

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

ff

IN THE MATTER OF THE ESTATE

: No. 176 /

OF

**: AFFIDAVIT OF THREE
DISINTERESTED PERSONS IN
SUPPORT OF PRIVATE SALE**

ETHAN STONE, DECEASED

STATE OF OHIO

COUNTY OF HAMILTON

Donald E. Fannin, John W. Linnenberg, and W. Deems Clifton, 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:

Situated in the City of Cincinnati, County of Hamilton and State of Ohio, to-wit: Being Lot No. Two (2) of the Subdivision made by the Commissioners in Partition in Case No. 105,839, Hamilton County Common Pleas court, in Section 29, Township 4 and Fractional Range 1, of the Miami Purchase, as per plat recorded in said case; said lot fronting thirty (30) feet on the north side of Lower River Road, now known as River Road, and extending back northwardly between parallel lines, same width in rear as in front, one hundred and ten (110) feet to the south line of Lot No. Seventeen (17) of the same subdivision. Premises now being known, numbered and designated as No. 2534 River Road, Cincinnati, Hamilton County, Ohio.

Prior Instrument recorded in Book 2404, Page 16 & Book 4219, Page 1722 of the Hamilton County Deed Records.

Subject to annual ground rent of \$4.00.

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

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PROBATE DIVISION
WAYNE F. WILKINS, JUDGE
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to receive ground rent in the sum of \$4.00 per annum, do hereby value said fee simple interest in said real estate at Two Hundred Forty Four (\$244.00) , and further that, in their opinion, said ground rent could not be sold for more at public sale.

Further affiants sayeth naught.

Donald E. Korman

W. Deane Clegg

Arthur W. Linnenberg

Sworn to and subscribed in my presence this 12th day of August, 1997

Donald A. Schreck
Notary Public

**DONALD A. SCHRECK, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
His Commission has no expiration
Date: Section 147.03 R.C.**