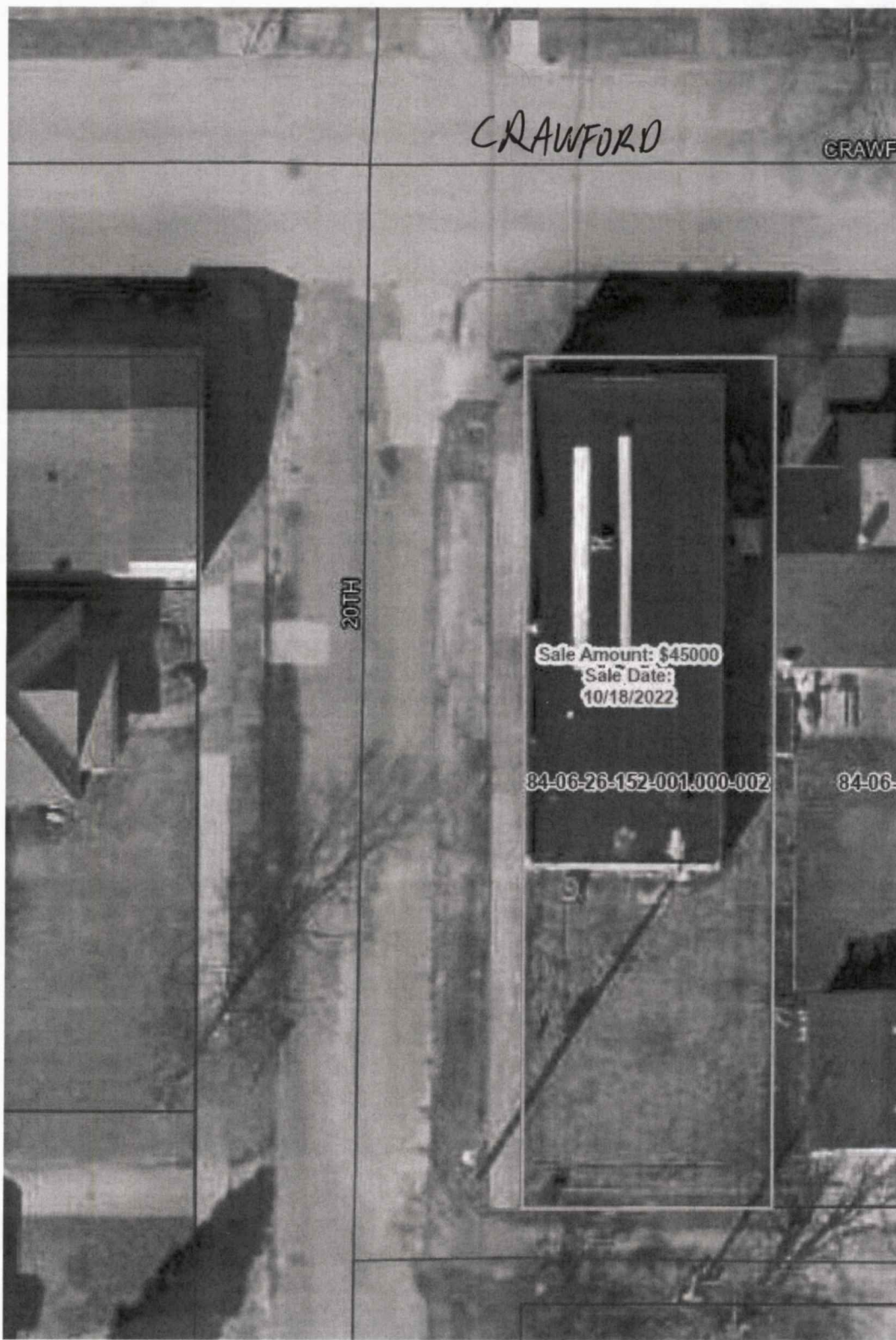
This instrument prepared by Donald J. Bonomo, Attorney at Law, COX, ZWERNER, GAMBILL & SULLIVAN, LLP, 511 Wabash Avenue, Terre Haute, Indiana 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of 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: 1112 Harbor Point Rd Terre Haute, IN 47803

MAIL TAX STATEMENTS TO: Same

SITE PLAN
2001 CRAWFORD ST.





Receipt of Payment

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

Date 4/4/23
Name Brett Siplas & Maureen Crispin
Reason Rezoning - Notice of Filing 25.00
Petition 20.00

Cash _____

Check ④ \$ 45.00 Ck # 1032

Credit _____

Total \$45.00

Received By L Ellis



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: May 4, 2023

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 7-23

CERTIFICATION DATE: May 3, 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. 7-23. This Ordinance is a rezoning of 2001 Crawford Street, Terre Haute, IN. Parcel number 84-06-26-152-001.000-002. The Petitioners, Brett Siples and Maureen Crispin petitions the Plan Commission to rezone said record store is currently planned, from zoning classification R-2 to C-2 Limited Community Commerce 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. 7-23 at a public meeting and hearing held Wednesday, May 3, 2023. Remonstrators were not 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. 7-23 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 7-23 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. 7-23 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) BZA approval for any required variances
2) Site plan approval by City Engineering.



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Bayler.

Jared Bayler, Executive Director

Received this 4th day of May, 2023

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO # 7-23

Doc: # 36

Date: May 2023

Page 1 of 4

APPLICATION INFORMATION

Property Owner: Brett Siples & Maureen Crispin

Proposed Use: Record Store

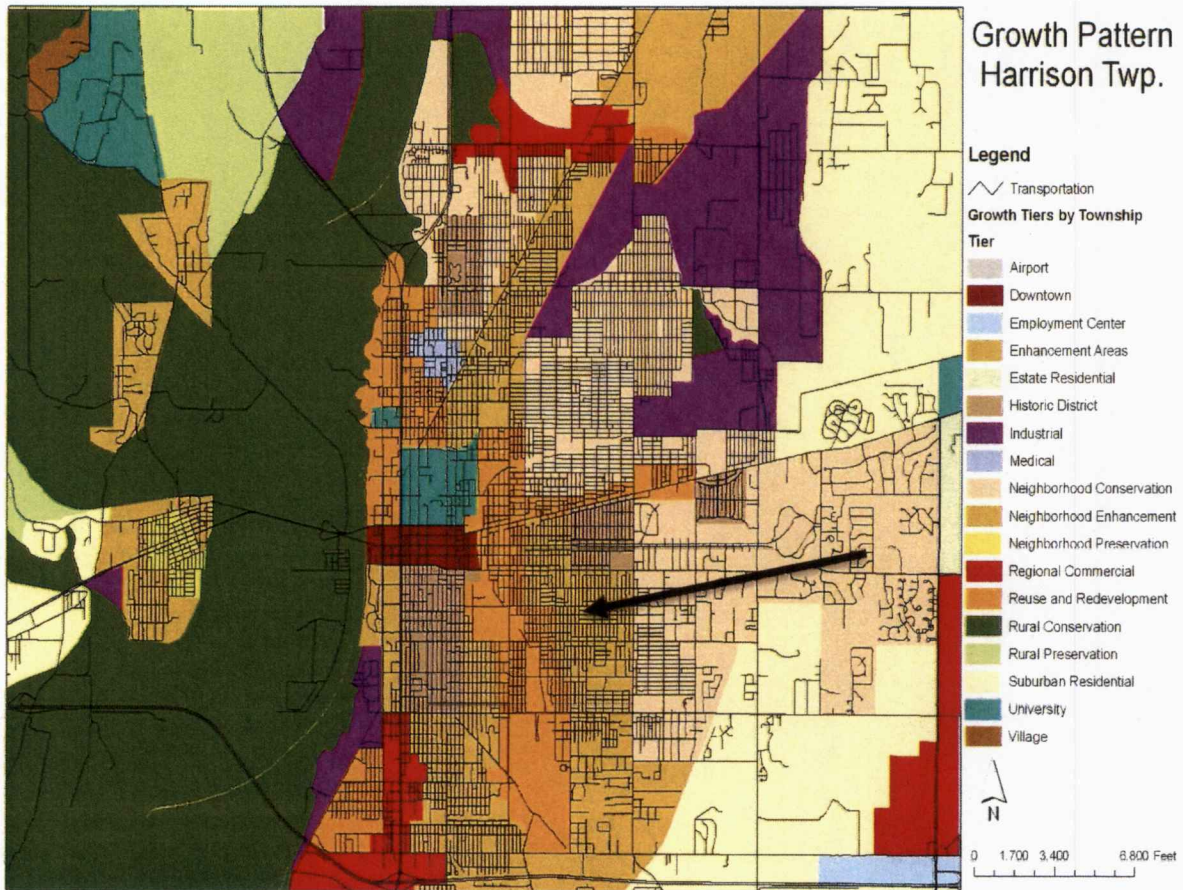
Proposed Zoning: C-2 Limited Community Commerce

Current Zoning: R-2 Planned Development

Common Address: 2001 Crawford Street, Terre Haute
Parcel#84-06-26-152-001.000-002/ CRAWFORD PARK PLACE
Lot 1

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Neighborhood Enhancement Areas

Areas that qualify as Neighborhood Enhancement, represent residential areas with aging housing stock, older industrial areas that are in need of reinvestment, and neighborhood commercial nodes that need assistance in meeting modern development standards. These areas are primarily located within the Terre Haute, West Terre Haute, Seelyville, and Riley.

In regards to residential neighborhoods that are in need of rehabilitation, they should receive priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-way. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older core of the City of Terre Haute.

Neighborhood commercial areas are small scale, retail activity clusters or planned centers that serve limited market areas – typically 4,000 to 10,000 people. They provide shopping opportunities for those most frequently purchased goods and services. Neighborhood commercial areas should be distributed throughout the community in relationship to the distribution of households. Each neighborhood commercial center should be a master planned commercial development that is contained within a defined tract or land area. Auto ingress and egress must be controlled. Most importantly, these areas should relate to surrounding residential neighborhoods but not adversely impact the livability of those neighborhoods through traffic, lighting, noise, litter, or other impacts. They will require strong buffering and landscape regulations, as well as being architecturally harmonized and able to blend with their neighborhood context.

Additional policies for Neighborhood Enhancement Areas should include:

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
- Support preservation and rehabilitation of historic properties.
- Incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans and prioritize the development of those plans by area.
- Allow for a range of housing densities based on the zoning ordinance.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.

Available Services: Area is well served by utilities.

Street Access: Crawford Street

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-2

East – R-2

South – R-2

West – R-2, R-2PD

ZONING REGULATIONS

C-2 Purpose: The Community Commerce Zone is designed for the residents of the nearby community consisting of more than one (1) of the neighborhoods in that section of the city, so as to permit a wider variety of both business uses and services. It is designed not for an abutting neighborhood, but for a relatively larger consumer population for both daily and occasional shopping. The development is characterized by a lack of “comparison shopping” and is limited to providing only one (1) store for each type of business.

C-2 Uses: Amusement establishments, bowling alleys, pool halls, swimming pools, dance halls, and skating rinks, Any use permitted in the C-1 Zone except as otherwise provided in this Chapter, Antique shops, Art galleries, but not including auction rooms, Banks and financial institutions, Bicycle sales, rental, and repair stores, Blue-printing and photostatting establishments, Books and stationery stores, Camera and photographic supply stores, Candy and ice cream stores, Leather goods and luggage stores, Loan offices, Locksmith shops, Medical and dental clinics, Meeting halls, Millinery shops, Municipal or privately-owned recreation buildings or community-center, Musical instrument sales and repair, Newspaper distributors for home delivery and retail sale, Office supply stores, Offices, business and professional, Optometrists, Paint and wallpaper stores, 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), Live entertainment. (Gen. Ord. No. 2, 2007, As Amended, 2-8-07)

C-2 Standards: Minimum Lot Size: 3,300 Sq. Ft.

FINDINGS and RECOMMENDATION

Staff Findings:

The petitioner is requesting to rezone the property to C-2 Limited Community Commerce District for a record store.

The property was rezoned from R-2 to P-2PD in 1992 (SO #19-92) for a cabinet shop and rezoned again to R-2 PD in 2000 (SO #01-00) for a flower shop. A previous staff report stated that the property had been used as a neighborhood grocery store for many years.

The property will need several variances for setbacks, off-street parking requirements, and the required 50' buffer to residential. The petitioner has not yet filed for variances.

Recommendation: Staff offers a favorable recommendation with the following conditions:

1. BZA approval for any required variances
2. Site plan approval by City Engineering

Docket #36 SO #7-23

2001 Crawford Street





APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 7

COMMON ADDRESS OF LOTS TO BE REZONED:

2001 Crawford Street Terre Haute, IN 47803

Parcel Number: 84-06-26-152-001 000-002

Current Zoning: R-2 Planned Development

Requested Zoning: C-2 Limited Community Commerce
District

Proposed Use: Record Store

Name of Owner: Brett Siples and Maureen Crispin

Address of Owner: 1112 Harbor Point Rd Terre Haute, IN 47803

Phone Number of Owner: 812-201-4045

Attorney Representing Owner (if any): N/A

Address of Attorney: N/A

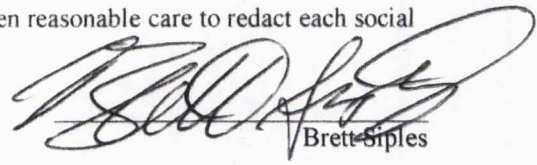
Phone Number of Attorney: N/A

For Information Contact: Owner

Council Sponsor: Martha Crossen

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

I, Brett Siples, 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.



Brett Siples

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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Brett Siples and Maureen Crispin, respectfully submit this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lot Number One (1) in Crawford Park Place, being a Subdivision of Lots 17 and 18 in John Milner's Subdivision of a part of the Northwest Quarter of Section 26, Township 12 North, Range 9 West, as shown by the plat recorded November 19, 1910 in Plat Record 10, Page 38, records of Recorder's Office of Vigo County, Indiana. An addition to the City of Terre Haute, Indiana.

Commonly known as: 2001 Crawford Street Terre Haute, Indiana 47803

Your petitioners are informed and believe that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as R-2 Planned Development.

Your petitioners would respectfully state that the real estate is now a vacant building. Your petitioners intend to use the real estate as a record store.

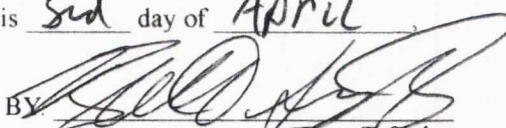
Your petitioner would request that the real estate described herein shall be zoned as C-2 Limited Community Commerce District. Your petitioner would allege that the C-2 Limited Community Commerce District not alter the general characteristics of this neighborhood.

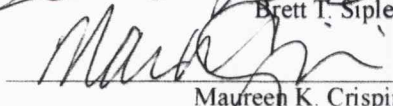
Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the C-2 Limited Community Commerce District of the City of Terre Haute, Indiana, and 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 WITNES WHEREOF, This petition has been duly executed this 3rd day of April 2023.

BY


Brett I. Siples


Maureen K. Crispin

PETITIONER: Brett Siples and Maureen Crispin

1112 Harbor Point Rd. Terre Haute, IN 47803 Phone: (812)201-4045

AFFIDAVIT OF:

COMES NOW affiants Brett Siples and Maureen Crispin and affirms under penalty of law that affiant is the owner of record of the property located at 2001 Crawford Street Terre Haute, Indiana 47803 for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Brett Siples and Maureen Crispin

[Typed name of owner(s) on deed]

SIGNATURE: _____

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, Vigo, Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 3rd day of April, 2023.

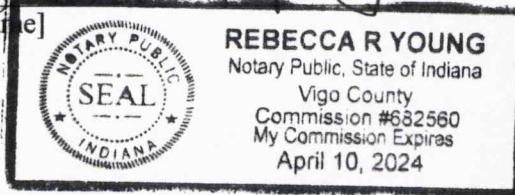
Notary Public:

Rebecca R Young

[Typed name]

My Commission Expires:

My County Of Residence:



This instrument was prepared by Brett Siples, 1112 Harbor Point Rd. Terre Haute, IN 47803

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, D and D Property Management 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 Maureen K. Crispin, of Vigo County, State of Indiana, and Brett T. Siples, of Vigo County, State of Indiana, (hereinafter called Grantee), the following described real estate in Vigo County, Indiana, to-wit:

Lots Number One (1) in Crawford Park Place, being a subdivision of Lots 17 and 18 in John Milner's Subdivision of a part of the Northwest Quarter of Section 26, Township 12 North, Range 9 West, as shown by the plat recorded November 19, 1910 in Plat Record 10, Page 38, records of Recorder's Office of Vigo County, Indiana. An addition to the City of Terre Haute, Indiana.

Parcel No. 84-06-26-152-001.000-002

Subject to any grants, easements, leases, rights-of-way, covenants, or restrictions of record which might affect the 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, D and D Property Management 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 17th day of October, 2022.

D and D Property Management LLC

B. 

And by 

Dakota W. Stevenson, Member
(Printed Name and Title)

Dustin J. Stevenson, Member
(Printed Name and Title)

And by _____

And by _____

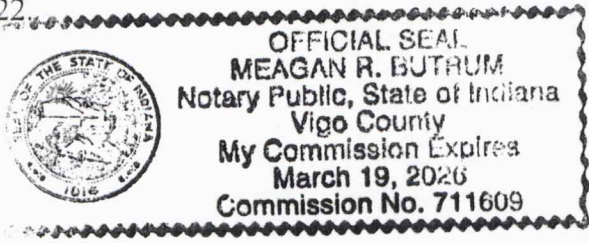
(Printed Name and Title)

(Printed Name and Title)

STATE OF IN)
) SS:
COUNTY OF Vigo)

I, Meagan R Butrum, a Notary Public in and for said County and State, do hereby certify that Dakota W. Stevenson Dustin J. Stevenson, 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 D and D Property Management 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 D and D Property Management LLC 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 17th day of October, 2022.



Meagan R Butrum
Notary Public

Meagan R Butrum
(Printed Name)

My Commission Expires:
3-19-2026

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.

Natasha Mikel
Signature

NATASHA MIKEL
Printed Name

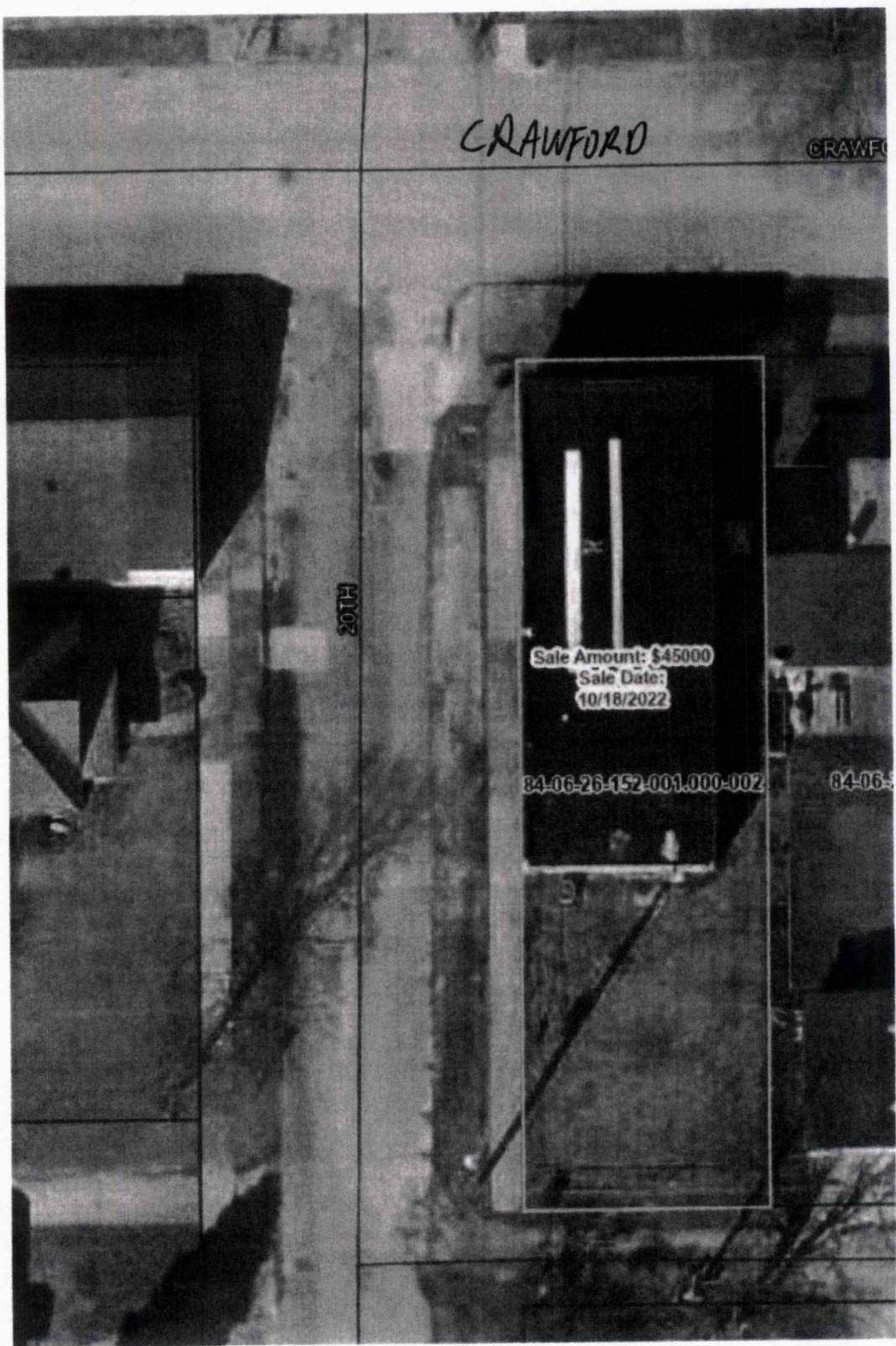
This instrument prepared by Donald J. Bonomo, Attorney at Law, COX, ZWERNER, GAMBILL & SULLIVAN, LLP, 511 Wabash Avenue, Terre Haute, Indiana 47807. The deed was prepared at the specific request of the parties or their authorized representatives based solely on information supplied by one or more of 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: 1112 Harbor Point Rd Terre Haute, IN 47803

MAIL TAX STATEMENTS TO: Same

SITE PLAN
2001 CRAWFORD ST.





Receipt of Payment

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

Date 4/4/23

Name Brett Siples & Maureen Crispin

Reason Rezoning - Notice of Filing 25.00

Petition 20.00

Cash _____

Check \$ 45.00 Ck # 1032

Credit _____

Total \$45.00

Received By L Ellygin