

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : No. 176
OF : APPLICATION FOR AUTHORITY
ETHAN STONE, DECEASED : TO SELL AND RELEASE RIGHT
TO GROUND RENT AND ALLOW
LEGAL FEE

Now comes The Fifth Third Bank, Successor Trustee under the Will of Ethan Stone, Deceased, and respectfully represents to the Court that since the date of its appointment as such Trustee, it is and has been successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of Five Dollars (\$5.00), reserved under certain perpetual leases from said Ethan Stone, said leased premises being 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, Town 4, Fractional Range 1, Storrs Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Commencing at the intersection of the center line of a sixteen (16) foot easement (private road) and the westerly line of River Road (West Sixth Street) said point lying North 38° 32' East one hundred eighty-nine and 21/100 (189.21) feet north of the intersection of the northerly line of Mt. Echo Road (Kansas Avenue) and the westerly line of River Road (West Sixth Street) as recorded by a survey dated May 24, 1927, in Plat Book 29, page 189, in the Hamilton County, Ohio, Surveyor's Office; thence from said point southwardly along the westerly line of River road (West Sixth Street) South 38° 32' West fifty-four and 87/100 (54.87) feet to the real place of beginning for this description: thence continuing southwardly along the westerly line of River Road (West Sixth Street) South 38° 32' West twenty-three and 09/00 (23.09) feet to a point; thence North 56° 55' West one hundred ninety-two and 72/100 (192.72) feet to a point; thence North 33° 12' East twenty-three and 35/100 (23.35) feet to a

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point; thence South 56° 48' East one hundred ninety-four and 88/100 (194.88) feet to a point in the westerly line of River Road (West Sixth Street) to the place of beginning. Subject to all easements of record.

Subject to annual ground rent of \$5.00.

That The Fifth Third Bank proposes to release its right to receive ground rent as reserved in said perpetual leases by quit claim deed delivered to James C. Young Jr. and Susan A. Young for value;

That James C. Young Jr., and Susan A. Young are successor-lessees of said premises, and as such, have make a bona fide offer to said Trustee to purchase all of Trustee's right, title, and interest in said premises for the sum of Seven Hundred Seventy Dollars (\$770.00), which sum includes the costs of the proceeding and attorney's fees of Three Hundred Fifty Dollars (\$350.00); and that, in the option of the Trustees, it is in the best interests of the Trust Estate to accept such offer, to release such interest in said premises by proper quit claim deed to the purchaser, and to reinvest the proceeds thereof according to law;

That it is necessary to hire an attorney to effect said sale.

WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustee to accept said offer and execute its deed of quit claim to the aforesaid real estate, and allowing payment of an attorney's fee.

The Fifth Third Bank, Successor
Trustee under the Will of Ethan
Stone, Deceased

By: Shari Waltz
Shari Waltz
Trust Real Estate Manager