

JUL 23 2024

**SALES DISCLOSURE
NOT REQUIRED**

2024008071 QD \$25.00
07/23/2024 10:52:05A 4 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented

Diana Winsted-Smith
VIGO COUNTY AUDITOR

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That Esther R. McClellan, of Clinton County, Missouri, ("Grantor"), QUITCLAIMS an undivided one-half interest to Esther R. McClellan and Mark L. McClellan, wife and husband of Clinton County, Missouri, ("Grantees") the following described real estate in Vigo County, Indiana, to-wit:

PARCEL #1

The Northeast Quarter of the Southeast Quarter; and the South Half of the Southeast Quarter of the Northeast Quarter, all in Section 7, Township 10 North, Range 8 West.

EXCEPT all coal and other minerals underlying the above-described land.

EXCEPT that part of the above-described real estate deeded to Esther R. McClellan and Mark L. McClellan, wife and husband, dated April 15, 2015 and recorded April 15, 2015 as Instrument No. 2015003704 and more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Seven (7), Township Ten (10) North, Range Eight (8) West, Second Principal Meridian (2nd P.M.), Pierson Township, Vigo County, Indiana. Also being a part of a certain tract of land owned by Edward C. Harazin and Mildred Jane Harazin, husband and wife, as described in Deed Record 354, page 935-1 as found in records of the Office of the Recorder of Vigo County, Indiana. More particularly described as follows, to-wit:

Commencing at a concrete monument with a brass disk located at the Northeast corner of the Southeast Quarter (SE ¼) of Section Seven (7), Township Ten (10) North, Range Eight (8) West, 2nd P.M.. Thence "SOUTH" (S 00°00'00"E – Assumed Bearing) on the East line of the Southeast Quarter (SE ¼) of said section, Eight Hundred Ninety-two and Thirty-two hundredths (892.32) feet to the point of beginning of this description. Thence continuing "SOUTH" (S 00°00'00"E) on said line, One Hundred Twenty-five and Zero hundredths (125.00) feet; thence "WEST" (N 90°00'00"W) Twenty and Zero hundredths (20.00) feet to a 5/8" iron rod, thirty (30) inches in length with a plastic cap engraved "J.R. Keller P.S. 80920000" (hereafter referred to as a 5/8" iron rod); thence continuing "WEST" (N 90°00'00"W), Two Hundred Eighty-nine and Zero hundredths (289.00) feet to a 5/8" iron rod set in a wire fence; thence North Eight degrees Forty-one minutes Sixteen seconds East (N 08°41'16" E), One Hundred Forty and Eighty-two hundredths (140.82) feet to a 5/8" iron rod set in the intersection of two wire fence lines; thence South Eighty-seven degrees Ten minutes Twenty-seven seconds East (S 87°10'27"E), Two Hundred Seventy and Two hundredths (270.02) feet to a wooden corner post set in

concrete; thence continuing South Eighty-seven degrees Ten minutes Twenty-seven seconds East (S 87°10'27"E), Eighteen and Six hundredths (18.06) feet, more or less to the point of beginning. Containing 0.91 acres, more or less.

Subject to an easement for county roadway purposes off of the entire East side thereof.

Subject to an electrical pole line easement granted Public Service Company of Indiana Inc., by Deed recorded October 27, 1945, as Deed Record 237, Page 410, in the records of the Office of the Recorder of Vigo County, Indiana.

EXCEPT all coal and other minerals underlying the above-described land.

ALSO hereby granting an easement for drainage purposes, being twenty (20) feet in width and adjoining the North side of the above described 0.91-acre tract. More particularly described as follows, to-wit:

Commencing at a concrete monument with a brass disk located at the Northeast corner of the Southeast Quarter (SE ¼) of Section Seven (7), Township Ten (10) North, Range Eight (8) West, 2nd P.M. Thence "SOUTH" (S 00°00'00" E – Assumed Bearing) on the East line of the Southeast Quarter (SE ¼) of said section, Eight Hundred Ninety-two and Thirty-two hundredths (892.32) feet to a point; thence North Eighty-seven degrees Ten minutes Twenty-seven seconds West (N 87°10'27" W), Twenty and two hundredths (20.02) feet to the point of beginning of this easement description. Thence continuing North Eighty-seven degrees Ten minutes Twenty-seven seconds West (N 87°10'27"W), Two Hundred Sixty-eight and Six hundredths (268.06) feet to a 5/8" iron rod; thence North Eight degrees Forty-one minutes Sixteen seconds East (N 08°41'16"E), Twenty and Eleven hundredths (20.11) feet; thence South Eighty-seven degrees Ten minutes Twenty-seven seconds East (S 87°10'27"E), Two Hundred Sixty-five and One hundredth (265.01) feet; thence "SOUTH" (S 00°00'00"E), Twenty and Two hundredths (20.02) feet, more or less to the point of beginning.

Commonly known as: 11863 S Cumminsville Street, Terre Haute, IN 47802

Parcel Numbers: 84-14-07-400-011.000-015
84-14-07-200-012.000-015
84-14-07-200-013.000-015

PARCEL #2

A part of the South half of the Southeast quarter of the Southwest quarter of Section 6, Township 10 North, Range 8 West, Vigo County, Indiana, more particularly described as follows: Beginning at a point 805.2 feet West and 200 feet North of the Southeast corner of the Southeast quarter of the Southwest quarter of said Section 6 and running thence West 337.3 feet to the West line of said Southeast quarter; thence North along said West line 100 feet; thence East 337.3 feet; thence South 100 feet to the point of beginning and containing 0.774 acres.

ALSO an easement for purposes of egress and ingress 30 feet in even width whose centerline is described as follows: Beginning at a point on the South line of and 15 feet East of the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 6 and running thence Northeasterly to a point lying on the South line of and 45 feet East of the Southwest corner of the above described tract.

Parcel No.: 84-14-06-377-002.000-015

Commonly known as: 11050 S Clyde St, Terre Haute, IN 47802

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

IN WITNESS WHEREOF, the Grantor has executed this deed this 10th day of May, 2024.


ESTHER R. MCCLELLAN

STATE OF MISSOURI)
) SS:
 COUNTY OF Clay)

Before me, a Notary Public in and for said County and State, personally appeared Esther R. McClellan, competent adult, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 10 day of May, 2024

My commission expires: 7/26/2027 Haley Smith, Notary Public
 Residing in Clay County, Missouri



Send tax statements to: Esther R. McClellan, 5106 S. E. Downing Road, Lathrop, Missouri 64465

This instrument was prepared by Michael R. Ireland, Attorney at Law, 605 Ohio Street, Suite 316, Terre Haute, Indiana 47807 (812) 232-7362 Note: In preparing this instrument, preparer makes no warranties, expressed or implied, regarding the title conveyed by it.

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.
Michael R. Ireland