Duly Entered For Taxation
21 Day 12-2020
Auditor Parke County

20202825 QC $25.00
12/21/2020 03:27:30P 4 PGS
Mary Alice Gregg
Parke County Recorder IN
Recorded as Presented

QUITCLAIM DEED OF ROAD RIGHTS

THIS INDENTURE WITNESSETH that, **FRED SALMON FARM L.P.**, an Indiana limited partnership ("Grantor") for One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONVEYS AND QUITCLAIMS

unto **ROCKY FORK CLUB, INC.**, an Indiana corporation ("Grantee"), all its right, title, and interest in the RFC roads located in Jackson Township, Parke County, Indiana, **EXCEPT AS FOLLOWS, WHICH RIGHTS ARE EXPRESSLY RESERVED BY GRANTOR**:

1. The express easement recognized by the Circuit Court of Parke County, Indiana in Cause No.: 61C01-1407-PL-000240, by Order dated August 31, 2017, which is limited to any road owned and established by Grantee over the land explicitly described in the Deed from Helen M. Moore to Rocky Fork Recreation Corporation dated August 22, 1958, and recorded in Deed Volume 39, Page 223, in the Office of the Recorder of Parke County, Indiana.

2. All right, title, and interest conveyed to Frederick A. Salmon and Sue Ann Salmon, husband and wife, by Deed from Rocky Fork Recreation Corporation dated February 1, 1974, and recorded February 11, 1974 in Deed Volume 145, Page 134, such rights having been subsequently conveyed to Grantor by Deed dated December 21, 2000 and recorded December 27, 2000 in Deed Volume 204, Page 367, all in the Office of the Recorder of Parke County, Indiana. Grantor acknowledges its rights herein are limited by any and all easements, rights, and/or covenants of record, which would include but not be limited to Parke County's interest, ownership and/or rights over Rocky Fork South Drive, a county road, from 1000 E south to the point of its intersection with Rocky Fork Drive, as set forth in Parke County Board of Commissioners Order dated May 5, 1958 (Vol 29, pgs. 584-5.)

3. Rights, if any, as described in the Deed from Rocky Fork Recreation Corporation to Frederick A. Salmon and Sue Ann Salmon, husband and wife, dated May 21, 1982, recorded in Deed Volume 159, Page 257, in the Office of the Recorder of Parke County, Indiana, and/or as described in the Rocky Fork Recreation Corporation Fifth Subdivision Plat, dated August 5, 1963.

4. Easement rights conveyed to Grantee by Access Easement for Mowing of even date, recorded as Instrument No. 20202833, in the Office of the Recorder of Parke County, Indiana.

5. The rights set forth in the License Agreement for Road Access and Imposition of Restrictive Covenants of even date, recorded as Instrument No. 2003834 in the Office of the Recorder of Parke County, Indiana.

This conveyance is made subject to any and all easements, rights-of-way, liens, taxes, restrictions, and agreements of record in Parke County which affect title to the above- described real estate.

The undersigned person executing this Deed on behalf of Grantor, represents and certifies that she is a duly elected or appointed General Partner of Grantor and has been fully empowered, in accordance with the Grantor's partnership agreement and governance documents, to execute and deliver this Deed; and that Grantor has full partnership capacity to do so, and that all necessary action for the execution of such this Deed has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 7th day of December, 2020.

FRED SALMON FARM, L.P.

By: _____
Jayne A. Sanftleben, General Partner

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared Jayne A. Sanftleben, a General Partner of Fred Salmon Farm, L.P., and acknowledged the execution of the above and foregoing Quitclaim Deed.

WITNESS my hand and notarial seal this 7th day of December, 2020.

_____
Notary Public, Tabitha M. Wolfe
Resident of Marion County

My Commission Expires:
April 12, 2021

TABITHA MARIE WOLFE NOTARY SEAL PUBLIC INDIANA

WITNESS PROOF

Witness to the signature(s) of Fred Salmon Farm, L.P., by Jayne Sanftleben, General Partner ("Signer"):

Rebecca K. Mayo
Rebecca K. Mayo. Witness ("Witness")

STATE OF INDIANA

COUNTY OF MARION

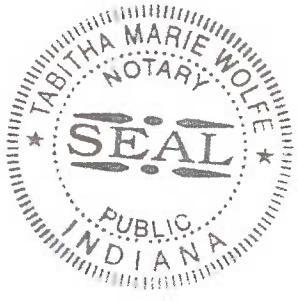
Before me, a Notary Public in and for said County and State, on December 7, 2020, personally appeared Rebecca K. Mayo, witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Signer to be the individual(s) described in and who executed the foregoing instrument; that Witness was present and saw Signer execute the same; that Witness at the same time subscribed his/her name as a witness thereto; and that Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Tabitha M. Wolfe
NOTARY PUBLIC, Tabitha M. Wolfe
Resident of Marion County

My Commission Expires:
April 12, 2021

THE PREPARER HAS NOT PERFORMED A TITLE EXAMINATION IN CONNECTION WITH THIS CONVEYANCE

THIS INSTRUMENT PREPARED BY:
KIGHTLINGER & GRAY, LLP
By: Steven K. Palmquist, Attorney
Bonterra Building, Suite 200
3620 Blackiston Blvd.
New Albany, IN 47150
(812) 949-2300



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. Steven K. Palmquist

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