



## STAFF REPORT

### Floyd County Board of Zoning Appeals

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Docket Number: FC-06-25-13

Petitioner: Gabriel Anderson

Location: 215 Old Corydon Ridge Road, New Albany, IN 47150 (22-02-00-100-246.000-002)

Request: Conditional Use – Short-Term Vacation Rental

Zoning District: Agricultural Residential (AR)

Date: 8/4/2025

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#### Overview:

The applicant is requesting a conditional use permit to use his single-family dwelling as a short-term rental for vacation rental companies, Airbnb and VRBO. The subject property is a 2.34-acre lot accessed from Old Corydon Ridge Road, featuring a 1,729-square-foot home with three bedrooms and three bathrooms. The property has its own driveway and is about 207' from the right-of-way.

The applicant has indicated that he travels frequently, leaving the home unoccupied for extended periods. To make use of the property during his absence, he is proposing to operate it as a short-term rental. His application includes the House Rules for guests, along with photographs of both the interior and exterior of the residence.

Adjacent properties: All properties surrounding the subject property are zoned Agricultural Residential (AR) with the exception of a residence southwest of the property which is zoned Residential Urban (RU). There are residences located to the West and South of the property, but the property east of the residence consists of vacant land. The residence to the east is 14.16-acres and the residence to the south is 1.23-acres. There is also 0.20-acre parcel just in front of the home that contains a storage building.

#### Staff Comments:

**1. The conditional use will not be injurious to the public health, safety, morals, and general welfare of the community.**

The short-term rental will not inhibit the provision of emergency services to the existing structure or neighboring properties. The single family residential dwelling is already existing and the proposed use will not be significantly different in use. Additionally, the proposed use will be used periodically and the applicant has included House Rules to ensure that guests are not burdensome or disruptive to surrounding residences and are mindful of the property. Floyd County Health Department has indicated no issues with the septic system as additional bedrooms will not be added to the property.

**2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The proposed use will not be a detriment to the area as the applicant will only be using his residence for the proposed use while he is traveling, and the use will stay relatively similar to its current use as a residence. The residence is also located in a relatively remote area with the nearest residence being 120 feet away. The applicant also mentioned that the revenue generated from the short-term rental use will allow him to make improvements to the residence which could increase the property value of the home and surrounding residences. As long as the guests/tenants abide by the House Rules, staff sees no reason as to how the proposal will negatively affect the use and value of adjacent properties.



## **STAFF REPORT**

### Floyd County Board of Zoning Appeals

**3. The need for the Conditional Use does not result from conditions, unusual or peculiar to the subject property itself:**

The need for the Conditional Use Permit does not result from any unique or peculiar characteristics of the subject property, but rather from the owner's intent to use it in a way not currently permitted by-right in zoning district AR as stipulated in the Land Use Matrix in the Floyd County Zoning Ordinance.

**4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:**

The proposed use is a conditional use described in the Zoning Ordinance and requires approval.

**5. Approval of the Conditional Use will not contradict the goals and objectives of the Floyd County Comprehensive Plan because:**

The proposed use aligns with the Smart Growth principles outlined in the Comprehensive Plan. By utilizing his own residence as a short-term rental during periods of absence—rather than purchasing a separate property solely for that purpose—the applicant is promoting efficient land use while also contributing to the local economy by attracting guests who may support local businesses.

**Staff Recommendations:**

- Applicant must ensure that House Rules are enforced/abided by.
- Limit parking for guests to the driveway.
- Conditional Use to expire if the applicant moves.

# NOTICE OF PUBLIC HEARING

## Description of Proposed Docket:

The applicant \_\_\_\_\_ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

**Street Address (see enclosed map):**

**Description of Project:**

This is a notice that a public hearing regarding the proposed docket item will be on \_\_\_\_\_ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

**Please note that information about the proposed docket item can be found at the following:**

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

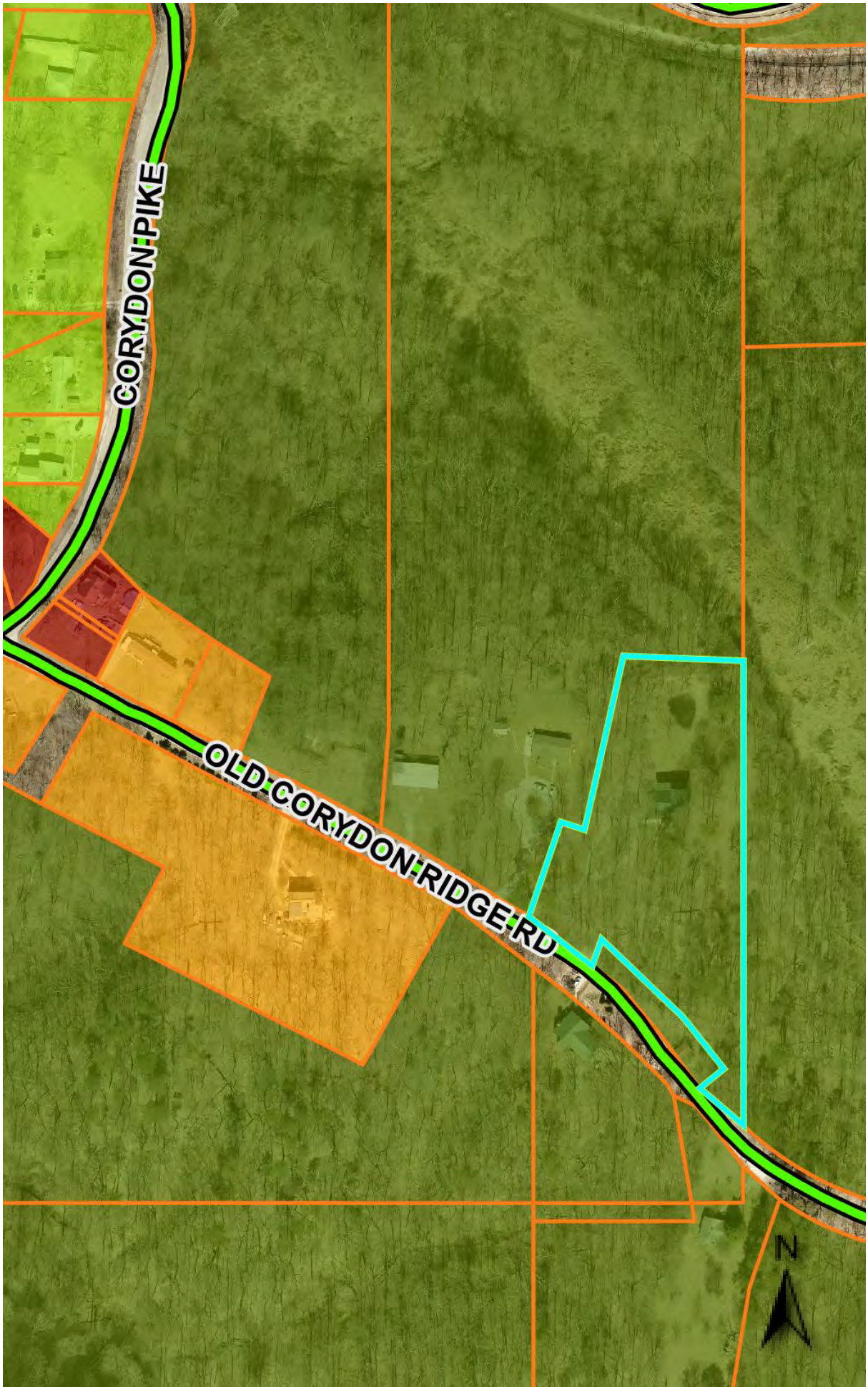
New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

[Building@floydcounty.in.gov](mailto:Building@floydcounty.in.gov)

Online: Floyd County Government Website [www.floydcounty.in.gov](http://www.floydcounty.in.gov)



- Parcels
- County Zone Map
  - AR - Agriculture
  - RR - Rural Residential
  - PD-RR - Planned Development
  - RS - Residential Suburban
  - PD-RS - Planned Development
  - RU - Residential Urban
  - MF - Multi-Family
  - NC - Neighborhood Commercial
  - PD-NC - Planned Development
  - HS - Highway Service
  - GC - General Commercial
  - PD-GC - Planned Development
  - PR - Park
  - GI - General Industrial
  - OB - Office Business
  - PU - Plan Unit
  - Other Values

## **Floyd County Board of Zoning Appeals**

### **Frequently Asked Questions**

#### **1. How can I find out more about this docket?**

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at [www.floydcounty.in.gov](http://www.floydcounty.in.gov) under the Plan Commission page

#### **2. How does this process work?**

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

## **Board of Zoning Appeals & Plan Commission Order of Meetings:**

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
  - Favorable comments are allowed a combined total of ten (10) minutes
  - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling



Department of Building & Development Services

MAY 30 2025

Floyd County Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Conditional Use Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Conditional Use: A use permitted in a particular base zoning district when it is shown that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning ordinance and authorized by the approving authority.

1. General Information:

Table with 2 columns: Field (Applicant, Applicant Address, Applicant Phone, Applicant Email) and Value (Gabriel Anderson, 215 Old Corydon Rd Old Corydon Ridge Road, 5029658952, gabe.anderson@outlook.com)

Applicant's Interest in Property:

Owner [checked] Option Holder [ ] Purchase Agreement [ ] Legal Representative [ ] Other [ ]

Owner(s) of Property: (complete this section if owner is different than applicant)

Table with 2 columns: Field (Owner Name, Owner Address, Owner Phone, Owner Email) and Value (empty)

Applicant's Representative:

Table with 2 columns: Field (Representative Name, Representative Address, Representative Phone, Representative Email) and Value (David Stiger, 4711 Mud Ln, Louisville, KY 40299, 812-305-0738, david.stiger@gmail.com)

**2. Site Information:**

Parcel ID Number:	22-02-00-100-246.000-002
Total Acreage:	2.35
Address of Property/Location:	<del>215 Old Corydon Rd</del> <b>Old Corydon Ridge Road</b>
Current Use of Property:	Home & Airbnb
Current Zoning District:	AR

**3. Conditional Use Request:**

Detail the conditional use request:

I'm requesting a Conditional Use Permit to allow short-term rental of my property at 215 Old Corydon Rd through Airbnb and VRBO. I travel frequently for work and to be with my children as they finish high school in Bullitt County, KY, so the home is often unoccupied.

Renting the property on a short-term basis during these times will allow me to maintain ownership until I can return to live there full time. I'm committed to following all applicable regulations and being a responsible property owner.

**4. Conditional Use Justification:**

The Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria:

*1. The conditional use will not be injurious to the public health, safety, morals, and general welfare of the community:*

The property will comply with all applicable health and safety regulations, and operations will not generate excessive noise, traffic, or other disruptions. Parties or similar gatherings that may cause disturbances are not permitted, and the property is closely monitored to ensure it remains quiet, safe, and respectful of the surrounding community.

*2. The use and value of area adjacent to the property will not be adversely affected:*

The properties on the street are large and spread out, providing natural separation and privacy. There will be no excessive noise, traffic, or disruptive activity, and the property will be well monitored to ensure it does not negatively impact neighboring properties or diminish their value.

*3. The need for the Conditional Use does not result from conditions, unusual or peculiar to the subject property itself:*

The property is consistent in size, shape, and zoning with others in the surrounding area, and does not present any physical or regulatory limitations that necessitate special consideration. The proposed use is compatible with the zoning district and is being requested because it aligns with the types of uses conditionally allowed within this zone.

4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:

Strict application of the Floyd County Zoning Ordinance would create an unnecessary hardship by preventing reasonable use of the property that aligns with its surroundings and intended purpose. The hardship is not self-created and arises from practical limitations under current zoning, not financial concerns. Granting the Conditional Use would allow appropriate use without undermining the zoning ordinance's intent.

5. Approval of the Conditional Use will not contradict the goals and objectives of The Floyd County Comprehensive Plan:

Approval of the Conditional Use aligns with the goals and objectives of the Floyd County Comprehensive Plan by supporting compatible development, responsible land use, and the character of the surrounding area. It does not conflict with the Plan's long-term vision for the community.

5. Required Documents:

- \$450.00 Filing Fee (\$1000.00 for Confined Feed Operation, Junk Yard, Sanitary Land Fill, or Sanitary Sewer Treatment Plant)
- Deed for subject property
- ~~Affidavit of Ownership (if applicable)~~
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- ~~For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.~~

6. Signature:

The undersigned states that the above information is true and correct.

Name: Gabriel Anderson

Signature: [Handwritten Signature]

Date: 5-30-25

SUBSCRIBED AND SWORN BEFORE ME

THIS 30<sup>th</sup> DAY OF May, 2025.

Krista Renee Sapp  
NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES August 19, 2030



**Gabriel Anderson**

215 Old Corydon Rd.  
New Albany, IN 47150  
502-965-8952  
gabe.anderson@outlook.com  
5/20/2025

**Floyd County Planning Department**

2524 Corydon Pike # 203  
New Albany, IN 47150

**Subject:** Request for Conditional Use Permit for Short-Term Rental at 215 Old Corydon Rd,  
New Albany, IN 47150

Dear Members of the Planning Department,

I am writing to respectfully request a Conditional Use Permit to operate a short-term rental at my personal residence, located at 215 Old Corydon Road, New Albany, Indiana 47150. I intend to offer the home for short-term rental through platforms such as Airbnb and VRBO during periods when I am traveling for work.

This property is my primary residence, and renting it while I am away provides essential supplemental income that allows me to maintain and continually improve the home. It is also a way for me to responsibly utilize the property rather than leave it vacant during my absences.

The home's location just off the interstate makes it an ideal and convenient place for travelers, professionals, or families visiting the area. Additionally, the property is situated in a remote, well-buffered setting that significantly limits any potential disturbance to neighbors or the broader community.

As a resident of this community myself, I am committed to being a respectful steward of the property and the community. I will ensure that all guests are informed of and adhere to clear house rules, including limits on noise and occupancy, to preserve the peaceful nature of the surroundings.

Thank you for your time and consideration of this request. I would be happy to provide any additional information or answer any questions you may have.

Sincerely,

**Gabriel Anderson**

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[Saved](#) [Share](#) [More](#)



[See all 50 photos](#)

**Zestimate®**

**\$330,200**

215 Old Corydon Rd, New Albany, IN 47150

**3**  
beds

**3**  
baths

**1,729**  
sqft

Est. refi payment: \$2,014/mo [Refinance your loan](#)

SingleFamily

Built in 1989

2.55 Acres lot

\$330,200 Zestimate®

\$191/sqft

\$-- HOA

## Home value

Zestimate®

**\$330,200**

# 215 Old Corydon Rd CUP Request



Living room



Full kitchen



Dining area



Bedroom 1



Bedroom 2



Bedroom 3



Full bathroom 1



Full bathroom 2



Full bathroom 3



Backyard



Balcony



Deck



Laundry area



Exterior

## House Rules & Cabin Guidelines

To ensure a safe, enjoyable, and respectful experience for everyone, please review and follow these rules during your stay:

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### Fire & Safety

- **No open flames or campfires** except in designated firepits (available in multiple locations).
  - **No fireworks, fire lanterns, or explosives** of any kind.
  - **Firepits:** Never leave fires unattended. Fully extinguish before leaving or going to bed.
  - **No smoking indoors** (including tobacco, marijuana, or vaping).
  - Keep flammable items away from heat sources.
- 

### Noise & Neighborhood

- **Quiet hours are from 9 PM to 8 AM.** No loud music or parties.
  - **No amplified sound** (e.g., Bluetooth speakers, car stereos) outside after quiet hours.
  - Respect local wildlife and nearby neighbors.
- 

### Pets (If Allowed)

- **Clean up after your pets**, inside and outside.
  - **No pets on carpet or furniture** unless covered or pre-approved.
  - **Do not leave pets unattended** unless crated.
  - Be mindful of wildlife interactions.
- 

### Parking & Property Use

- Park only in designated areas.

- **Do not drive or park** on the lawn, front yard, or side yard.
  - Drive slowly and cautiously—**watch for wildlife and children.**
- 

### **Cleanliness & Damage Prevention**

- **No dirty shoes or paws** on carpets or furniture.
  - Please keep the cabin tidy during your stay.
  - **Return furniture to its original position** before checkout.
    - (Sliding couches may scratch floors—use furniture pads if needed.)
  - **Report any spills, damage, or maintenance issues** promptly.
  - **No food or drink in bedrooms**, unless otherwise stated.
- 

### **Security & Access**

- **Lock all doors and windows** when leaving the property.
  - Never share access codes or keys with non-registered guests.
  - Turn off lights, appliances, and AC/heat when not in use, where practical.
- 

### **Occupancy & Guests**

- Only registered guests allowed on the property unless prior approval is given.
  - No events, gatherings, or parties without host approval.
  - Respect the maximum occupancy limit for safety and insurance reasons.
- 

### **Prohibited Activities**

- No illegal drugs, firearms, or dangerous items on the property.
  - No underage drinking or unlawful activity.
  - No tampering with security devices, Wi-Fi routers, or smoke detectors.
-

 **At Checkout**

- Follow posted checkout instructions (trash, linens, dishes, etc.).
- Double-check for personal belongings.
- Leave the cabin in a respectful condition.

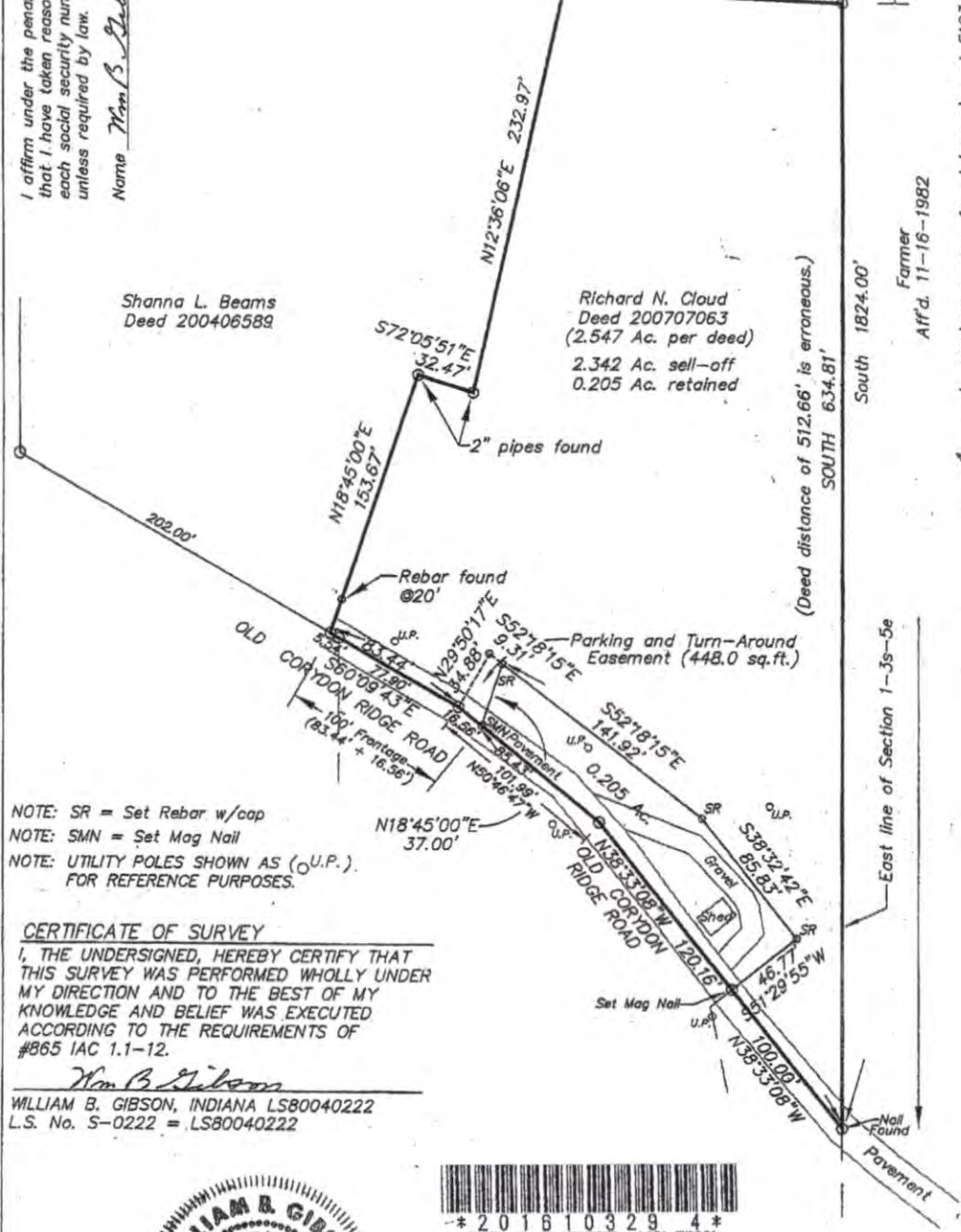
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**Thank you for treating our cabin with care and helping us maintain a peaceful, safe retreat for all guests!**

I affirm under the penalty that I have taken reasonable steps to ensure that each social security number is correct unless required by law.  
 Name William B. Gibson

Shanna L. Beams  
 Deed 200406589

Richard N. Cloud  
 Deed 200707063  
 (2.547 Ac. per deed)  
 2.342 Ac. sell-off  
 0.205 Ac. retained



NOTE: SR = Set Rebar w/cap  
 NOTE: SMN = Set Mag Nail  
 NOTE: UTILITY POLES SHOWN AS (O.U.P.) FOR REFERENCE PURPOSES.

**CERTIFICATE OF SURVEY**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF #865 IAC 1.1-12.

William B. Gibson  
 WILLIAM B. GIBSON, INDIANA LS80040222  
 L.S. No. S-0222 = LS80040222



Barcode: \*2016103294\*  
 FLOYD CO. IN RECORDER - LOIS ENDRIS  
 07/25/2016 09:08:41AM  
 201610329 Pages:4  
 Transaction # 72575

Prepared for:  
 Richard N. Cloud  
 1110 3rd St. South  
 St. Petersburg, FL  
 33701

Prepared by:  
 WILLIAM B. GIBSON  
 CIVIL ENGINEER & LAND SURVEYOR

SURVEY FOR  
 RICHARD N. CLOUD  
 PART OF THE NE 1/4 OF  
 SECTION 1-3s-5e  
 ON OLD CORYDON RIDGE ROAD

File No. 2016\_OCRR\_Cloud

NORTH

Farmer  
 Aff'd. 11-16-1982

In previous survey, found iron pipe at 5193.3 south of the Northeast Corner

(Deed distance of 512.66' is erroneous.)  
 SOUTH 634.81'

South 1824.00'

East line of Section 1-3s-5e

## Gabrielle Adams

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**From:** Anthony Lieber  
**Sent:** Monday, June 9, 2025 10:46 AM  
**To:** gabe.anderson@outlook.com  
**Cc:** Building Dept  
**Subject:** RE: Floyd-Anderson short term rental

Based on the guidance from the state this would not fall under the definition of a "short term rental" in regards to the use of the septic system. Additional bedrooms will not be added to the property. Therefore the health department does not have any objection to the home being rented when the primary resident is out of town.

If you need anything or have any questions please let me know.

Anthony Lieber  
*Environmental Supervisor*

**Floyd County Health Department**  
812-948-4726 ext.387



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**From:** Hayes, Julia (IDOH) <JuHayes1@health.in.gov>  
**Sent:** Friday, May 30, 2025 12:12 PM  
**To:** Anthony Lieber <alieber@floydcounty.in.gov>  
**Cc:** gabe.anderson@outlook.com  
**Subject:** Floyd-Anderson short term rental

Anthony,

I have been contacted by Gabe Anderson regarding his residence at 215 Old Cordon Road, New Albany, IN 47150 for use as a short term rental. Mr. Anderson is copied to this email. He stated the county is requiring a conditional use permit to operate as a short term rental and he is needing documentation stating the existing on-site sewage system could be used for this purpose. Below is our guidance for determining whether a short term rental must be served by a residential or commercial on-site sewage system. The residence in questions is Mr. Anderson's primary residence which he uses as a short term rental when he travels for business. The on-site sewage system for this short term rental would be considered a residential system. No approval is required from IDOH to use this residence as a short term rental. Mr. Anderson will need to provide to you any information you may need to allow the residential on-site sewage system to serve the short term rental.

This guidance is for short term rentals, such as Air BnB's, which are homes that are rented for less than 30 consecutive days. If the dwelling is rented for more than 30 consecutive days, to the same person, it is not considered a short-term rental and could be considered residential if it meets the definition of the residential on-site sewage system (OSS).

Below is a list of criteria to determine whether the project would be residential or commercial. If this project does not fall into one of the scenarios listed below, please provide the details of the project and we will provide additional guidance.

If the property is owner occupied (the owner lives somewhere on the same property) and the short-term rental falls into one of the scenarios listed below then it is considered residential. The owner has to occupy the property. If the owner occupies one home and adds a short-term rental in a second dwelling and there is a separate OSS for the short term rental or if both dwellings are connected to the same OSS and the DDF is not more than 750 GPD it's residential:

- Single family dwelling
- Two single family dwelling connected to same OSS w/ DDF  $\leq$ 750 GPD
- Two single family dwelling each with a separate OSS
- Two family dwelling ( Ex: duplex)

If the property is not owner occupied (the owner lives nowhere on the property) and the short-term rental falls into one of the scenarios listed below then it is considered commercial. (This does not apply to rental properties occupied for 30 or more consecutive days by the same occupant):

- Single family dwelling
- Two single family dwelling connected to same OSS w/ DDF  $\leq$ 750 GPD
- Two or more single family dwelling each with a separate OSS
- Two family dwelling (Ex: duplex)

Regardless of whether the owner occupies the property the following are always considered commercial:

- Two single family dwellings connected to same OSS with a DDF  $>$ 750 GPD
- More than two single family dwellings connected to the same OSS
- A dwelling housing more than two families (Ex: apartment)
- Structures with bunkhouses
- Conference centers/ meeting rooms in structure

Please let me know if you have any questions regarding this guidance.

Sincerely,

**Julia Hayes** | *Manager*

Commercial Plan Review Program

Environmental Public Health

• mobile: 317-771-9918 • fax: 317-233-7047

[juhayes1@health.in.gov](mailto:juhayes1@health.in.gov)

[health.in.gov](http://health.in.gov)



**Confidentiality Statement:** This message and any attachments may be confidential. If you are not the intended recipient, please 1) notify me immediately; 2) do not forward the message or attachment; 3) do not print the message or attachment; and 4) erase the message and attachment from your system.

###This message originated from outside of the Floyd County network (be cautious with links and attachments)  
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In accordance with federal civil rights law regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), religious creed, disability, age, political beliefs, or reprisal or retaliation for prior civil rights activity.

LAW OFFICES  
**YOUNG, LIND, ENDRES & KRAFT**  
126 WEST SPRING STREET

NEW ALBANY, INDIANA 47150

AREA CODE 812

TELEPHONE 945-2555

TELECOPIER 948-6956

WWW.YLEK.COM

JOHN A. KRAFT  
JUSTIN E. ENDRES  
KATELYN M. HINES

LEWIS A. ENDRES  
(1949-1992)

EUGENE F. LIND  
(1942-2001)

C. THOMAS YOUNG  
(1943-2002)

January 25, 2021

Mr. Gabriel C. Anderson  
P. O. Box 546  
Hillview, KY 40219

Dear Mr. Anderson,

Thank you for allowing us to assist you with the closing of your real estate transaction. Enclosed please find your Warranty Deed that has now been recorded in the Floyd County Recorder's office. Please retain this document for your records.

Please feel free to give us feedback about your experience with this transaction. Call, write, or email comments to [info@ylek.com](mailto:info@ylek.com). As you may know, you have the right to choose the closing firm that will handle your real estate transaction or refinance. We take quality service seriously and hope that your feedback will help us to continue to earn your business and the business of your friends and associates.

If you need assistance with any other legal matters please feel free to contact us. For example, we offer discounted services to returning clients for any estate planning needs, including the preparation or updating of wills, trusts, living wills or power of attorney documents. Let us know if you think we might be able to help with any legal matter you have.

Best Regards,

YOUNG, LIND, ENDRES & KRAFT

John A. Kraft  
Justin E. Endres  
Katelyn M. Hines

FLOYD COUNTY  
ASSESSOR

Jan/20/2021

E-RECORDED  
**202100784**  
FLOYD CO. IN RECORDER  
LOIS ENDRIS  
01/21/2021 10:12 AM  
202100784 Pages: 5  
Transaction # 4041503

WARRANTY DEED

GRANTEE'S ADDRESS: 4711 Mud Ln  
Louisville, KY 40229  
MAIL TAX STATEMENTS TO: P.O. Box 546  
Hillview, KY 40129  
Key #002-06301-49 Parcel #22-02-00-100-246.000-002

THIS INDENTURE WITNESSETH: That Richard N. Cloud, the surviving spouse of Mary J. Cloud, of the County of Jefferson, State of Kentucky

CONVEYS AND WARRANTS

unto Gabriel C. Anderson, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in the County of Floyd, State of Indiana, and described as follows, to-wit:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, IN FLOYD COUNTY, INDIANA, AND BEING PART OF THE 2.547 ACRE TRACT CONVEYED TO RICHARD N. CLOUD AND MARY J. CLOUD AS DESCRIBED IN DEED 200707063, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, THENCE WITH THE EAST LINE OF SAID QUARTER SECTION, SOUTH 1189.19 FEET TO THE NORTHEAST CORNER OF CLOUD PROPERTY DESCRIBED IN DEED 200707063, BEING THE TRUE POINT OF BEGINNING OF THE TRACT BEING HEREIN DESCRIBED, THENCE CONTINUING WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, SOUTH 634.81 FEET TO A FOUND NAIL IN OLD CORYDON RIDGE ROAD, THENCE WITH SAID ROAD, NORTH 38 DEG. 33' 08" WEST, 100.00 FEET TO A SET MAG NAIL,

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

Jan 21 2021 - MHD

*Jaqueline Werning*  
AUDITOR FLOYD CO. IND.

WARRANTY DEED

GRANTEE'S ADDRESS:           4711 Mud Ln  
  Louisville, KY 40229  
MAIL TAX STATEMENTS TO: P.O. Box 546  
  Hillview, KY 40129  
  Key #002-06301-49 Parcel #22-02-00-100-246.000-002

THIS INDENTURE WITNESSETH: That **Richard N. Cloud**, the surviving spouse of **Mary J. Cloud**, of the County of Jefferson, State of Kentucky

CONVEYS AND WARRANTS

unto **Gabriel C. Anderson**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in the County of Floyd, State of Indiana, and described as follows, to-wit:

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, IN FLOYD COUNTY, INDIANA, AND BEING PART OF THE 2.547 ACRE TRACT CONVEYED TO RICHARD N. CLOUD AND MARY J. CLOUD AS DESCRIBED IN DEED 200707063, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, THENCE WITH THE EAST LINE OF SAID QUARTER SECTION, SOUTH 1189.19 FEET TO THE NORTHEAST CORNER OF CLOUD PROPERTY DESCRIBED IN DEED 200707063, BEING THE TRUE POINT OF BEGINNING OF THE TRACT BEING HEREIN DESCRIBED, THENCE CONTINUING WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, SOUTH 634.81 FEET TO A FOUND NAIL IN OLD CORYDON RIDGE ROAD, THENCE WITH SAID ROAD, NORTH 38 DEG. 33' 08" WEST, 100.00 FEET TO A SET MAG NAIL,

THENCE NORTH 51 DEG. 29' 55" EAST, 46.77 FEET TO A SET REBAR, THENCE NORTH 38 DEG. 32' 42" WEST 85.83 FEET TO A SET REBAR; THENCE NORTH 52 DEG. 18' 15" WEST, 141.92 FEET TO A SET REBAR; THENCE SOUTH 18 DEG. 45' 00" WEST 37.00 FEET TO A SET MAG NAIL IN OLD CORYDON RIDGE ROAD, THENCE WITH SAID ROAD, NORTH 50 DEG. 46' 47" WEST 16.56 FEET TO A POINT, THENCE NORTH 60 DEG. 09' 43" WEST 83.44 FEET TO A POINT, THENCE WITH THE LINES COMMON TO BEAMS (DEED 200406589), NORTH 18 DEG. 45' 00" EAST, (PASSING A REBAR AT 20.0 FEET) 153.67 FEET IN ALL TO A 2 INCH PIPE, THENCE SOUTH 72 DEG. 05' 51" EAST 32.47 FEET TO A 2 INCH PIPE, THENCE NORTH 12 DEG. 36' 06" EAST, 232.97 FEET TO A POINT, THENCE SOUTH 87 DEG. 43' 09" EAST 157.60 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.342 ACRES, SUBJECT TO EASEMENTS OF RECORD AND SUBJECT TO THE RIGHT OF WAY OF OLD CORYDON RIDGE ROAD, AND SUBJECT TO AN EASEMENT FOR THE GRANTOR FOR A PARKING AND TURN-AROUND AREA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, THENCE WITH THE EAST LINE OF SAID QUARTER SECTION, SOUTH 1189.19 FEET TO THE NORTHEAST CORNER OF CLOUD PROPERTY DESCRIBED IN DEED 200707063, THENCE CONTINUING WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, SOUTH 634.81 FEET TO A FOUND NAIL IN OLD CORYDON RIDGE ROAD, THENCE WITH SAID ROAD NORTH 38 DEG. 33' 08" WEST 100.00 FEET TO A SET MAG NAIL, THENCE NORTH 38 DEG. 33' 08" WEST, 120.16 FEET TO A POINT, THENCE NORTH 50 DEG. 46' 47" WEST, 85.43 FEET TO A SET MAG NAIL AT THE TRUE POINT OF BEGINNING OF THE EASEMENT BEING HEREIN DESCRIBED; THENCE CONTINUING WITH OLD CORYDON RIDGE ROAD, NORTH 50 DEG. 46' 47" WEST 16.56 FEET TO A POINT, THENCE DEPARTING THE ROAD, NORTH 29 DEG. 50' 17" EAST 34.88 FEET TO A POINT; THENCE SOUTH 52

DEG. 18' 15" EAST, 9.31 FEET TO A SET REBAR, THENCE SOUTH 18 DEG. 45' 00" WEST 37.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 448.0 SQUARE FEET.

Subject to any and all easements and/or restrictions of public record which may apply to the above-described real estate.

The Grantor, Richard N. Cloud states that he took title as tenants by the entireties with Mary J. Cloud by that certain Warranty Deed recorded May 31, 2007, as Instrument No. 200707063, and their title and bonds of matrimony remained unbroken until the death of Mary J. Cloud on December 24, 2012.

TO HAVE AND TO HOLD, the same unto said Grantee, his heirs and assigns, in fee simple forever.

The above-described real estate is conveyed free and clear of all liens and encumbrances, except the real estate taxes, which having been prorated to the date of closing, the Grantee hereby assumes and agrees to pay all taxes hereafter.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 15<sup>th</sup> day of January, 2021.

  
Richard N. Cloud (Seal)

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Floyd )

Before me, a Notary Public, in and for said County and State, personally appeared Richard N. Cloud, and acknowledge the execution of the foregoing Deed to be his free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this 19th day of January, 2021.

My Commission Expires:

5/3/2023

Katelyn M Hines

Notary Public

Katelyn M Hines

Printed Name

Resident of Floyd County, IN



CERTIFICATE OF PROOF

WITNESS to the signatures on the foregoing instrument to which this Proof is attached:

Kathleen Edwards  
Witness Signature

Kathleen Edwards  
Printed Name

PROOF:  
STATE OF INDIANA  
COUNTY OF Floyd



Before me, a Notary Public in and for said County and State, on the Fifth day of January, 2021, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Richard N. Cloud to be the individual described in and who executed the foregoing instrument; that said WITNESS was present and saw said Richard N. Cloud execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires:  
5/3/2023

Katelyn M Hines  
Notary Public

Katelyn M Hines  
Printed Name

Commission No.  
667405

Resident of Floyd County, IN

NOTARY SEAL / STAMP

Property Address: 215 Old Corydon Ridge Road, New Albany, IN 47150

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.

Katelyn M. Hines  
Instrument prepared by:  
YOUNG, LIND, ENDRES & KRAFT  
JOHN A. KRAFT, Attorney  
126 W. SPRING STREET  
NEW ALBANY, INDIANA 47150  
812-945-2555