

SPECIAL ORDINANCE NO. 2, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

=====

Common Address of lot to be rezoned:

1462 Lafayette Avenue, Terre Haute, Indiana 47804

Parcel No. 84-06-10-404-010.000-002

Rezoned From: C-2 Community Commerce District

Rezoned To: C-6 Strip Business

Proposed Use: Automobile Sales

Name of Owners: MLMSG, LLC

Address of Owners: 127 Phoenix, Terre Haute, IN 47803

Phone Number of Owners: c/o Richard J. Shagley II
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.
PO Box 9849, Terre Haute, IN 47808

For Information Contact: Owner Attorney

Council Sponsor: Cheryl Loudermilk

=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

FILED

FEB 05 2024

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 2, 2024**

CITY CLERK

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

SECTION I. BE IT ORDIANED 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:

Lot Number 471 in Highland Place, a Subdivision of (among other lands) Lots number 1, 2, 12 and 13 in Barbour Place, a Subdivision of the South Half (1/2) of Section 10, Township 12 North of Range 9 West, Vigo County, Indiana.

Parcel No. 84-06-10-404-010.000-002
Commonly known as: 1462 Lafayette Avenue, Terre Haute, Indiana 47804.

Be and the same is hereby established as a C-6 Strip Business, 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, *Cheryl Loudermilk*
Cheryl Loudermilk, Councilperson

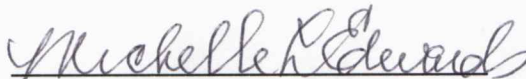
Passed in open Council this 7 day of March, 2024.

Tammy Boland
Tammy Boland, President


ATTEST:

Michelle Edwards
Michelle Edwards, City Clerk

Presented by me to the Mayor this 7 day of March, 2024 at
8:56 pm o'clock.


Michelle Edwards, City Clerk

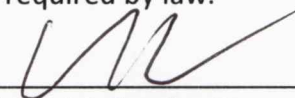
Approved by me, the Mayor of the City of Terre Haute, this 7 day of March,
2023.


Brandon Sakbun, 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

This instrument prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY &
LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, 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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Dr. Meredith S. Gray, member of MLMSG, LLC, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Lot Number 471 in Highland Place, a Subdivision of (among other lands)
Lots number 1, 2, 12 and 13 in Barbour Place, a Subdivision of the South
Half (1/2) of Section 10, Township 12 North of Range 9 West, Vigo County,
Indiana.

Parcel No. 84-06-10-404-010.000-002

Commonly known as: 1462 Lafayette Avenue, Terre Haute, Indiana 47804.

Your Petitioner is informed and believes 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 C-2 Community Commerce District.

Your Petitioner intends to use this real estate for an automobile sales establishment which is within the boundaries of the C-6 Strip Business. Your Petitioner would request that the real estate described herein shall be zoned as a C-6 Strip Business.

Your Petitioner would allege that the C-6 Strip Business would not alter the general characteristics of this neighborhood since the neighborhood is in a mixed-use neighborhood, and the use of this real estate with the boundaries of the C-6 Strip Business should not cause concern for the surrounding 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 Terre Haute, Indiana," and declaring the above-described real estate to be part of the C-6 Strip Business 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 WITNESS WHEREOF, this petition has been duly executed this 1st day of February, 2024.

PETITIONER:

By: 

**Dr. Meredith S. Gray, Member of
MLMSG, LLC**

This instrument prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

SITE PLAN

SPECIAL ORDINANCE NO. 2, 2024



1462 Lafayette Avenue, Terre Haute, Indiana 47804

Parcel No. 84-06-10-404-010.000-002

C-2 Community Commerce District

To

C-6 Strip Business

Proposed Use: Automobile Sales

STATE OF INDIANA) SS:
COUNTY OF VIGO)

AFFIDAVIT

Comes now, Dr. Meredith S. Gray, being duly sworn upon her oath, deposes and says:

1. That MLMSG, LLC is the owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lot Number 471 in Highland Place, a Subdivision of (among other lands)
Lots number 1, 2, 12 and 13 in Barbour Place, a Subdivision of the South
Half (1/2) of Section 10, Township 12 North of Range 9 West, Vigo County,
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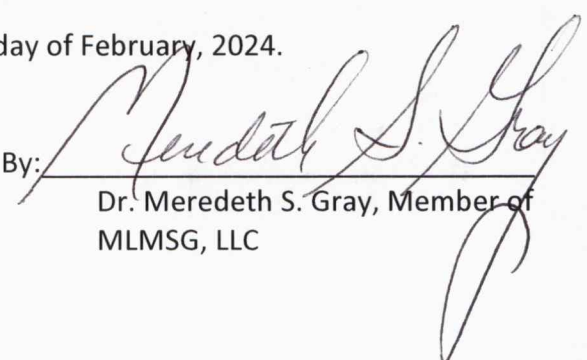
2. That a copy of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that MLMSG, LLC 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 Dr. Meredith S. Gray.

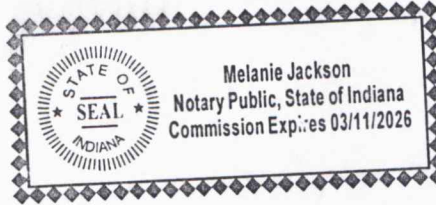
4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 1st day of February, 2024.

By:


Dr. Meredith S. Gray, Member of
MLMSG, LLC

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)



SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 18th day of February, 2024.

Melanie Jackson
Melanie Jackson, Notary Public

My Commission expires: 3-11-2026

My County of Residence: Vigo

This instrument prepared by Richard J. Shagley II, Attorney at Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

SALES DISCLOSURE
NOT REQUIRED

QUITCLAIM DEED

MMG Properties Group, LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor") QUITCLAIMS to MLMSG, LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantee") for no consideration the following described real estate in Vigo County, State of Indiana:

Parcel # 84-06-10-404-010.000-002

*Lot Number 471 in Highland Place, a Subdivision of (among other lands)
Lots number 1, 2, 12 and 13 in Barbour Place, a Subdivision of the South
half (1/2) of Section 10, Township 12 North of Range 9 West, Vigo County,
Indiana.*

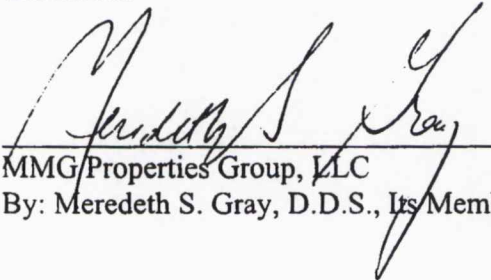
*Subject to all covenants, restrictions, reservations, easements, conditions and rights
appearing of record.*

Commonly known as 1462 Lafayette Avenue, Terre Haute, Indiana 47804.

The undersigned person executing this deed on behalf of Grantor represents and certifies that she is a member of Grantor and has been fully empowered, by said company, to execute and deliver this deed; that Grantor has full company capacity to convey the real estate described herein and that all necessary company action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, MMG Properties Group, LLC, Grantor, has executed this deed this 6th day of April, 2020.

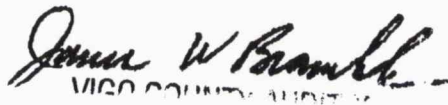
GRANTOR:



MMG Properties Group, LLC
By: Meredith S. Gray, D.D.S., Its Member

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

JUN 01 2020


VIGO COUNTY AUDITOR

202006425 QD \$25.00
06/01/2020 11:26:08A 2 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

On the 6 day of April, 2020, before me, a Notary Public in and for said County and State, personally appeared Meredith S. Gray, D.D.S., of MMG Properties Group, LLC, a limited liability company organized and existing under the laws of the State Indiana, and acknowledged the execution of the foregoing Quitclaim Deed as such member acting for and on behalf of said limited liability company, and who, have been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal.



Signature: [Handwritten Signature]
Print name: Johnathan A Gasser, Notary Public
County of residence: Vigo
My commission expires: 09-30-2026
Commission Number: NP0621324

Send tax statements to:	Address of Grantee is:	When recorded mail to:
MLMSG, LLC	MLMSG, LLC	MLMSG, LLC
127 Phoenix	127 Phoenix	127 Phoenix
Terre Haute, Indiana 47803	Bloomington, Indiana 47803	Bloomington, Indiana 47803

THIS INSTRUMENT PREPARED BY: Robert C. Lee, Esq. R. LEE & ASSOCIATES, P.C.
111 North Rangeline Road, Carmel, Indiana 46032, Office: (317) 816-8744 Fax: (317) 816-8745

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. Susan K. Parks



Receipt of Payment

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

Date 2/5/24
Name MLMSG, LLC
Reason Rezoning - \$45.00

Wright, Shagley, & Lowery, P.C

Cash _____

Check \$45.00 Ck # 074104

Credit _____

Total \$45.00

Received By EK / J. Thorne

TERRE HAUTE, IN
PAID

FEB 05 2024

CONTROLLER



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: March 7, 2024

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 2-24

CERTIFICATION DATE: March 6, 2024

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. 2-24. This Ordinance is a rezoning of property located at 1462 Lafayette Avenue, Terre Haute, IN. Parcel number 84-06-10-404-010.000-002. The Petitioner, MLMSG, LLC, petitions the Plan Commission to rezone said automobile sales from zoning classification 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. 2-24 at a public meeting and hearing held Wednesday, March 6, 2024. 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. 2-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 2-24 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. 2-24 was FAVORABLE with the following condition: 1) approval of variances through the BZA



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Sydney Shahr.

Sydney Shahr, Assistant Director

Received this 7th day of March, 2024

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #2-24

Doc: # 14

Date: March 2024

Page 1 of 4

APPLICATION INFORMATION

Owners: MLMSG, LLC

Representative: Richard J. Shagley II

Proposed Zoning: C-6, Strip Business District

Current Zoning: C-2, Community Commerce District

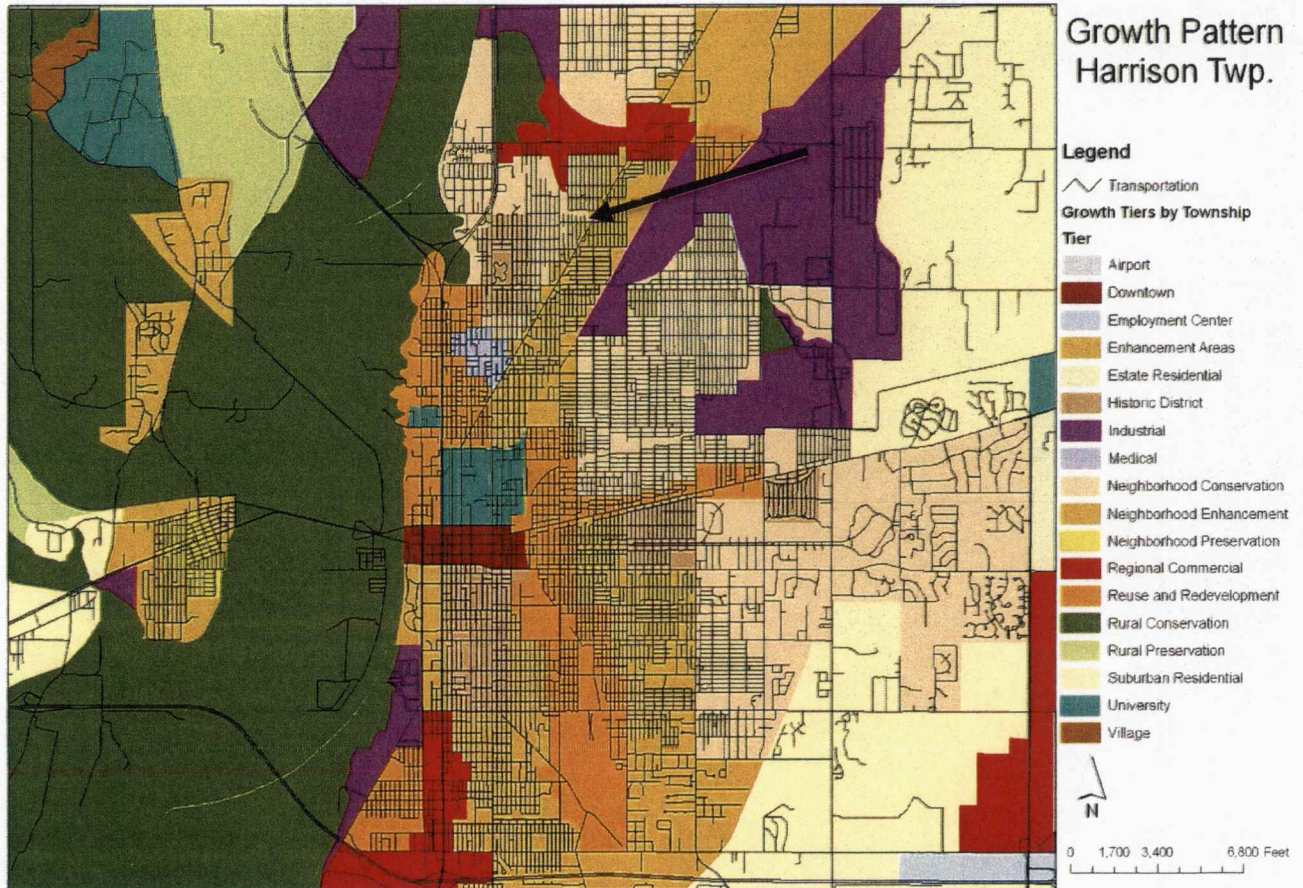
Proposed Use: Automobile sales

Common Address: 1462 Lafayette Avenue, Terre Haute: Parcel# 84-06-10-404-010.000-002

Location: Located on the NW corner of Lafayette Ave & Delaware Ave.

COMPREHENSIVE PLAN GUIDANCE

Service Area: Harrison Township



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.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #2-24

Doc: # 14

Date: March 2024

Page 3 of 4

Available Services: Area is well served by utilities.

Dev. Priority: Neighborhood Commercial.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – C-2
East – C-2
South – C-6, C-3
West – R-1

Character of Area: The petitioned property is located in a mix use of Residential and Commercial 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.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #2-24

Doc: # 14

Date: March 2024

Page 4 of 4

FINDINGS and RECOMMENDATION

Staff Findings: The petitioners are requesting to rezone to C-6 for automobile sales. The property was previously used for a restaurant. There are several automobile sales businesses in the area.

The property will need several variances through the Board of Zoning Appeals. They have applied for six variances to be heard at the BZA meeting on March 6, 2024: non-hard surfaced parking, backing into a street or alley, building setback on Lafayette Avenue, drive width, and drive entrance distance from the intersection on both Delaware Avenue and Lafayette Avenue.

The Department of Engineering has commented that the intended use of the property would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

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

1. Approval of variances through the BZA



CITY OF
TERRE HAUTE
ENGINEERING
DEPARTMENT

City Hall

17 Harding Avenue, Room 200

Terre Haute, IN 47807

Phone: 812.244.4903

www.terrehaute.in.gov

MARCUS MAURER, P.E.

CITY ENGINEER

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Josey Daugherty
Assistant City Engineer

DATE: February 14, 2024

RE: **Special Ordinance No. 2-2024**

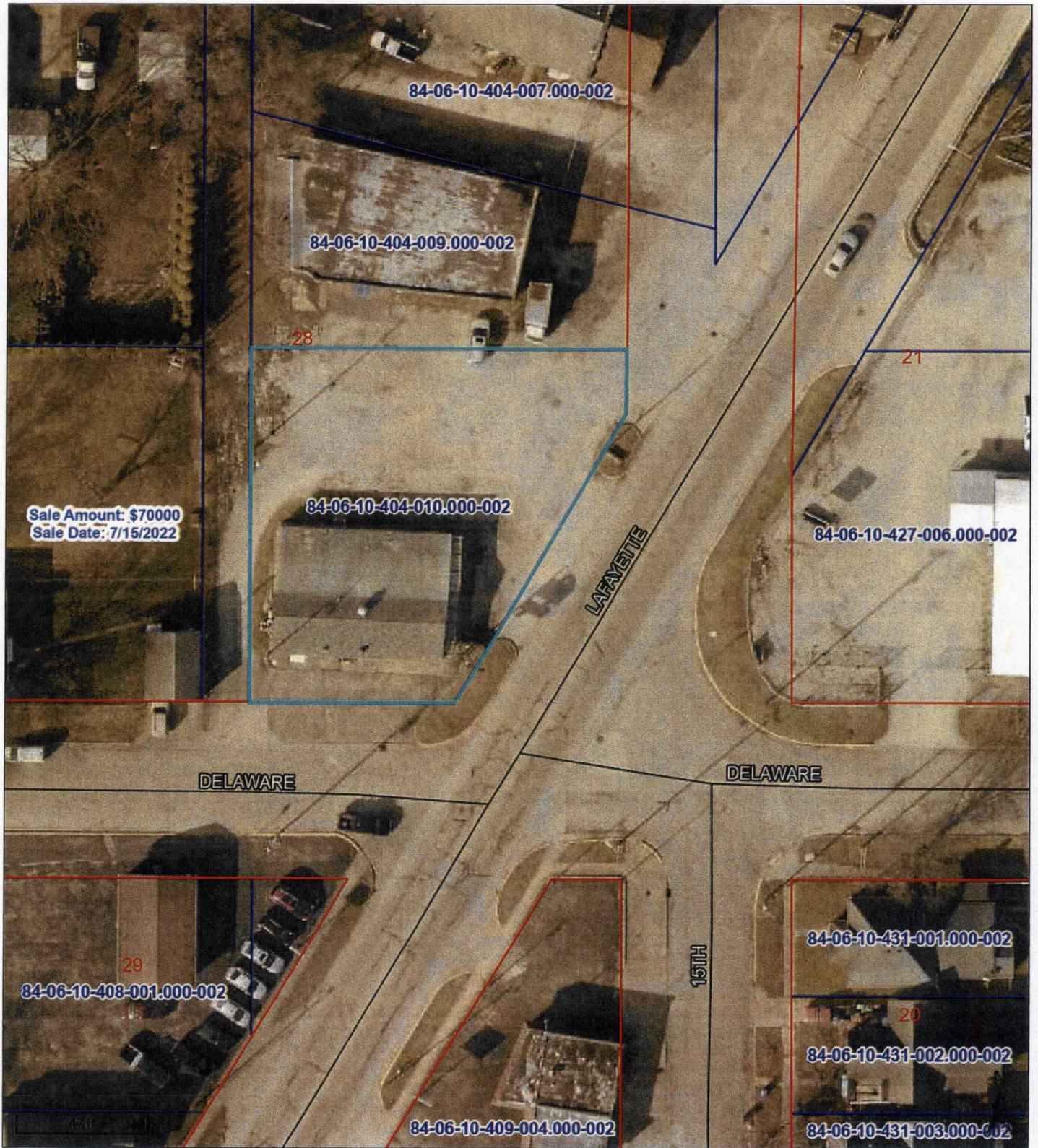
As requested by Area Planning, the Department of Engineering has reviewed the request by the MLMSG, LLC for the following:

- Rezoning of 1462 Lafayette Avenue from C-2 Community Commerce Zone to C-6 Strip Business Zone.

The property is currently a former restaurant. The parcels surrounding this property are zoned C-2 to the north and east, C-2 and C-3 to the south and R-1 to the west. The intended use of the property is an automobile sales lot. The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Department of Engineering offers a positive recommendation for this rezoning.

Docket #14 SO #2-24
1462 Lafayette Ave



Docket #14

SPECIAL ORDINANCE NO. 2, 2024

APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE

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Common Address of lot to be rezoned:

1462 Lafayette Avenue, Terre Haute, Indiana 47804

Parcel No. 84-06-10-404-010.000-002

Rezone From: C-2 Community Commerce District ✓

Rezone To: C-6 Strip Business

Proposed Use: Automobile Sales

Name of Owners: MLMSG, LLC ✓

Address of Owners: 127 Phoenix, Terre Haute, IN 47803

Phone Number of Owners: c/o Richard J. Shagley II
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.
PO Box 9849, Terre Haute, IN 47808

For Information Contact: Owner Attorney

Council Sponsor: Cheryl Loudermilk

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COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

FILED

FEB 05 2024

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 2, 2024**

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SECTION I. BE IT ORDIANED 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:

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Presented by Council Member,


Cheryl Loudermilk, Councilperson

Passed in open Council this _____ day of _____, 2024.

Tammy Boland, President

ATTEST:

Michelle Edwards, City Clerk

Presented by me to the Mayor this ____ day of _____, 2024 at
_____ o'clock.

Michelle Edwards, City Clerk

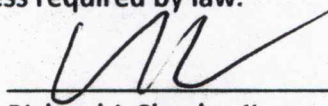
Approved by me, the Mayor of the City of Terre Haute, this ____ day of _____,
2023.

Brandon Sakbun, 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

This instrument prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY &
LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, 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 PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

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IN WITNESS WHEREOF, this petition has been duly executed this 1st day of February, 2024.

PETITIONER:

By: 

Dr. Meredith S. Gray, Member of
MLMSG, LLC

This instrument prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

SITE PLAN

SPECIAL ORDINANCE NO. 2, 2024



1462 Lafayette Avenue, Terre Haute, Indiana 47804
Parcel No. 84-06-10-404-010.000-002

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

Proposed Use: Automobile Sales

STATE OF INDIANA) SS:
COUNTY OF VIGO)

AFFIDAVIT

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Indiana.

Parcel No. 84-06-10-404-010.000-002

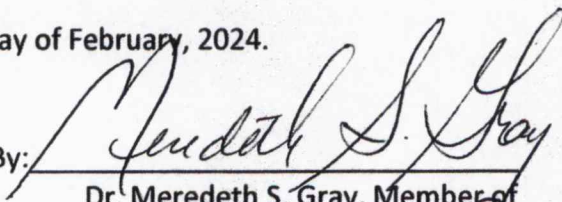
Commonly known as: 1462 Lafayette Avenue, Terre Haute, Indiana 47804.

2. That a copy of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, is 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 MLMSG, LLC 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 Dr. Meredith S. Gray.

4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 1st day of February, 2024.

By: 
Dr. Meredith S. Gray, Member of
MLMSG, LLC

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)



SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 18th day of February, 2024.

Melanie Jackson
Melanie Jackson, Notary Public

My Commission expires: 3-11-2026

My County of Residence: Vigo

This instrument prepared by Richard J. Shagley II, Attorney at Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

SALES DISCLOSURE
NOT REQUIRED

QUITCLAIM DEED

MMG Properties Group, LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor") QUITCLAIMS to **MLMSG, LLC**, a limited liability company organized and existing under the laws of the State of Indiana ("Grantee") for no consideration the following described real estate in Vigo County, State of Indiana:

Parcel # 84-06-10-404-010.000-002

*Lot Number 471 in Highland Place, a Subdivision of (among other lands)
Lots number 1, 2, 12 and 13 in Barbour Place, a Subdivision of the South
half (1/2) of Section 10, Township 12 North of Range 9 West, Vigo County,
Indiana.*

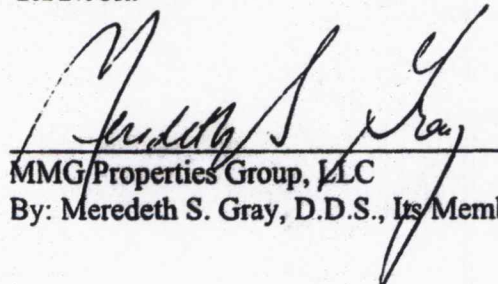
*Subject to all covenants, restrictions, reservations, easements, conditions and rights
appearing of record.*

Commonly known as 1462 Lafayette Avenue, Terre Haute, Indiana 47804.

The undersigned person executing this deed on behalf of Grantor represents and certifies that she is a member of Grantor and has been fully empowered, by said company, to execute and deliver this deed; that Grantor has full company capacity to convey the real estate described herein and that all necessary company action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, **MMG Properties Group, LLC**, Grantor, has executed this deed this 6th day of April, 2020.

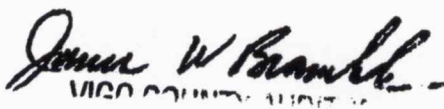
GRANTOR:



MMG Properties Group, LLC
By: Meredith S. Gray, D.D.S., Its Member

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

JUN 01 2020


VIGO COUNTY RECORDER

2020006425 QD \$25.00
06/01/2020 11:26:08A 2 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

On the 6 day of April, 2020, before me, a Notary Public in and for said County and State, personally appeared Meredith S. Gray, D.D.S., of MMG Properties Group, LLC, a limited liability company organized and existing under the laws of the State Indiana, and acknowledged the execution of the foregoing Quitclaim Deed as such member acting for and on behalf of said limited liability company, and who, have been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal.



Signature: [Handwritten Signature]
Print name: Johnathan A Gasser, Notary Public
County of residence: Vigo
My commission expires: 09-30-2026
Commission Number: NP0621324

Send tax statements to:	Address of Grantee is:	When recorded mail to:
MLMSG, LLC	MLMSG, LLC	MLMSG, LLC
127 Phoenix	127 Phoenix	127 Phoenix
Terre Haute, Indiana 47803	Bloomington, Indiana 47803	Bloomington, Indiana 47803

THIS INSTRUMENT PREPARED BY: Robert C. Lee, Esq. R. LEE & ASSOCIATES, P.C.
111 North Rangeline Road, Carmel, Indiana 46032, Office: (317) 816-8744 Fax: (317) 816-8745

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. Susan K. Parks