

FILED
COURT COMMON PLEAS
PROBATE DIVISION
WAYNE F. WILKE, JUDGE
96 JUN -4 AM 8:16

**COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO**

AP

IN THE MATTER OF THE ESTATE : **No. 176**
OF : **AFFIDAVIT OF THREE**
ETHAN STONE, DECEASED : **DISINTERESTED PERSONS IN**
SUPPORT OF PRIVATE SALE

STATE OF OHIO

SS:

COUNTY OF HAMILTON

Jeffrey R. Lewis, Alfred K. Nippert, Jr. and Donald E. Fannin, being first duly sworn, state that they are residents of Hamilton County, Ohio, and that they have no interest in the real estate described as follows:

A perpetual leasehold estate in the following real property:

Situate in the State of Ohio, County of Hamilton and in the City of Cincinnati and more particularly described as follows:

Situate in Section 29, Storrs Township, in the City of Cincinnati, Hamilton County, Ohio, and being the west part of a certain lot of land fronting twenty-six (26) feet on the west side of the Price Hill Road, now Maryland Avenue, and running back two hundred ten (210) feet along the north line of a certain alley seventy-five (75) feet north of the Lower River Road, now known as west Sixth Street, the west part of said lot is described as follows, to-wit:

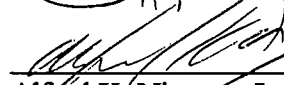
Commencing at a point in the north line of said alley, one hundred ten (110) feet west of Maryland Avenue; thence westwardly along the north line of said alley, one hundred (100) feet to a forty (40) foot street; thence northerly along the east line of said street twenty (20) feet; thence easterly and parallel with said alley ninety-four (94) feet to a stake; thence southerly twenty-two and thirty-six one hundredths (22.36) feet to the place of beginning; being the western part of the south half of the same premises perpetually leased to George Lamothe by Ethan Stone by lease recorded in Deed Book 128, Page 567, Hamilton County, Ohio, Records, and also being part of the real estate described in Deed Book 4294, Page 1663, of the Hamilton County, Ohio Records.

Subject to annual ground rent of \$6.00.

That upon being informed that the Estate of Ethan Stone, Deceased, is the owner of the fee simple title to said real estate subject to a certain perpetual lease for which the Trust Estate is entitled to receive ground rent in the sum of Six Dollars (\$6.00) per annum, do hereby value said fee simple interest in said real estate at Two Hundred Sixty Four Dollars (\$264.00) , and further that, in their opinion, said ground rent could not be sold for more at public sale.

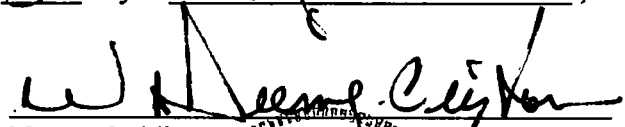
Further affiants sayeth naught.


Jeffrey R. Lewis


Alfred K. Nippert, Jr.


Donald E. Fannin

Sworn to and subscribed in my presence this 30 day of May,
1996.


Notary Public

