

STATE OF INDIANA }
 } SS:
COUNTY OF DELAWARE }

**PETITION TO VACATE LOTS, ALLEYS, AND STREETS, ALL IN THE ORIGINAL,
PLAT OF THE TOWN OF MT. PLEASANT, PERRY TOWNSHIP, DELAWARE
COUNTY, INDIANA**

WHEREAS, Jeffery D. and Alyson J. Hunter, Honey Rock Farms LLC, Michele Glaze, and Bobbie L. Galbraith Life Estate and Irrevocable Trust Agreement dated August 23, 2016 hereby petition the Delaware Muncie Metropolitan Plan Commission (DMMPC), and represent as follows:

1. That, Jeffery D. and Alyson J. Hunter are the owners and/or principals of Lots 1 and 2 in Block 6 of the Original Plat of Mt. Pleasant; and
2. That, Honey Rock Farms LLC is the owner and/or principal of Lots 3, 4, 5, 6, 7, and 8 in Block 6, and a part of Lots 1, 2, 6, and 7 in Block 7 of the Original Plat of Mt. Pleasant; and
3. That, Michele Glaze is the owner and/or principal of Lots 3, 4, 5, and 8 and a part of Lots 2, 6, and 7, in Block 7 and Lots 1, 2, 5, and 6 in Block 8, of the Original Plat of Mt. Pleasant; and
4. That, Bobbie L. Galbraith Life Estate and Irrevocable Trust Agreement dated August 23, 2016 is the owner and/or principal of Lots 1, 2, 3, and 4 in Block 5, of the Original Plat of Mt. Pleasant; and

That they hereby petition the DMMPC to vacate the lots, alleys, and streets described as follows:

Parcel A

Bobby L. Galbraith Life Estate & Irrevocable Trust Agreement dated August 23, 2016, Instr.
2016R11145

The vacation of Block 5 including the alleys and the North half of Second Street in the Town of Mount Pleasant as shown by the Records of Delaware County, Indiana, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 5, of the Town of Mount Pleasant; thence South 23 degrees 45 minutes 19 seconds East 239.25 feet (assumed bearing) along the Westerly line of Main Street to a point on the center of Second Street; thence South 66 degrees 28 minutes 07 seconds West 297.00 feet along the center of Second Street to the West line of the Town of Mount Pleasant; thence North 18 degrees 40 minutes 26 seconds East 322.98 feet along the Westerly line of said town to the Northwest corner of said Lot 1; thence North 66 degrees 28 minutes 07 seconds East 79.09 feet to the point of beginning, containing 1.02 acres, more or less.

Parcel B

**PETITION TO VACATE LOTS, ALLEYS, AND STREETS, ALL IN THE ORIGINAL PLAT OF THE TOWN OF
MT.PLEASANT**

Jeffery D and Alyson J Hunter, Deed Record 1980, page 4173

The vacation of Lots 1 and 2, Block 6, including the North Half of the Alley at the South side of Lot 2. The East half of the alley at the West side of Lots 1 and 2. Also the South half of Second Street at the North side of Lot 1 of the Town of Mount Pleasant, as shown by the Record of Delaware County and described as follows:

Beginning at a point at the West line of Main Street in the Town of Mount Pleasant said point being South 23 degrees 45 minutes 19 seconds East 239.25 feet (assumed bearing) from the Northeast corner of Lot 1 in Block 5 of the town; thence South 23 degrees 45 minutes 19 seconds East 165.00 feet to a point; thence South 66 degrees 28 minutes 07 seconds West 140.25 feet along the center of an alley; thence North 23 degrees 45 minutes 19 seconds West 165.00 feet along the center of an alley; thence North 66 degrees 28 minutes 07 seconds East 140.25 feet along the center of Second Street to the point of beginning, containing 0.53 acres, more or less.

Parcel C

Honey Rock Farms LLC, Instrument Number 2015R08926

The vacation of Lots 3, 4, 5, 6, 7, and 8, Block 6, a part of Lots 1, 2, 6, and 7, Block 7, including a part of the South half of Second Street and Third Street. Also, a part of West Street and the alleys as described within these Blocks described as follows:

Beginning at a point on the West line of Main Street in the Town of Mount Pleasant, said point being South 23 degrees 45 minutes 19 seconds East 404.25 feet (assumed bearing) from the Northeast corner of Lot 1 in Block 5 of the town; thence South 23 degrees 45 minutes 19 seconds East 320.05 feet to a point 1.70 feet North of the Southeast corner of Lot 2, Block 7; thence South 71 degrees 28 minutes 03 seconds West 314.79 feet to the West line of West Street; thence North 23 degrees 45 minutes 19 seconds West 391.83 feet along the West line of West Street; thence North 09 degrees 39 minutes 45 seconds West 67.76 feet along the West line of the Town of Mount Pleasant to the intersection of the centerline of Second Street; thence North 66 degrees 28 minutes 07 seconds East 156.75 feet along the centerline of Second Street; thence South 23 degrees 45 minutes 19 seconds East 165.00 feet along the center of an alley; thence North 66 degrees 28 minutes 07 seconds East 140.25 feet to the point of beginning, containing 2.85 acres, more or less.

Parcel D

Honey Rock Farms LLC, Instrument Number 2017R15688

The vacation of a part of West Street in the Town of Mount Pleasant as shown by the Records of Delaware County, Indiana described as follows:

Commencing at the Northwest corner of Lot 8, Block 7, of the Town of Mount Pleasant; thence North 23 degrees 45 minutes 19 seconds West 42.75 feet (assumed bearing) along the Easterly line of West Street to the North line of a tract of ground described by Instrument Number 2017R15687, Records of Delaware County Indiana; thence South 71 degrees 28 minutes 03 seconds West 16.57 feet along said North line to the point of beginning; thence South 23 degrees 45 minutes 19 seconds East 104.74 feet along the center of West Street; thence South 66 degrees 14 minutes 41 seconds West 16.50 feet to the corner of a tract of ground described by Instrument Number 2017R15688, Records of Delaware County, Indiana; thence North 23 degrees 45

**PETITION TO VACATE LOTS, ALLEYS, AND STREETS, ALL IN THE ORIGINAL PLAT OF THE TOWN OF
MT.PLEASANT**

minutes 19 seconds West 106.25 feet; thence North 71 degrees 28 minutes 03 seconds East 16.57 feet to the point of beginning, containing 0.04 acres, more or less.

Parcel E

Michele Glaze, Instrument Number 2012R02704 and Instrument Number 2017R15687

The vacation of a part of Lots 2, 6 and 7, also Lots 3, 4, 5 and 8 of Block 7; Also Lots 1, 2, 5, and 6, Block 8, including a part of West Street; the described alleys and Fourth Street of the Town of Mount Pleasant as shown by the Records of Delaware County, Indiana described as follows:

Beginning at a point on the West line of Main Street in the Town of Mount Pleasant, said point being 1.70 feet Northerly of the Southeast corner of Lot 2, Block 7, in said Town; thence South 23 degrees 45 minutes 19 seconds East 331.70 feet to the Southeast corner of Lot 2, Block 8; thence South 66 degrees 28 minutes 07 seconds West 313.50 feet along the South line of said Lot 2 and Lot 6, Block 8, to the West line of West Street; thence North 23 degrees 45 minutes 19 seconds West 255.55 feet along the West line of West Street to the corner of a tract of ground described by Instrument Number 2017R15688, Records of Delaware County, Indiana; thence North 66 minutes 14 minutes 41 seconds East 16.50 feet; thence North 23 degrees 45 minutes 19 seconds West 104.74 feet along the centerline of West Street to a point; thence North 71 degrees 28 minutes 03 seconds East 298.24 feet along the North line of a tract of ground described by Instrument Number 2017R1687, Records of Delaware County, Indiana to the point of beginning, containing 2.45 acres, more or less.

5. That this petition is a legal request that the DMMPC, hereby act upon this vacation petition.
6. That these segments of Second Street, Third Street, Fourth Street, West Street, and the alleys located in Blocks 5, 6, 7, and 8 described above are platted as public ways; that they were never paved or improved to provide access to the lots located within said blocks that these public ways adjoin in said addition;
7. That the vacation will not hinder the growth or orderly development of the neighborhood in which it is located; it will not make access to the lands of any person by a public way difficult or inconvenient; it will not hinder the public's access to any church, school or other public building or place; and it will not hinder the use of any public way by the neighborhood in which it is located or to which it is contiguous.
8. That the area to be vacated is subject to the right of any and all existing public utilities and drainage facilities to construct, add to, maintain, replace and renew any facilities in the area proposed to be vacated with the same rights with respect to said facilities as if a vacation proceeding had not been had.

**PETITION TO VACATE LOTS, ALLEYS, AND STREETS, ALL IN THE ORIGINAL PLAT OF THE TOWN OF
MT.PLEASANT**

9. That the reasons prompting this vacation petition are to correct structures, driveways, fences etc. lying within the public ways to be vacated and to correct a public road running through platted lots to be vacated.

NOW, THEREFORE, the petitioners ask that the portion of land as described herein be vacated.


Jeffery D. Hunter

Honey Rock Farms LLC- Stephen Hunter, Manager

Alyson J. Hunter
Alyson J. Hunter

Alyson J. Hunter

Michele Glaze
Michele Glaze

Bobbie L. Galbraith

This instrument was prepared by: Stephen Hunter

Jeffery D. Hunter

Alyson J. Hunter

Honey Rock Farms LLC- Stephen Hunter, Manager

Michele Glaze

Bobbie L. Galbraith

Bobbie L. Galbraith - trustee

The Bobbie L. Galbraith Irrevocable Trust
Agreement dated August 23, 2016

This instrument was prepared by: Stephen Hunter

The foregoing petition has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the petitioner, the petition will be heard by the Plan Commission in public hearing on the 5th day of February, 202024.

Denelle Muncie
Date: 01/21/24

This Instrument Prepared by: Haldon L Ashton
Accuracy or completedness of subsurface features is not certified.



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 (HALDON L. ASHTON).

Revisions

Date:
Reason:

Drawn: SMK
Date: 09/08/25
Job: 2025423
Client: Honey Rock Farms
Owner: Honey Rock Farms, Et Al.
Crew: KEK
Electronic Field Book
Field Date: 07/18/25
IUPPS REF. #

Proforma and Legal Description
Street, Alley, and Lot Vacations
11721 South County Road 396 East
Muncie, IN

SECTION CORNER COORDINATES ARE BASED ON
INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN
DATUM OF 1983, CORS 96 EPOCH 2002.000)

325 West Washington Street Muncie, IN 47305
Ph: (765)282-5594 Fax: (765)282-5594
Email: ashtonlandsurveyors.com



The logo for Ashton Land Surveyors. It features the word "Ashton" in a large, stylized, blue-grey font with a white outline. Below "Ashton" is the word "Land Surveyors" in a smaller, green, sans-serif font. The entire logo is set against a yellow oval background.

For: Vacation of a part of the Town of Mt Pleasant

The following land description was prepared as part of the Vacation Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyors, Inc., per Job Number 2025423, certified September 2, 2025.

Parcel A
Bobby Galbraith Life Estate and Irrevocable Trust, Instr.
2016R11145

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Parcel B
Jeffery D and Alyson J Hunter, Deed Record 1980, page 4173

The vacation of Lots 1 and 2, Block 6, including the North Half of the Alley at the South side of Lot 2. The East half of the alley at the West side of Lots 1 and 2. Also the South half of Second Street at the North side of Lot 1 of the Town of Mount Pleasant, as shown by the Record of Delaware County and described as follows:

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Parcel C
Honey Rock Farms LLC, Instrument Number 2015R08926

The vacation of Lots 3, 4, 5, 6, 7, and 8, Block 6, a part of Lots 1, 2, 6, and 7, Block 7, including a part of the South half of Second Street and Third Street. Also, a part of West Street and the alleys as described within these Blocks described as follows:

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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 (HALDON L. ASHTON),

Revisions	
Date:	
Reason:	
Drawn: SMK	
Date: 09/08/25	
Job: 2025423	
Client: Honey Rock Farms	
Owner: Honey Rock Farms, Et Al.	
Crew: KEK	
Electronic Field Book	
Field Date: 07/18/25	
IUPPS REF. #	

Proforma and Legal Description
Street, Alley, and Lot Vacations
11721 South County Road 396 East
Muncie, IN

SECTION CORNER COORDINATES ARE BASED ON
INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN
DATUM OF 1983, CORS 96 EPOCH 2002.000)

Parcel D
Honey Rock Farms LLC, Instrument Number 2017R15688

The vacation of a part of West Street in the Town of Mount Pleasant as shown by the Records of Delaware County, Indiana described as follows:

Commencing at the Northwest corner of Lot 8, Block 7, of the Town of Mount Pleasant; thence North 23 degrees 45 minutes 19 seconds West 42.75 feet (assumed bearing) along the Easterly line of West Street to the North line of a tract of ground described by Instrument Number 2017R15687, Records of Delaware County Indiana; thence South 71 degrees 28 minutes 03 seconds West 16.57 feet along said North line to the point of beginning; thence South 23 degrees 45 minutes 19 seconds East 104.74 feet along the center of West Street; thence South 66 degrees 14 minutes 41 seconds West 16.50 feet to the corner of a tract of ground described by Instrument Number 2017R15688, Records of Delaware County, Indiana; thence North 23 degrees 45 minutes 19 seconds West 106.25 feet; thence North 71 degrees 28 minutes 03 seconds East 16.57 feet to the point of beginning, containing 0.04 acres, more or less.

Parcel E
Michele Glaze, Instrument Number 2012R02704 and
Instrument Number 2017R15687

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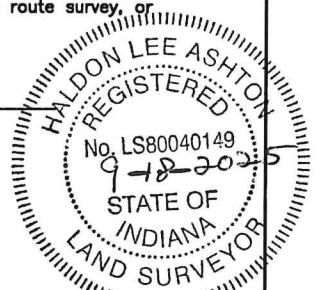
Beginning at a point on the West line of Main Street in the Town of Mount Pleasant, said point being 1.70 feet Northerly of the Southeast corner of Lot 2, Block 7, in said Town; thence South 23 degrees 45 minutes 19 seconds East 331.70 feet to the Southeast corner of Lot 2, Block 8; thence South 66 degrees 28 minutes 07 seconds West 313.50 feet along the South line of said Lot 2 and Lot 6, Block 8, to the West line of West Street; thence North 23 degrees 45 minutes 19 seconds West 255.55 feet along the West line of West Street to the corner of a tract of ground described by Instrument Number 2017R15688, Records of Delaware County, Indiana; thence North 66 minutes 14 minutes 41 seconds East 16.50 feet; thence North 23 degrees 45 minutes 19 seconds West 104.74 feet along the centerline of West Street to a point; thence North 71 degrees 28 minutes 03 seconds East 298.24 feet along the North line of a tract of ground described by Instrument Number 2017R1687, Records of Delaware County, Indiana to the point of beginning, containing 2.45 acres, more or less.

Dated: September 2, 2025

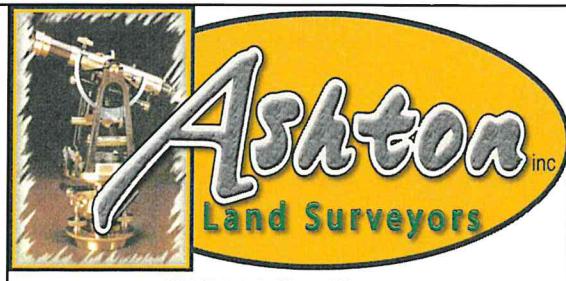
PROFORMA SURVEY

This drawing is not intended to be represented as a retrace or original boundary survey, a route survey, or a Surveyor Location Report.


Registered Land Surveyor LS80040149
Haldon L. Ashton



This Instrument Prepared by: Haldon L. Ashton
Accuracy or completedness of subsurface features is not certified.



10147

Warranty Deed

THIS INDENTURE WITNESSETH, That Joseph L. Helm and Eileen Helm, husband and wife

of Delaware County, in the State of Indiana Conveys and Warrants to Jeffery D. Hunter and Alyson J. Hunter, husband and wife

of Delaware County, in the State of Indiana, 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 Delaware County, in the State of Indiana, to-wit:

Lots Numbered One (1) and Two (2) in Block Numbered Six (6) in the Town of Mount Pleasant, Delaware County.

Unit Tax Nos. 20-288 and 20-289, Sidwell Nos. 16-19-277-005 and 16-19-277-006

Grantees herein assume and agree to pay the 1989 taxes and assessments due and payable in 1990, and thereafter.

Subject to a certain Mortgage executed by Joseph L. Helm and Eileen Helm, husband and wife, to Mutual Home Federal Savings and Loan Association of Muncie, now Mutual Federal Savings Bank, dated February 13, 1981, recorded February 17, 1981 in Mortgage Record 1981 page 626, in the Office of the Recorder of Delaware County, Indiana.

Deed
Jeffrey D. Hunter and Alyson J. Hunter
Audited
DELAWARE COUNTY INDIANA

SEP 21 1989

Duly Entered For Taxation
Transfer Fees \$ 1.00

FILED FOR RECORD
8:30 o'clock A.M.
Record 1989 Page 4173

SEP 21 1989 5:00
Anna J. Ashby
Recorder, Delaware County

In Witness Whereof, The said Joseph L. Helm and Eileen Helm, husband and wife have hereunto set their hands and seals, this 20th day of September 1989

Joseph L. Helm (Seal) Eileen Helm (Seal)
(Joseph L. Helm) (Eileen Helm)

____ (Seal) _____ (Seal)

____ (Seal) _____ (Seal)

STATE OF INDIANA, DELAWARE

COUNTY, as:

Before me, the undersigned, a Notary Public, in and for said County, this

20th day of September 1989, came

Joseph L. Helm and Eileen Helm, husband and wife

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires November 5, 1991

This instrument prepared by: WALDO F. BEEBE

Anna Leah Patty Notary Public
(Anna Leah Patty)
County of Residence: Randolph

10/3
Primetrust
2p

2015R08926
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
08/04/2015 11:20 AM
REC FEE: 18.00
PAGES: 2

283

Mail Tax Bills To/Grantee at:
420 N Alden Rd
Muncie IN 47304

State ID Numbers: 18-16-19-277-008.000-020
18-16-19-280-005.000-020

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that Stephen Hunter and Cynthia Hunter, husband and wife (Grantee), of Delaware County in the State of Indiana, RELEASE and QUIT CLAIM to Honey Rock Farms LLC (Grantee), a limited liability company organized and existing under the laws of the State of Indiana, for and in consideration of Zero Dollars (\$0.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Delaware County in the State of Indiana, to-wit:

Lots Number Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block Six (6). Also, Lots Number One (1), Two (2), Six (6) and Seven (7) in Block Seven (7). All in the Town of Mount Pleasant, Delaware County, Indiana.

Commonly known as: 11721 South County Road 396 East, Muncie, Indiana 47302

DATED this 4 day of June, 2015.


Stephen Hunter


Cynthia Hunter

1

Duly Entered for Taxation
Transfer Fees \$ 10.00
AUG 03 2015


Delaware County Auditor



1082

TMIC

3P



* 2 0 1 2 R 0 2 7 0 4 *

2012R02704

JANE LASATER

DELAWARE COUNTY RECORDER

RECORDED ON

03/12/2012 12:13:19PM

REC FEE: 20.00

PAGES: 3

445

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that **Rick A. Glaze**, of Delaware County, Indiana, Grantor, RELEASES AND QUITCLAIMS to **Michele Glaze**, of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, any and all interest they may have in the following described real estate in Delaware County, Indiana: *formerly known as Michele Moore

See Legal Description as Attached Exhibit A

More commonly known as: 11831 South County Road 396 East, Muncie, IN 47302

Parcel Number: 18-16-19-280-007.000-020

Grantee assumes and agrees to pay the taxes assessed in 2011, becoming due and payable in 2012, on the above-described real estate, and all taxes and assessments becoming due thereafter.

Mail tax statements to: Michele Glaze, 11831 South County Road 396 East, Muncie, IN 47302

IN WITNESS WHEREOF, said **Rick A. Glaze**, have hereunto set his hand and seal this 7th day of February, 2012.

Rick A. Glaze
Rick A. Glaze

I affirm, under the pains and penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. **Thomas R. Malapit, Jr.**

Duly Entered for Taxation
Transfer Fees \$ 15.00 *Jt*

MAR 12 2012

Judy Ruit
DELAWARE CO. AUDITOR

485

Exhibit A

Lots Number Three (3), Four (4), Five (5), and Eight (8) in Block Seven (7); Also Lots Number One (1), Two (2), Five (5) and Six (6), in Block Number Eight (8), All in the Town of Mount Pleasant, Delaware County, Indiana.

Unit tax numbers 20-127 and 20-133

Sidwell Numbers 16-19-280-007 and 16-19-281-003. - 000 - 020

And also,

A part of the east half (E1/2) of the northeast quarter (NE1/4) of section nineteen (19), township nineteen (19) north, range eleven (11) east, more particularly described as follows, to-wit: beginning at a point, which point is established as follows-begins at the northwesterly corner of lot number eight (8) in block seven (7) in the town of Mount Pleasant, said point being in the easterly right-of-way line of west street and running thence north twenty-seven degrees zero minutes west (N27°00'W) on the westerly line of said lot number eight (8) produced northwesterly eight and twenty-five hundredths (8.25') feet to a point in the center line of a sixteen and five tenths (16.5') foot alley; thence running south sixty-three degrees zero minutes west (S63°00'W) on said center line thirty-three (33.00') feet to an iron pin set in the westerly right-of-way of said West Street, which point in the point of beginning of the tract hereafter described-thence running north twenty-seven degrees zero minutes west (N27°00'W) on said westerly line forty (40.0') feet to an iron pin set in the established fence line; thence running south seventy degrees zero minutes west (S70°00'W), more or less, on said fence line eighty-nine (89.0') feet to a fence post; thence running south thirteen degrees thirty minutes east (S13°30'E), more or less, on said fence line seventy and fifty-three hundredths (70.53') feet to a fence post; thence running north eighty-seven degrees zero minutes east (N87°00'E), more or less, on said fence line one hundred fifteen (115.0') feet to a iron pin in the easterly right-of-way line of said west street; thence running north twenty-seven degrees zero minutes west (N27°00'W), more or less, on said westerly line sixty-six and two tenths (66.2') feet to the point of beginning, containing 0.20 acres, more or less. jk/jw

18-19-276-001.000-020

Stephen Hunter

19

2017R15687
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
11/29/2017 12:07 PM
REC FEE: 25.00
PAGES: 1

File No.: 20161018
Parcel Number: 18-16-19-280-005.000-020

Mother #

NETT 1B-16-14-280-608-000-020

WARRANTY DEED

This Indenture Witnesseth, That Honey Rock Farms LLC (Grantor) Conveys and Warrants to Michele Glaze (Grantee) for no consideration, the following described real estate in Delaware County, in the State of Indiana:

A part of Block 7 in the Town of Mt. Pleasant, as shown by the Records of Delaware County, Indiana, described as follows:

Beginning at a 5/8 inch rebar at the point of intersection of the West line of Main Street and the centerline of a 16.50 foot wide alley which is 8.25 feet southerly of the Southeast corner of Lot 2 Block 7 in the Town of Mt. Pleasant as shown in Deed Record 2 page 356, Records of Delaware County, Indiana; thence South 66 degrees 28 minutes 07 seconds West 280.50 feet (assumed bearing) along the center of said alley to the East line of West Street; thence North 23 degrees 45 minutes 19 seconds West 34.50 feet along the East line of West Street; thence North 71 degrees 28 minutes 03 seconds East 282.00 feet along a fence line to a point on the East line of Lot 2 in said Block 7, thence South 23 degrees 45 minutes 19 seconds East 9.95 feet to the point of beginning, containing 0.15 acres, more or less.

The parties hereto acknowledge that the preparer has not conducted a title search in connection with this transaction and makes no guarantee as to the status or condition of the real estate title.

Subject To any and all easements, assessments, agreements, and restrictions of record.
In Witness Whereof, Grantor has executed this deed this 24 day of February, 2017.

Honey Rock Farms LLC

BY: Stephen Jeffery Hunter, Managing Member

State of Indiana, County of Delaware SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Stephen Jeffery Hunter, Managing Member of **Honey Rock Farms LLC** 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 24th day of February, 2017.

My Commission Expires: 12-10-22

24th day of February, 2017.
this 24th day of February, 2017.
MARILYN N. KENDALL
Henry County
Notary Public
Seal
EXPIRED
12-10-2022
STATE OF INDIANA
Residing in J. Henry, Notary Public
County

Send tax bills to and Grantee's street or rural route address is: 11831 S County Rd 396 E, Muncie, IN 47302

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. James W. Smith, Attorney-at-Law

This instrument prepared by: James W. Smith, Attorney-at-Law

Duly Entered for Taxation
Transfer Fees \$ 500 ERP
NOV 29 2017

Steven G. Cragg
Delaware County Auditor

TX:4118188
8 1 8 9 8 1 8

2016R11145
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
09/14/2016 1:07 PM
REC FEE: 18.00
PAGES: 2

Defur Voran
ZP
Z
Tax mailing address: 6109 E. County Road 700 S., Muncie, IN 47302

QUITCLAIM DEED RESERVING LIFE ESTATE

This Indenture Witnesseth, that Bobbie L. Galbraith, of Delaware County, in the State of Indiana, for and in no consideration, DOES HEREWITH Release and Quitclaim to Bobbie L. Galbraith FOR LIFE, with the remainder to The Bobbie L. Galbraith Irrevocable Trust Agreement dated August 23, 2016, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

SEE ATTACHED EXHIBIT A

Subject to all assessments, easements, legal highways, rights-of-way and restrictions of record and to applicable planning and zoning ordinances.

Bobbie L. Galbraith assumes and agrees to pay all real estate taxes due and owing on the Real Estate through the period of his life tenancy.

IN WITNESS WHEREOF, Bobbie L. Galbraith of Delaware County have executed this Quitclaim Deed Reserving Life Estate on the 23rd day of August, 2016.

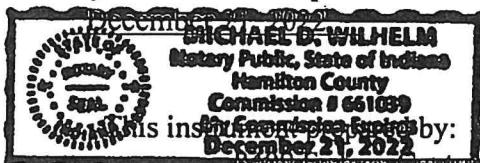
Bobbie L. Galbraith
Bobbie L. Galbraith

STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, a Notary Public in and for said county and state personally appeared **Bobbie L. Galbraith**, in the above Quitclaim Deed Reserving Life Estate and acknowledged the execution of the same to be his voluntary act and deed.

WITNESS my hand and Notarial seal this 23rd day of August, 2016.

My Commission Expires:



Signature: *Michael D. Wilhelm*
Printed Name: Michael D. Wilhelm, NOTARY PUBLIC
A resident of Hamilton County, Indiana.

This instrument prepared by: Michael D. Wilhelm, DEFUR • VORAN LLP, Attorneys at Law
1700 Fisher Center Drive, Fishers, IN 46038; Telephone: (317) 585-8085.

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 D. Wilhelm

Duly Entered for Taxation
Transfer Fees \$ 10.00 *jt*

SEP 14 2016



Stan G. Clegg
Delaware County Auditor

EXHIBIT A

A part of the northeast quarter of section nineteen (19), township nineteen (19) north, range eleven (11) east, described as follows: Commencing at the northwest corner of said northeast quarter and running in a southeasterly direction along the center line of the County Road and at an angle of 11 degrees and 5 minutes with the north line of said quarter 1,359 feet and 8 inches to a point; thence deflecting 3 degrees 23 minutes to the right and running along the center line of said road 100 feet to a point, thence deflecting 4 degrees and 41 minutes to the right and running along the center line of said Road 1,022 feet and 6 inches to the center line of the Franklin State Road; thence running south 15 degrees west 13.5 chains to a point; thence running south 11-1/2 degrees east 8 chains more or less to a point 46 rods north of the south line of said northeast quarter, and in the north line of the tract conveyed to William A. Rector by deed dated September 26, 1919 at deed record 170 at page 564 thereof in the office of the Recorder of Delaware County, Indiana; thence west parallel with said south line and in the north line of said tract so conveyed 132 rods, more or less, to the west line of said quarter section; thence north along said west line 114.36 rods, more or less to the place of beginning, containing 83.24 acres, more or less.

Also,

Lots numbered one (1), two (2), three (3), four (4) and five (5) in block numbered five (5) in the Town of Mt. Pleasant, Delaware County, Indiana.

State Parcel No. 18-16-19-202-001.000-020 **4 18-16-19-230-002-020**
Property Address: 6109 E. County Road 700 S., Muncie, IN 47302

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
12/29/2025 11:49 AM

Business Details

Business Name: **HONEY ROCK FARMS LLC** Business ID: **2013031800155**

Entity Type: **Domestic Limited Liability Company** Business Status: **Active**

Creation Date: **03/18/2013** Inactive Date:

Principal Office Address: **11721 S County Road 396 E, Muncie, IN, 47302, USA** Expiration Date: **Perpetual**

Jurisdiction of Formation: **Indiana** Business Entity Report Due Date: **03/31/2027**

Years Due:

Governing Person Information

Title	Name	Address
Manager	Stephen Jeffery Hunter	6915 E County Road 550 S, Muncie, IN, 47302, USA
Member	Cynthia Johnston Hunter	6915 E County Road 550 S, Muncie, IN, 47302, USA

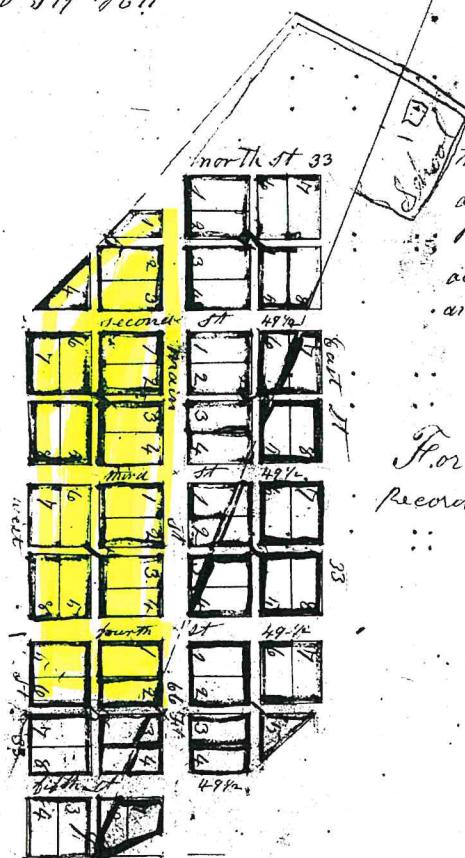
Registered Agent Information

Type: **Individual**

Name: **STEPHEN JEFFERY HUNTER**

Address: **6915 E County Road 550 S, Muncie, IN, 47302, USA**

Mount Pleasant
in Delaware County Indiana
in section 19 of 20 T 17 R 11



Laid out by

John Lewis
William Heaton
Samuel Poff

has this day acknowledged

the laying out of the above town
and desired the same to be

Recorded September the 10th 1837
acknowledged before Samuel P. Collier P.D.C
and Recorded by Patrick Butler P.D.C

For Reservee see Surveyors
Record No. 4 page 204