

TRUSTEE'S

Form 20-513 10M 7-56

#176 Filed 2/26/60

Inventory of the Real and Personal Estate, with the value of the same, and the value of the Yearly Rent of said Estate, belonging to the Trustees of the Trust Estate created under the Last Will and Testament of ETHAN STONE, deceased, for the education of scholars preparing for the Episcopal Ministry.

DESCRIPTION OF PERSONAL ESTATE AND VALUE THEREOF

VALUE

\$

Account #4479, The Central Trust Co.

842.21

Account #59075, The Buckeye Loan & Building Co.

2,109.62

United States Savings Bonds: Series K, 2.76% int.
10/1/1954/66, Par-Value, \$1,000.00 each:

7,951.83
4,835.00

M-251,015 K

M-251,016 K

M-251,017 K

M-251,018 K

M-251,019 K

Five Shares Little Miami Railroad Stock (Guaranteed)
Par Value \$50.00 - Cert. #19,816

375.00

2 TOTAL

\$8,161.83

Total Value of Personal Estate

Description of Real Estate and Value Thereof, and the Value of the Yearly Rent of Same.
(Tax Duplicate Description of Real Estate is Sufficient)

Total Value of Real Estate,

Total Value of Yearly Rent of Real Estate

None

None

None

RECAPITULATION

4

Total Value of Personal Estate,	\$8,161.83
" " " " Real Estate	---
" " " " Yearly Rent of Real Estate,	---

4

5

THE STATE OF OHIO,
HAMILTON COUNTY

SS.

BOOK 364 PAGE 82

The undersigned, Roger W. Blanchard, James E. Clarke, and Edwin F. Pierle, Trustee
of the Estate of ETHAN STONE, deceased,
being duly sworn according to law, depose and says, that the foregoing statement is a full inventory of the Real
and Personal property of said trust estate and the value of the yearly rents of the Real Estate of said estate and that
said inventory is in all respects just and true according to the best of their knowledge.

Sworn to and subscribed before me, this 25th
day of February, A. D. 1960.

Frederick D. Briggs
(Notary Public)

(Probate Judge)

By *Frederick D. Briggs*
(Deputy Clerk)

Roger W. Blanchard
James E. Clarke
Edwin F. Pierle

Address 704 Race Street

Cincinnati 2, Ohio

5

No. 176

Docket No. 1 Page

Hamilton County Probate Court

Estate of

ETHAN STONE

TRUSTEES

Guardians' Inventory

(For Trustee - Alter Caption)

4406

FILED

FEB 25 1960

CHASE M. DAVIES

ATTORNEY AT LAW

BY *[Signature]* CLERK

Recorded Vol. 384

Page 81

Fredricks D. Berger

Attorney

Filed By

Typed By

Form By

ENTERED

SEP 22 1965

IMAGE NO. 137 ENTRY APPOINTING

TRUSTEE

In Re: Estate of

176

Ethan Stone, Deceased

This day this cause came on to be heard on the application of Herbert A. Vogt to be appointed trustee of a trust created by the will of Ethan Stone, deceased, which will was admitted to probate in this Court.

The Court, having considered said application and the evidence, finds that it is necessary to appoint a trustee to act under the provisions of said will and that said applicant has set forth in said application a statement of what the trust estate consists and its provable value, and it appears that the applicant is a suitable person (~~ex-trust-company~~) to be appointed trustee.

~~The testa-tor in h will having requested that said applicant be appointed without bond, the Court directs that he be appointed without bond.~~

It is therefore ordered that Herbert A. Vogt be and is hereby appointed trustee and that Letters of Trusteeship be issued to (him) ~~(her)~~ (then).

The Court further finds that said applicant has tendered to the Court a bond in the sum of \$20,000.00 conditioned according to law which is hereby approved.

No. 176

ESTATE OF

ENTER

Chase

M. Davis

PROBATE JUDGE

FILE # 176

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

1900/3

IN THE MATTER OF THE ESTATE OF) No. 176

ETHAN STONE, DECEASED

) ORDER AUTHORIZING TRUSTEE
TO SELL AND RELEASE RIGHT
TO GROUND RENT AT PRIVATE
SALE AND TO EXECUTE DEED

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, for an order authorizing said Trustee to accept the offer of Lilly M. Crider to purchase the interest of the trust estate in the real estate described as:

Being a perpetual leasehold estate situated in the City of Cincinnati, Hamilton County, Ohio, in Section 29, T.4, FR 1, in Storrs Township, and more particularly described as follows:

Beginning in the east line of Maryland Avenue, at a point which is S 4° E, 187.63' from the intersection of said east line with the north line of said Section 29; thence continuing S 4° E along the east line of Maryland Avenue, 58.22' to a point; thence S 47° 24' E, 37.97' to a point; thence N 35° 58' E, 40.27' to a point in the easterly line of the lot formerly owned by John Mayhew; thence N 47° 24' W, along said east line, 75.62' to the point of beginning.

ALSO a strip of land 2' wide by 19' in length in the same perpetual estate, adjoining the above property in the rear, and more particularly described as follows: Beginning in the east line of Maryland Avenue at a point which is S 4° E, 187.63' from the intersection of said east line with the north line of Section 29; thence S 47° 24' E, 75.62' to a point, the place of beginning; thence continuing in the same direction 2' to a point; thence N 35° 58' E, 19' to a point, the place of beginning. Being 2' off the northerly side of the lot formerly owned by Christina Schappert, and being the same premises conveyed by Christina Schappert to Mary Schnell in Deed Book, 799/300, with the privilege of draining from the above premises into the sewer now located on the lot formerly owned by Christina Schapper, the grantees, their heirs and assigns to pay 1/2 of such cost of repairs or reconstruction.

2
Being the same premises conveyed by deed recorded
in Deed Book 3361, page 648, Hamilton County, Ohio,
records.

JAN 19 1973

3

and upon the affidavits of three disinterested persons resident in Hamilton County, Ohio, and the evidence; on consideration whereof, the Court finds that said Trustee is successor-lessor of said real estate and thereby is entitled to receive an annual rental of \$3.00 reserved under a certain perpetual lease from said Ethan Stone, which lease obliges the lessee to pay in addition, the taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Lilly M. Crider by virtue of deed recorded in Deed Book 3361 page 648 of the said land records of Hamilton County, Ohio; that the offer of said Lilly M. Crider to purchase the interest of trust estate in said real estate for the net sum of \$285.00, which sum includes the costs of Probate Court proceedings and attorney's fees, is the full value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having an interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Lilly M. Crider, the owner of said leasehold estate;

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of Two Hundred Eighty Five (\$285.00) Dollars, which sum includes the costs of Probate Court proceedings and attorney's fees

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and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quitclaim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved.

RECORDED
JAN 19 1973
4

Estate of
ETHAN STONE

Order authorizing
sale

ENTER

Sharon M. Davis
PROBATE JUDGE

ENTERED

JAN 19 1978

MIN. VOL. _____
PAGE _____

Alb

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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ENTERED
JAN 19 1973
FILED 5

IN THE MATTER OF THE ESTATE	)	No. 176
	)	
OF	)	ORDER APPROVING AND
	)	CONFIRMING SALE
ETHAN STONE, DECEASED	)	

This cause coming on to beheard upon the report of The Fifth Third Bank, successor Trustee, of its proceedings under the former order of this Court, and upon motion to confirm the sale to Lilly M. Crider, made in obedience to said order; and it appearing to the Court that such proceedings were correct and that the sale was proper and fair.

THEREFORE, IT IS ORDERED that the same be and hereby is approved and confirmed.

Estate of
ETHAN STONE

Order Approving
and Confirming
Sale

ENTER

Chase M. Davis
PROBATE JUDGE

COSTS PAID 1-19-73

ENTERED

JAN 19 1973

AMR. VOL. _____

PAGE _____

86.

15 FILED

3-19-73

CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$15.00 reserved under a perpetual lease from said Ethan Stone, said leased premises being described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, in Storr's Township, and in Section 29, Town 4, Fractional Range 1, Miami Purchase, to-wit:

Beginning at the point in the north line of West Sixth Street, south 39 degrees 19 minutes west, 55.17' from the northwest intersection of West Sixth Street and State Avenue; thence north 47 degrees 03 minutes west, 68.81'; thence north 88 degrees 28-1/2 minutes west, 35.50'; thence southeastwardly parallel to the first described course, 107' to a point in the north line of West Sixth Street, and thence northeastwardly along the north line of said West Sixth Street, 25' to the place of beginning.

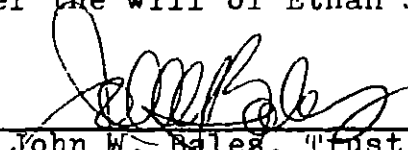
Being the same premises conveyed by deed recorded in Deed Book 3840, page 396 Hamilton County, Ohio records.

That Richard Lawson and Lola Lawson are successor-lessees of said premises by virtue of a deed recorded in Deed Book 3840, page 396, of said Land Records, and as such are obligated to pay said annual rent reserved and all taxes and assessments thereon:

That the said Richard Lawson and Lola Lawson made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises for the sum of Six Hundred Eighty Five (\$685.00) Dollars, which sum includes the costs of the proceeding and attorney's fees; and that, in the opinion of the Trustee, it is in the best interests of the trust estate to accept such offer, to release such interest in said premises by proper quitclaim to the purchasers, and to reinvest the proceeds thereof according to law.

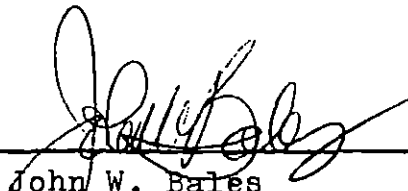
WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustees to accept said offer and to execute its deed of quitclaim to the aforesaid real estate.

The Fifth Third Bank, Successor Trustee under the will of Ethan Stone, deceased

by 
John W. Bales, Trust Officer

State of Ohio)
County of Hamilton) SS:

John W. Bales, being first duly sworn, says that he is a Trust Officer of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing application are true, as he verily believes.


John W. Bales

Sworn to before me and subscribed in my presence this 19th day of March 1973.


Notary Public

GILBERT A. SHEAR, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Section 117.03 R.C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176 - IN THE MATTER OF THE
ESTATE OF ETHAN STONE,
DECEASED

APPLICATION FOR AUTHORITY TO
SELL AND RELEASE RIGHT TO
GROUND RENT

FILED

MAR 19 1973

NISZVIN G. RUEGER

PROBATE JUDGE & EX-OFFICIO CLERK

BY *Carroll*
DEPUTY CLERK

FILED/3

3-19-73

CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE OF) No. 176

ETHAN STONE, DECEASED) AFFIDAVIT OF THREE DISINTER-
ESTED PERSONS IN SUPPORT OF
PRIVATE SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

Booth Shepard, Charlotte Sheard, and Evelyn Baatz, being first duly sworn, state that they are resident of Hamilton County, Ohio and that they have no interest in the real estate described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, in Storr's Township, and in Section 29, Town 4, Fractional Range 1, Miami Purchase, to-wit:

Beginning at the point in the north line of West Sixth Street, south 39 degrees 19 minutes west, 55.17' from the northwest intersection of West Sixth Street and State Avenue; thence north 47 degrees 03 minutes west, 68.81'; thence north 88 degrees 28-.1/2 minutes west, 35.50'; thence south-eastwardly parallel to the first described course, 107' to a point in the north line of west Sixth Street, and thence northeastwardly along the north line of said West Sixth Street, 25' to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 3840, page 396, Hamilton County, Ohio records.

that upon being informed that the Estate of Ethan Stone, deceased, is the owner of a right to ground rent to said real estate, to-wit: the annual sum of \$15.00, do hereby value said ground rent and such interest of the Estate of Ethan Stone, deceased, in said real estate at Six Hundred Eighty Five (\$685.00) Dollars, which sum includes the costs of Probate Court Proceedings and attorney's fees, and further, that in their opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Booth Shepard
Booth Shepard

Charlotte Sheard
Charlotte Sheard

Evelyn Baatz
Evelyn Baatz

Sworn to before me and subscribed in my presence this
19th day of March, 1973.

Gilbert A. Sheard
Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

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

FILED

MAR 19 1973

BY *Alvin G. Rueger*
ALVIN G. RUEGER
PROBATE JUDGE & EX-OFFICIO CLERK
DEPUTY CLERK

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COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MAR 19 1973

MIN. VOL.

89

IN THE MATTER OF THE ESTATE OF) No. 176

PAGE

ETHAN STONE, DECEASED

) ORDER AUTHORIZING TRUSTEE TO
SELL AND RELEASE RIGHT TO
GROUND RENT AT PRIVATE SALE
AND TO EXECUTE DEED

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, for an order authorizing said Trustee to accept the offer of Richard Lawson and Lola Lawson to purchase the interest of the trust estate in the real estate described as:

Situate in the City of Cincinnati, Hamilton County, Ohio, in Storr's Township, and in Section 29, Town 4, Fractional Range 1, Miami Purchase, to-wit:

Beginning at the point in the north line of West Sixth Street, south 39 degrees 19 minutes west, 55.17' from the northwest intersection of West Sixth Street and State Avenue; thence north 47 degrees 03 minutes west, 68.81'; thence north 88 degrees 28-.1/2 minutes west, 35.50'; thence southeastwardly parallel to the first described course, 107' to a point in the north line of West Sixth Street, and thence northeastwardly along the north line of said West Sixth Street, 25' to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 3840, page 396, Hamilton County, Ohio records.

and upon the affidavits of three disinterested persons resident in Hamilton County, Ohio, and the evidence; on consideration whereof, the Court finds that said Trustee is successor-lessor of said real estate and thereby is entitled to receive an annual rental of \$15.00 reserved under a certain perpetual lease from said Ethan Stone, which lease obliges the lessees to pay in addition, the taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Richard Lawson and Lola Lawson by virtue of deed recorded in Deed Book 3840, page 396, of the said land records of Hamilton County, Ohio; that the offer of said Richard Lawson and Lola Lawson to purchase the interest of trust estate in said real estate for the net sum

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of \$685.00, which sum includes the costs of Probate Court proceedings and attorney's fees, is the full value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having an interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Richard Lawson and Lola Lawson, the owners of said leasehold estate;

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of Six Hundred Eighty Five (\$685.00) Dollars, which sum includes the costs of Probate Court proceedings and attorney's fees, and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quitclaim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved.

ENTERED

MAR 10 1973

MIN. VOL. _____ 90
PAGE _____

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
LTHAN STONL, DECEASED

ORDER AUTHORIZING TRUSTEE TO
SELL AND RELEASE RIGHT TO
GROUND RENT AT PRIVATE SALE AND
TO EXECUTE

ENTER

John P. Stuckey

COURT COMMON PLEAS
JUL 25 1973
RECEIVED
PROBATE DIVISION

MAR 10 1973

AIR. VOL.

PAGE

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ENTERED
MAR 19 1973
IMAGE NO. 88

THEREFORE, IT IS ORDERED that the same be and hereby
is approved and confirmed.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

ORDER APPROVING AND CONFIRMING
SALE

ENTERED

MAR 19 1973

MIN. VOL.

~~CO'S IS P-A-100~~ ENTER 19-73

[Signature]

JUDGE
COURT OF COMMON PLEAS, PROBATE DIVISION

FILED 12

3-19-73
CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE

No. 176

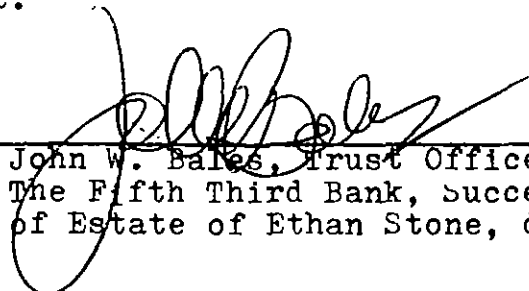
OF

REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE

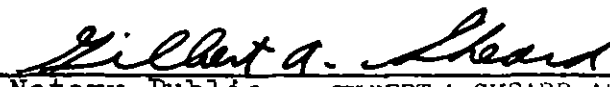
ETHAN STONE, DECEASED

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

John W. Bales being first duly sworn, says that he is a Trust officer of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased; that said Trustee, pursuant to an order of the Court authorizing sale and release of right to ground rent at private sale, has sold and released to Richard Lawson and Lola Lawson such interest of the Trustee in certain real estate described in said order, for the net sum of Six Hundred Eighty Five (\$685.00) Dollars, which sum includes the costs of this proceeding and attorney's fees; that such private sale was made after diligent endeavor to obtain the best price for same and such price is the highest that said Trustee could obtain for said ground rent.

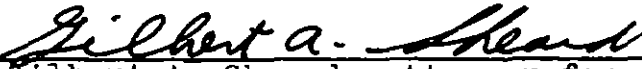

John W. Bales, Trust Officer
The Fifth Third Bank, Successor Trustee
of Estate of Ethan Stone, deceased

19th Sworn to before me and subscribed in my presence this
day of March, 1973.


Notary Public GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio

MOTION TO CONFIRM SALE. My commission has no expiration date

Applicant herein, The Fifth Third Bank, moves the Court for an order approving and confirming the sale as hereinabove reported.


Gilbert A. Sheard, attorney for
The Fifth Third Bank Successor Trustee
of the Estate of Ethan Stone, deceased

FILED
3-19-73
CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
JETHAN STONE, DECEASED

REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE

FILED

MAR 19 1973

BY: *Joan*
MARVIN S. RUEGER
PROBATE JUDGE & EX-OFFICIO CLERK
DEPUTY CLERK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

KAREN E. KLEIMEYER
Booth Shepard, Charlotte Sheard, and ~~Evelyn Baatz~~, being
first duly sworn, state that they are residents of Hamilton
County, Ohio and that they have no interest in the real estate
described on the attached Appendix; that upon being informed that
the Estate of Ethan Stone, deceased, is the owner of a right
to ground rent in said real estate, to-wit: the annual sum of
\$30.00, do hereby value said ground rent and such interest of
the Estate of Ethan Stone, deceased, in said real estate at
One Thousand Three Hundred Ten (\$1,310.00) Dollars, which sum
includes the costs of Probate Court Proceedings and attorney's
fees, and further, that in their opinion, said ground rent
could not be sold for more at public sale.

Further affiants saith naught.

Booth Shepard
Booth Shepard

Charlotte Sheard
Charlotte Sheard

Karen E. Kleimeyer
~~Evelyn Baatz~~
KAREN E. KLEIMEYER

Sworn to before me and subscribed in my presence this
3rd day of May, 1973.

Gilbert A. Sheard
Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
TUDAN STONE, DECEASED

AFFIDAVIT OF THREE DISINTEREST-
ED PERSONS IN SUPPORT OF PRIVATE
SALE

FILED

MAY 3 1973

MELVIN G. RUEGER
PROBATE JUDGE & EX-OFFICIO CLERK

BY

[Signature]
DEPUTY CLERK

ESTATE OF ETHAN STONE

APPENDIX

29
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5-3-73
CHASE M. DAVIES
PROBATE JUDGE

All that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase.

Beginning at a point in the Northwestern line of Riverside Drive (formerly West Sixth Street) 126.84 feet, measured along said Northwestern line, from the Northeasterly line of F. D. Goodhue's Subdivision as recorded in Plat Book 5, page 230 and 231 Hamilton County, Ohio Records; thence north $37^{\circ} 56'$ east along the northwesterly line of Riverside Drive 75 feet to the grantor's northeasterly line; thence north $49^{\circ} 20'$ west along said line 243.03 feet more or less to the southeasterly line of a parcel of land appropriated by the City of Cincinnati in Case Number 147139 Hamilton County, Common Pleas Court; thence south $44^{\circ} 47'$ west along said southeasterly line 75.11 feet; thence south $49^{\circ} 20'$ east 252 feet to the place of beginning.

ALSO beginning at the most Northerly corner of the above described lot of land, thence South $44^{\circ} 47'$ west along the northwesterly line of same 75.11 feet, thence north $49^{\circ} 20'$ west 20 feet, thence north $37^{\circ} 56'$ east 75 feet to a point 272 feet northwestwardly from the northwesterly line of Riverside Drive, thence south $49^{\circ} 20'$ east 28.97 feet to the place of beginning.

Being the same premises conveyed by deed dated August 11, 1931, recorded in Deed Book 1586, page 476, Hamilton County, Ohio Records.

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

Beginning at a point on the northwesterly line of Riverside Drive, as now constructed, S. $39^{\circ} 30\frac{1}{2}'$ W. a distance of fifty-five and $29/100$ (55.29) feet from the intersection of the

cc MeL

northwesterly line of Riverside Drive and the westerly line of Maryland Avenue; thence N. $41^{\circ} 19'$ W. a distance of one hundred twenty and $23/100$ (120.23) feet; thence N. $56^{\circ} 9'$ W. a distance of one hundred thirty-seven and $49/100$ (137.49) feet to a point in the southeasterly line of the property now owned by the City of Cincinnati; thence S. $40^{\circ} 20\frac{1}{2}'$ W. along the southeasterly line of the property owned by the City of Cincinnati, a distance of Two hundred fourteen and $88/100$ (214.88) feet to a stake; thence S. $47^{\circ} 45'$ E. two hundred fifty-eight and $72/100$ (258.72) feet to the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, a distance of Ninety-nine and $43/100$ (99.43) feet to the corner of the property now owned by The Stoll Oil Refining Company; thence N. $50^{\circ} 29\frac{1}{2}'$ W. along the southwesterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of The Stoll Oil Refining Company's property a distance of eighty (80) feet; thence S. $50^{\circ} 29\frac{1}{2}'$ E. along the northeasterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet to a point in the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, as now constructed, a distance of Forty-two and $37/100$ (42.37) feet to the place of beginning.

Together with all right, title and interest in and to a strip of land adjoining the above described premises on the northwest which was appropriated by the City of Cincinnati, Ohio, in Case No. 147139, Hamilton County Common Pleas Court, and all right, title and interest, if any, in and to that portion of Elberon Avenue abutting said strip of land.

Together also with all right, title and interest in and to Two certain perpetual leases upon said premises, one executed by Ethan Stone to Charles C. Perry dated October 1, 1831 and recorded in Book 43, page 292 of the Hamilton County, Ohio Records, and the other executed by Ethan Stone to John P. Atwater and Alphonso Taft, dated September 22, 1845 and recorded in Deed Book 129, page 364 of said Records; and all rights, privileges and appurtenances under the terms of said leases.

Being the same premises conveyed by deed dated August 11, 1931 recorded in Deed Book 1586, page 451, Hamilton County, Ohio Records.

ALSO Situate in Cincinnati, Hamilton County, Ohio, in section twenty-nine (29), Township Four (4), Fractional Range One (1) located on the north side of West Sixth Street (now River Road) and known as Nos. 2436 and 2438 River Road, Cincinnati, Ohio, being part of the Ethan Stone Leasehold, and more particularly described as follows, to-wit:

Commencing at a point on the north side of River Road, sixteen feet east of Frank D. Goodhue's east line and which east line is also the west line of the private roadway belonging to said

Frank D. Goodhue; thence running east along the north side of River Road forty (40) feet; thence northerly ninety (90) feet to a point; thence westerly in a line parallel with the north line of River Road forty (40) feet to a point, which point is ninety (90) feet northward from point of beginning; thence southwardly ninety (90) feet to the place of beginning.

ALSO situate in the City of Cincinnati, County of Hamilton and State of Ohio, in section 29, Township 4, Fractional Range 1 and being part of the Ethan Stone 99 year leasehold renewable forever and more particularly described as follows: to-wit:

Commencing at a point in the north line of the property of Jacob Schubert as conveyed to him by deed recorded in Deed Book 1131, page 425, Hamilton County, Ohio Records, which point lies 90 feet north of the north line of West Sixth Street (now River Road) and 18 feet east of the east line of D.F. Goodhue's Subdivision as shown on the plat thereof recorded in Plat Book 5, page 230, Hamilton County Records, thence east on said Jacob Schubert's north line 38 feet to said Jacob Schubert's northeast corner; thence on said Jacob Schubert's east line extended northwardly 10 feet to a point; thence westerly and parallel with the first described line 38 feet to a point; thence southerly 10 feet to a point in said Jacob Schubert's north line and the place of beginning.

ALSO all that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase:

Beginning at a point in the north side of River Road (formerly West Sixth Street), 16 feet east of the east line of D. F. Goodhue's Subdivision, as recorded in Plat Book 5, page 230, Hamilton County, Ohio Records, said point being 215.28 feet east of the northeast corner of River Road and Ansonia Avenue; thence north 39 degrees 30½ minutes east along the northerly line of River Road, 40 feet; thence north 52 degrees 05 minutes west parallel with said east line of D. F. Goodhue's Subdivision, 100 feet; thence south 39 degrees 30½ minutes west parallel with River Road, 38 feet; thence south 52 degrees 05 minutes east, 10 feet; thence south 39 degrees 30½ minutes west, 2 feet; thence south 52 degrees 05 minutes east parallel with said east line of D. F. Goodhue's Subdivision, 90 feet to the place of beginning.

Being the same premises conveyed by deed dated ~~August 11, 1931~~ February 27, 1946, recorded in Deed Book 2147, page 317, Hamilton County, Ohio Records.

ALSO situate in Fractional Range 1, Section 29, Storrs Township, now a part of the City of Cincinnati, Hamilton County, Ohio to-wit:

Beginning at a point in the northwesterly line of West Sixth Street, Five hundred one and 12/100 (501.12) feet northeastwardly from the northeast corner of West Sixth Street and Ansonia Avenue, measured along the northwesterly line of West Sixth Street;

thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of West Sixth Street, Eighty (80) feet to a point; thence northwestwardly at right angles to West Sixth Street, Fifty (50) feet to a point; thence S. $39^{\circ} 30\frac{1}{2}'$ W. Eighty (80) feet to a point; and thence southeastwardly at right angles to West Sixth Street, Fifty (50) feet to West Sixth Street and the place of beginning.

Being the same premises conveyed by deed dated July 17, 1934, recorded in Deed Book 1662, page 521, Hamilton County, Ohio Records.

ALSO situate in the City of Cincinnati, Hamilton County, Ohio, in Section 29, Storrs Township, beginning at a point in the northerly line of West Sixth Street at the intersection with the easterly line of D. G. Goodhue's Subdivision, as recorded in Plat Book 5, pages 230 and 231, Hamilton County, Ohio, records; thence eastwardly along the northerly line of West Sixth Street, sixteen (16) feet to the southwest corner of a lot owned by Jacob Schubert; thence northerly along the westerly line of said lot, ninety (90) feet; thence easterly parallel with West Sixth Street two (2) feet; thence northerly ten (10) feet; thence easterly parallel with West Sixth Street thirty-eight (38) feet; thence southerly along the easterly line of said Schubert's lot one hundred (100) feet to the northerly line of West Sixth Street; thence easterly along the said line seventy and $\frac{84}{100}$ (70.84) feet to the southwest corner of a lot owned by Blanche Goodhue; thence northerly along the westerly line of said lot two hundred and fifty-two (252) feet to the southerly line of a lot conveyed by Frank D. Goodhue to the City of Cincinnati by deed recorded in Deed Book 1068, page 129, Hamilton County, Ohio, records; thence westerly along the southerly line of said lot one hundred and forty-five (145) feet to the east line of said D. F. Goodhue's Subdivision; thence southerly along said easterly line two hundred and sixty (260) feet to the place of beginning.

Being the same premises conveyed by deed dated March 20, 1936, recorded in Deed Book 1706, page 412, Hamilton County, Ohio Records.

I find the title to said premises good as a leasehold estate in the name of:

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

17 ^{CP}
ENTERED

MAY 3 1973

IMAGE NO. 91

IN THE MATTER OF THE ESTATE	)	No. 173
	)	
OF	)	ORDER APPROVING AND
	)	CONFIRMING SALE
ETHAN STONE, DECEASED	)	

This cause coming on to be heard upon the report of The Fifth Third Bank, successor Trustee, of its proceedings under the former order of this Court, and upon motion to confirm the sale to Samuel J. Peters and J. George Kent, trustees, made in obedience to said order; and it appearing to the Court that such proceedings were correct and that the sale was proper and fair.

THEREFORE, IT IS ORDERED that the same be and hereby is approved and confirmed.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF ETHAN STONE, DECEASED

ORDER APPROVING AND CONFIRMING
SALE

ENTERED

MAY 9 1973

MR. VOL.

PAGE

COSTS PAID

5.373

[Signature]
S. J. G. [unclear]
10

cd

28

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

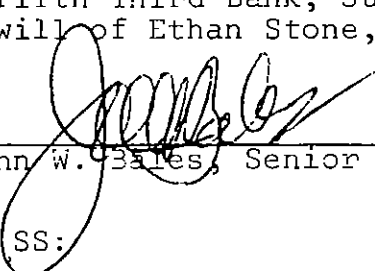
IN THE MATTER OF THE ESTATE) No. 176
)
) APPLICATION FOR AUTHORITY TO SELL
) AND RELEASE RIGHT TO GROUND RENT
ETHAN STONE, DECEASED)

Now comes The Fifth Third Bank, successor-Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$30.00 reserved under a perpetual lease from said Ethan Stone, said leased premises being described in the Appendix attached hereto.

That Samuel J. Peters and J. George Kent, trustees, are successor-lessees of said premises by virtue of a deed recorded in Deed Book 3837 page 241 of the Land Records of Hamilton County, Ohio, and as such are obligated to pay said annual rent reserved and all taxes and assessments thereon:

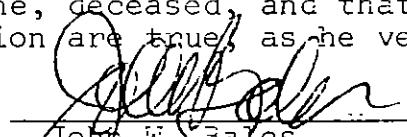
That the said Samuel J. Peters and J. George Kent, trustees made a bona fide offer to said Trustee to purchase all of Trustee's right, title and interest in said premises for the sum of One Thousand Three Hundred Ten (\$1,310.00) Dollars, which sum includes the costs of this proceeding and attorney's fees; and that in the opinion of the Trustee, it is in the best interests of the trust estate to accept such offer, to release such interest in said premises by proper quitclaim to the purchasers, and to reinvest the proceeds thereof according to law.

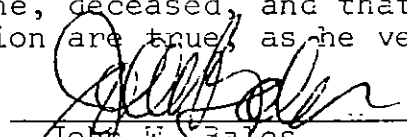
The Fifth Third Bank, Successor Trustee under the will of Ethan Stone, deceased

by 
John W. Bales, Senior Trust Officer

State of Ohio)
County of Hamilton) SS:

John W. Bales, being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing application are true, as he verily believes.


John W. Bales

Sworn to before me and subscribed in my presence this 3rd day of May 1973. 
GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio

My commission has no expiration date Notary Public

174

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

APPLICATION FOR AUTHORITY TO
SELL AND RELEASE RIGHT TO
GROUND RENT

FILED

MAY 3 1973

MELVIN G. RUEGER
PROBATE JUDGE & EX-OFFICIO CLERK

BY  DEPUTY CLERK

24
FILED

5-3-73
CHASE M. DAVIES
PROBATE JUDGE

ESTATE OF ETHAN STONE

APPENDIX

All that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase.

Beginning at a point in the Northwestern line of Riverside Drive (formerly West Sixth Street) 126.84 feet, measured along said Northwestern line, from the Northeasterly line of F. D. Goodhue's Subdivision as recorded in Plat Book 5, page 230 and 231 Hamilton County, Ohio Records; thence north $37^{\circ} 56'$ east along the northwesterly line of Riverside Drive 75 feet to the grantor's northeasterly line; thence north $49^{\circ} 20'$ west along said line 243.03 feet more or less to the southeasterly line of a parcel of land appropriated by the City of Cincinnati in Case Number 147139 Hamilton County, Common Pleas Court; thence south $44^{\circ} 47'$ west along said southeasterly line 75.11 feet; thence south $49^{\circ} 20'$ east 252 feet to the place of beginning.

ALSO beginning at the most Northerly corner of the above described lot of land, thence South $44^{\circ} 47'$ west along the northwesterly line of same 75.11 feet, thence north $49^{\circ} 20'$ west 20 feet, thence north $37^{\circ} 56'$ east 75 feet to a point 272 feet northwestwardly from the northwesterly line of Riverside Drive, thence south $49^{\circ} 20'$ east 28.97 feet to the place of beginning.

Being the same premises conveyed by deed dated August 11, 1931, recorded in Deed Book 1586, page 476, Hamilton County, Ohio Records.

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

Beginning at a point on the northwesterly line of Riverside Drive, as now constructed, S. $39^{\circ} 30\frac{1}{2}'$ W. a distance of fifty-five and $29/100$ (55.29) feet from the intersection of the

cc Mr. L.
+
cc 5/15

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northwesterly line of Riverside Drive and the westerly line of Maryland Avenue; thence N. $41^{\circ} 19'$ W. a distance of one hundred twenty and $23/100$ (120.23) feet; thence N. $56^{\circ} 9'$ W. a distance of one hundred thirty-seven and $49/100$ (137.49) feet to a point in the southeasterly line of the property now owned by the City of Cincinnati; thence S. $40^{\circ} 20\frac{1}{2}'$ W. along the southeasterly line of the property owned by the City of Cincinnati, a distance of Two hundred fourteen and $88/100$ (214.88) feet to a stake; thence S. $47^{\circ} 45'$ E. two hundred fifty-eight and $72/100$ (258.72) feet to the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, a distance of Ninety-nine and $43/100$ (99.43) feet to the corner of the property now owned by The Stoll Oil Refining Company; thence N. $50^{\circ} 29\frac{1}{2}'$ W. along the southwesterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of The Stoll Oil Refining Company's property a distance of eighty (80) feet; thence S. $50^{\circ} 29\frac{1}{2}'$ E. along the northeasterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet to a point in the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, as now constructed, a distance of Forty-two and $37/100$ (42.37) feet to the place of beginning.

Together with all right, title and interest in and to a strip of land adjoining the above described premises on the northwest which was appropriated by the City of Cincinnati, Ohio, in Case No. 147139, Hamilton County Common Pleas Court, and all right, title and interest, if any, in and to that portion of Elberon Avenue abutting said strip of land.

Together also with all right, title and interest in and to Two certain perpetual leases upon said premises, one executed by Ethan Stone to Charles C. Perry dated October 1, 1831 and recorded in Book 43, page 292 of the Hamilton County, Ohio Records, and the other executed by Ethan Stone to John P. Atwater and Alphonso Taft, dated September 22, 1845 and recorded in Deed Book 129, page 364 of said Records; and all rights, privileges and appurtenances under the terms of said leases.

Being the same premises conveyed by deed dated August 11, 1931 recorded in Deed Book 1536, page 451, Hamilton County, Ohio Records.

ALSO Situate in Cincinnati, Hamilton County, Ohio, in section twenty-nine (29), Township Four (4), Fractional Range One (1) located on the north side of West Sixth Street (now River Road) and known as Nos. 2436 and 2438 River Road, Cincinnati, Ohio, being part of the Ethan Stone Leasehold, and more particularly described as follows, to-wit:

Commencing at a point on the north side of River Road, sixteen feet east of Frank D. Goodhue's east line and which east line is also the west line of the private roadway belonging to said

26

Frank D. Goodhue; thence running east along the north side of River Road forty (40) feet; thence northerly ninety (90) feet to a point; thence westerly in a line parallel with the north line of River Road forty (40) feet to a point, which point is ninety (90) feet northward from point of beginning; thence southwardly ninety (90) feet to the place of beginning.

ALSO situate in the City of Cincinnati, County of Hamilton and State of Ohio, in section 29, Township 4, Fractional Range 1 and being part of the Ethan Stone 99 year leasehold renewable forever and more particularly described as follows: to-wit:

Commencing at a point in the north line of the property of Jacob Schubert as conveyed to him by deed recorded in Deed Book 1131, page 425, Hamilton County, Ohio Records, which point lies 90 feet north of the north line of West Sixth Street (now River Road) and 18 feet east of the east line of D.F. Goodhue's Subdivision as shown on the plat thereof recorded in Plat Book 5, page 230, Hamilton County Records, thence east on said Jacob Schubert's north line 38 feet to said Jacob Schubert's northeast corner; thence on said Jacob Schubert's east line extended northwardly 10 feet to a point; thence westerly and parallel with the first described line 38 feet to a point; thence southerly 10 feet to a point in said Jacob Schubert's north line and the place of beginning.

ALSO all that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase:

Beginning at a point in the north side of River Road (formerly West Sixth Street), 16 feet east of the east line of D. F. Goodhue's Subdivision, as recorded in Plat Book 5, page 230, Hamilton County, Ohio Records, said point being 215.28 feet east of the northeast corner of River Road and Ansonia Avenue; thence north 39 degrees 30½ minutes east along the northerly line of River Road, 40 feet; thence north 52 degrees 05 minutes west parallel with said east line of D. F. Goodhue's Subdivision, 100 feet; thence south 39 degrees 30½ minutes west parallel with River Road, 38 feet; thence south 52 degrees 05 minutes east, 10 feet; thence south 39 degrees 30½ minutes west, 2 feet; thence south 52 degrees 05 minutes east parallel with said east line of D. F. Goodhue's Subdivision, 90 feet to the place of beginning.

Being the same premises conveyed by deed dated ~~August 19, 1931~~ February 27, 1946, recorded in Deed Book 2147, page 317, Hamilton County, Ohio Records.

ALSO situate in Fractional Range 1, Section 29, Storrs Township, now a part of the City of Cincinnati, Hamilton County, Ohio to-wit:

Beginning at a point in the northwesterly line of West Sixth Street, Five hundred one and 12/100 (501.12) feet northeastwardly from the northeast corner of West Sixth Street and Ansonia Avenue, measured along the northwesterly line of West Sixth Street;

thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of West Sixth Street, Eighty (80) feet to a point; thence northwestwardly at right angles to West Sixth Street, Fifty (50) feet to a point; thence S. $39^{\circ} 30\frac{1}{2}'$ W. Eighty (80) feet to a point; and thence southeastwardly at right angles to West Sixth Street, Fifty (50) feet to West Sixth Street and the place of beginning.

Being the same premises conveyed by deed dated July 17, 1934, recorded in Deed Book 1662, page 521, Hamilton County, Ohio Records.

ALSO situate in the City of Cincinnati, Hamilton County, Ohio, in Section 29, Storrs Township, beginning at a point in the northerly line of West Sixth Street at the intersection with the easterly line of D. G. Goodhue's Subdivision, as recorded in Plat Book 5, pages 230 and 231, Hamilton County, Ohio, records; thence eastwardly along the northerly line of West Sixth Street, sixteen (16) feet to the southwest corner of a lot owned by Jacob Schubert; thence northerly along the westerly line of said lot, ninety (90) feet; thence easterly parallel with West Sixth Street two (2) feet; thence northerly ten (10) feet; thence easterly parallel with West Sixth Street thirty-eight (38) feet; thence southerly along the easterly line of said Schubert's lot one hundred (100) feet to the northerly line of West Sixth Street; thence easterly along the said line seventy and $84/100$ (70.84) feet to the southwest corner of a lot owned by Blanche Goodhue; thence northerly along the westerly line of said lot two hundred and fifty-two (252) feet to the southerly line of a lot conveyed by Frank D. Goodhue to the City of Cincinnati by deed recorded in Deed Book 1068, page 129, Hamilton County, Ohio, records; thence westerly along the southerly line of said lot one hundred and forty-five (145) feet to the east line of said D. F. Goodhue's Subdivision; thence southerly along said easterly line two hundred and sixty (260) feet to the place of beginning.

Being the same premises conveyed by deed dated March 20, 1936, recorded in Deed Book 1706, page 412, Hamilton County, Ohio Records.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

22 A
ENTERED

MAY 3 1973

92

IMAGE NO. _____

IN THE MATTER OF THE ESTATE) No. 176

OF) ORDER AUTHORIZING TRUSTEE TO
ETHAN STONE, DECEASED) SELL AND RELEASE RIGHT TO
GROUND RENT AT PRIVATE SALE AND
TO EXECUTE DEED

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee, under the will of Ethan Stone, deceased, for an order authorizing said Trustee to accept the offer of Samuel J. Peters and J. George Kent, trustees, to purchase the interest of the trust estate in the real estate described in the attached Appendix hereto; and upon the affidavits of three disinterested persons resident in Hamilton County, Ohio, and the evidence; on consideration whereof, the Court finds that said Trustee is successor-lessor of said real estate and thereby is entitled to receive an annual rental of \$30.00 reserved under a certain perpetual lease from said Ethan Stone, which lease obliges the lessee to pay in addition, the taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Samuel J. Peters and J. George Kent, trustees, by virtue of a deed recorded in Deed Book 3837, page 241 of the said land records of Hamilton County, Ohio; that the offer of said Samuel J. Peters and J. George Kent, trustees, to purchase the interest of trust estate in said real estate for the net sum of \$1,310.00, which sum includes the costs of Probate Court proceedings and attorney's fees, is the full value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having an interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Samuel J. Peters and J. George Kent, trustees, the owners of said leasehold estate;

23
ENTERED

MAY 3 1973

IMAGE NO.

93

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of One Thousand Three Hundred Ten (\$1,310.00) Dollars, which sum includes the costs of Probate Court proceedings and attorney's fees, and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quitclaim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved.

Gilbert A. Heard
atly for Trustee

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF ETHAN STONE, DECEASED

ORDER AUTHORIZING TRUSTEE TO
SELL AND RELEASE RIGHT TO
GROUND RENT AT PRIVATE SALE AND
TO EXECUTE DEED

ENTERED 3.73

MAY 9 1973

H. VOL.

RE
W. B. Dwyer
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18

ESTATE OF ETHAN STONE

APPENDIX

ENTERED

MAY 3 1973

IMAGE NO. 94

All that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase.

Beginning at a point in the Northwesternly line of Riverside Drive (formerly West Sixth Street) 126.84 feet, measured along said Northwesternly line, from the Northeastly line of F. D. Goodhue's Subdivision as recorded in Plat Book 5, page 230 and 231 Hamilton County, Ohio Records; thence north $37^{\circ} 56'$ east along the northwesternly line of Riverside Drive 75 feet to the grantor's northeastly line; thence north $49^{\circ} 20'$ west along said line 243.03 feet more or less to the southeasterly line of a parcel of land appropriated by the City of Cincinnati in Case Number 147139 Hamilton County, Common Pleas Court; thence south $44^{\circ} 47'$ west along said southeasterly line 75.11 feet; thence south $49^{\circ} 20'$ east 252 feet to the place of beginning.

ALSO beginning at the most Northerly corner of the above described lot of land, thence South $44^{\circ} 47'$ west along the northwesternly line of same 75.11 feet, thence north $49^{\circ} 20'$ west 20 feet, thence north $37^{\circ} 56'$ east 75 feet to a point 272 feet northwestwardly from the northwesternly line of Riverside Drive, thence south $49^{\circ} 20'$ east 28.97 feet to the place of beginning.

Being the same premises conveyed by deed dated August 11, 1931, recorded in Deed Book 1586, page 476, Hamilton County, Ohio Records.

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

Beginning at a point on the northwesternly line of Riverside Drive, as now constructed, S. $39^{\circ} 30\frac{1}{2}'$ W. a distance of fifty-five and $29/100$ (55.29) feet from the intersection of the

cc M.L.

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ENTERED

northwesterly line of Riverside Drive and the westerly line of Maryland Avenue; thence N. $41^{\circ} 19'$ W. a distance of one hundred twenty and $23/100$ (120.23) feet; thence N. $56^{\circ} 09'$ W. a distance of one hundred thirty-seven and $49/100$ (137.49) feet to a point in the southeasterly line of the property now owned by the City of Cincinnati; thence S. $40^{\circ} 20'$ E. along the southeasterly line of the property owned by the City of Cincinnati, a distance of Two hundred fourteen and $88/100$ (214.88) feet to a stake; thence S. $47^{\circ} 45'$ E. two hundred fifty-eight and $72/100$ (258.72) feet to the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, a distance of Ninety-nine and $43/100$ (99.43) feet to the corner of the property now owned by The Stoll Oil Refining Company; thence N. $50^{\circ} 29\frac{1}{2}'$ W. along the southwesterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of The Stoll Oil Refining Company's property a distance of eighty (80) feet; thence S. $50^{\circ} 29\frac{1}{2}'$ E. along the northeasterly line of The Stoll Oil Refining Company's property, a distance of fifty (50) feet to a point in the northwesterly line of Riverside Drive; thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of Riverside Drive, as now constructed, a distance of Forty-two and $37/100$ (42.37) feet to the place of beginning.

Together with all right, title and interest in and to a strip of land adjoining the above described premises on the northwest which was appropriated by the City of Cincinnati, Ohio, in Case No. 147139, Hamilton County Common Pleas Court, and all right, title and interest, if any, in and to that portion of Elberon Avenue abutting said strip of land.

Together also with all right, title and interest in and to Two certain perpetual leases upon said premises, one executed by Ethan Stone to Charles C. Perry dated October 1, 1831 and recorded in Book 43, page 292 of the Hamilton County, Ohio Records, and the other executed by Ethan Stone to John P. Atwater and Alphonso Taft, dated September 22, 1845 and recorded in Deed Book 129, page 364 of said Records; and all rights, privileges and appurtenances under the terms of said leases.

Being the same premises conveyed by deed dated August 11, 1931 recorded in Deed Book 1586, page 451, Hamilton County, Ohio Records.

ALSO Situate in Cincinnati, Hamilton County, Ohio, in section twenty-nine (29), Township Four (4), Fractional Range One (1) located on the north side of West Sixth Street (now River Road) and known as Nos. 2436 and 2438 River Road, Cincinnati, Ohio, being part of the Ethan Stone Leasehold, and more particularly described as follows, to-wit:

Commencing at a point on the north side of River Road, sixteen feet east of Frank D. Goodhue's east line and which east line is also the west line of the private roadway belonging to said

20

Frank D. Goodhue; thence running east along the north side of River Road forty (40) feet; thence northerly ~~thence~~ (90) feet to a point; thence westerly in a line parallel with the north line of River Road forty (40) feet to a point, which point is ninety (90) feet northward from point of beginning; thence southwardly ninety (90) feet to the place of beginning.

ENTERED

MAY 3 1973
IMAGE NO.

96

ALSO situate in the City of Cincinnati, County of Hamilton and State of Ohio, in section 29, Township 4, Fractional Range 1 and being part of the Ethan Stone 99 year leasehold renewable forever and more particularly described as follows: to-wit:

Commencing at a point in the north line of the property of Jacob Schubert as conveyed to him by deed recorded in Deed Book 1131, page 425, Hamilton County, Ohio Records, which point lies 90 feet north of the north line of West Sixth Street (now River Road) and 18 feet east of the east line of D.F. Goodhue's Subdivision as shown on the plat thereof recorded in Plat Book 5, page 230, Hamilton County Records, thence east on said Jacob Schubert's north line 38 feet to said Jacob Schubert's northeast corner; thence on said Jacob Schubert's east line extended northwardly 10 feet to a point; thence westerly and parallel with the first described line 38 feet to a point; thence southerly 10 feet to a point in said Jacob Schubert's north line and the place of beginning.

ALSO all that lot of land in the City of Cincinnati, Hamilton County, Ohio, situated in Section 29, Town 4, Fractional Range 1, Miami Purchase:

Beginning at a point in the north side of River Road (formerly West Sixth Street), 16 feet east of the east line of D. F. Goodhue's Subdivision, as recorded in Plat Book 5, page 230, Hamilton County, Ohio Records, said point being 215.28 feet east of the northeast corner of River Road and Ansonia Avenue; thence north 39 degrees 30½ minutes east along the northerly line of River Road, 40 feet; thence north 52 degrees 05 minutes west parallel with said east line of D. F. Goodhue's Subdivision, 100 feet; thence south 39 degrees 30½ minutes west parallel with River Road, 38 feet; thence south 52 degrees 05 minutes east, 10 feet; thence south 39 degrees 30½ minutes west, 2 feet; thence south 52 degrees 05 minutes east parallel with said east line of D. F. Goodhue's Subdivision, 90 feet to the place of beginning.

Being the same premises conveyed by deed dated ~~August 11, 1931~~ February 27, 1946, recorded in Deed Book 2147, page 317, Hamilton County, Ohio Records.

ALSO situate in Fractional Range 1, Section 29, Storrs Township, now a part of the City of Cincinnati, Hamilton County, Ohio to-wit:

Beginning at a point in the northwesterly line of West Sixth Street, Five hundred one and 12/100 (501.12) feet northeastwardly from the northeast corner of West Sixth Street and Ansonia Avenue, measured along the northwesterly line of West Sixth Street;

176

Stone, dead

ITERED

MAY 3 1973

END._____

21

thence N. $39^{\circ} 30\frac{1}{2}'$ E. along the northwesterly line of West Sixth Street, Eighty (80) feet to a point; thence northwestwardly at right angles to West Sixth Street, Fifty (50) feet to a point; thence S. $39^{\circ} 30\frac{1}{2}'$ W. Eighty (80) feet to a point and thence southeastwardly at right angles to West Sixth Street, Fifty (50) feet to West Sixth Street and the place of beginning.

Being the same premises conveyed by deed dated July 17, 1934, recorded in Deed Book 1662, page 521, Hamilton County, Ohio Records.

ALSO situate in the City of Cincinnati, Hamilton County, Ohio, in Section 29, Storrs Township, beginning at a point in the northerly line of West Sixth Street at the intersection with the easterly line of D. G. Goodhue's Subdivision, as recorded in Plat Book 5, pages 230 and 231, Hamilton County, Ohio, records; thence eastwardly along the northerly line of West Sixth Street, sixteen (16) feet to the southwest corner of a lot owned by Jacob Schubert; thence northerly along the westerly line of said lot, ninety (90) feet; thence easterly parallel with West Sixth Street two (2) feet; thence northerly ten (10) feet; thence easterly parallel with West Sixth Street thirty-eight (38) feet; thence southerly along the easterly line of said Schubert's lot one hundred (100) feet to the northerly line of West Sixth Street; thence easterly along the said line seventy and $\frac{84}{100}$ (70.84) feet to the southwest corner of a lot owned by Blanche Goodhue; thence northerly along the westerly line of said lot two hundred and fifty-two (252) feet to the southerly line of a lot conveyed by Frank D. Goodhue to the City of Cincinnati by deed recorded in Deed Book 1068, page 129, Hamilton County, Ohio, records; thence westerly along the southerly line of said lot one hundred and forty-five (145) feet to the east line of said D. F. Goodhue's Subdivision; thence southerly along said easterly line two hundred and sixty (260) feet to the place of beginning.

Being the same premises conveyed by deed dated March 20, 1936, recorded in Deed Book 1706, page 412, Hamilton County, Ohio Records.

I find the title to said premises good as a leasehold estate in the name of:

FILED 34

5-3-73

CHASE M. DAVIES
PROBATE JUDGE

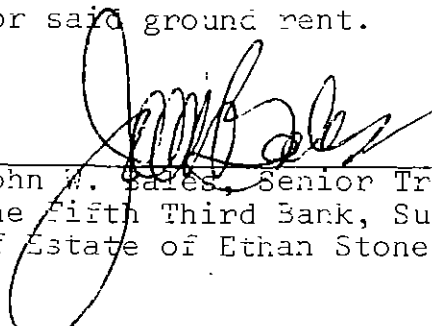
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE) No. 176

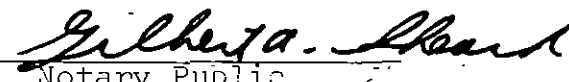
OF) REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
ETHAN STONE, DECEASED) SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

John W. Bales being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased; that said Trustee, pursuant to an order of the Court authorizing sale and release of right to ground rent at private sale, has sold and released to Samuel J. Peters and J. George Kent, Trustees, such interest of the Trustee in certain real estate described in said order, for the net sum of One Thousand Three Hundred Ten (\$1,310.00) Dollars, which sum includes the costs of this proceeding and attorney's fees; that such private sale was made after diligent endeavor to obtain the best price for same and such price is the highest that said Trustee could obtain for said ground rent.


John W. Bales, Senior Trust Officer
The Fifth Third Bank, Successor Trustee
of Estate of Ethan Stone, deceased.

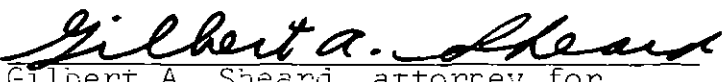
Sworn to before me and subscribed in my presence this
3rd day of May, 1973.


Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio

MOTION TO CONFIRM SALE My commission has no expiration date
Section 147.03 R.C.

Applicant herein, The Fifth Third Bank, moves the Court for an order approving and confirming the sale as hereinabove reported.


Gilbert A. Sheard, attorney for
The Fifth Third Bank Successor Trustee
of the Estate of Ethan Stone, deceased

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE.

FILED

MAY 3 1973

MELVIN G. RUEGER
PROBATE JUDGE & EX-OFFICIO CLERK

BY  DEPUTY CLERK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE) No. 176

OF) AFFIDAVIT OF THREE DISINTER-
ESTED PERSONS IN SUPPORT OF
ETHAN STONE, DECEASED) PRIVATE SALE

STATE OF OHIO)
SS:
COUNTY OF HAMILTON)

Booth Shepard, Charlotte Sheard, and Evelyn Baatz,
being first duly sworn, state that they are residents of Hamil-
ton County, Ohio and that they have no interest in the real
estate described as follows:

Situate in Cincinnati, Hamilton County, Ohio, on the wes-
terly side of Old Price Hill Road, now Maryland Avenue,
in Section 29, Storrs Township 139' north of River Road and
being the southerly 1/2 of the same premises leased by
Ethan Stone to Joseph Lamoth by lease recorded in Deed Book
112/190, Hamilton County, Ohio, Records, and beginning at
the northeast corner of lot leased to John Fiedler; thence
north on the west line of Maryland Avenue 26' to the center
line of the lot leased to said Joseph Lamoth by Stone;
thence westwardly on said center line to the east line of
a 40' street; thence southwardly on the east line of said
street 20' to the south west corner of said lot leased to
Lamoth; thence east on the south line of said Lamoth lot
to the place of beginning.

Being the same premises conveyed by deed recorded in Deed
Book 1913, page 647 Hamilton County, Ohio records.

that upon being informed that the Estate of Ethan Stone, deceased,
is the owner of a right to ground rent to said real estate, to-
wit: the annual sum of \$13.00, do hereby value said ground rent
and such interest of the estate of Ethan Stone, deceased, in
said real estate at Six Hundred Thirty (\$630.00) Dollars, which
sum includes the costs of Probate Court Proceedings and attorney's
fees, and further, that in their opinion, said ground rent could
not be sold for more at public sale.

Further affiants saith naught.

Booth Shepard
Booth Shepard

Charlotte Sheard
Charlotte Sheard

Evelyn Baatz
Evelyn Baatz

Sworn to before me, and subscribed in my presence this
17th day of May, 1973.

Gilbert A. Sheard
Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE
SALE

FILED

MAY 22 1973

MELVIN G. RUEGER
PROBATE JUDGE & EX OFFICIO CLERK
BY: *[Signature]*
DEPUTY CLERK

42
FILED

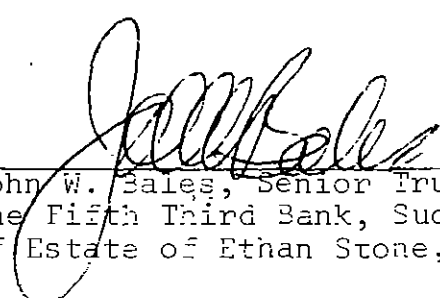
5-22-73
CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE) No. 176
) OF
) REPORT OF SALE AND TRUSTEE'S
ETHAN STONE, DECEASED) AFFIDAVIT: MOTION TO CONFIRM
) SALE

STATE OF OHIO) SS:
COUNTY OF HAMILTON)

John W. Bales being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased; that said Trustee, pursuant to an order of the Court authorizing sale and release of right to ground rent at private sale, has sold and released to Thresia Drexler such interest of the Trustee in certain real estate described in said order, for the net sum of Six Hundred Thirty (\$630.00) Dollars, which sum includes the costs of this proceeding and attorney's fees; that such private sale was made after diligent endeavor to obtain the best price for same and such price is the highest that said Trustee could obtain for said ground rent.


John W. Bales, Senior Trust Officer
The Fifth Third Bank, Successor Trustee
of Estate of Ethan Stone, deceased

Sworn to before me and subscribed in my presence this
22nd day of May, 1973.


GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

MOTION TO CONFIRM SALE

Applicant herein, The Fifth Third Bank, moves the Court for an order approving and confirming the sale as hereinabove reported.


Gilbert A. Sheard, attorney for
The Fifth Third Bank Successor
of the Estate of Ethan Stone.

NO. 176

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE

FILED

MAY 22 1973

MELVIN G. KUEGER
PROBATE JUDGE & EX-OFFICIO CLERK
BY *[Signature]*
DEPUTY CLERK

THEREFORE, IT IS ORDERED that the same be and hereby is approved and confirmed.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

ORDER APPROVING AND CONFIRMING
SALE

CONFIRMED

[Signature]
MAY 22 1973
JUDGE

PAGE _____
COURT COMMON PLEAS, PROBATE DIVISION

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40
FILED

5-22-73
CHASE M. DAVIES
PROBATE JUDGE

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$13.00 reserved under a perpetual ease from said Ethan Stone, said leased premises being described as follows:

Situate in Cincinnati, Hamilton County, Ohio, on the westerly side of Old Price Hill Road, now Maryland Avenue, in Section 29, Storrs Township 139' north of River Road and being the southerly 1/2 of the same premises leased by Ethan Stone to Joseph Lamoth by lease recorded in Deed Book 112/190, Hamilton County, Ohio, Records, and beginning at the northeast corner of lot leased to John Fiedler; thence north on the west line of Maryland Avenue 26' to the center line of the lot leased to said Joseph Lamoth by Stone; thence westwardly on said center line to the east line of a 40' street; thence southwardly on the east line of said street 20' to the south west corner of said lot leased to Lamoth; thence east on the south line of said Lamoth lot to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 1913, page 647 Hamilton County, Ohio records.

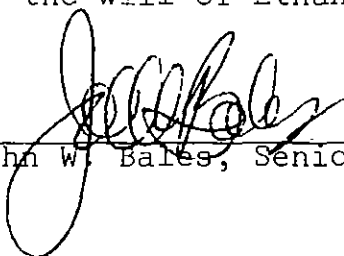
That Thresia Drexler is successor-lessee of said premises by virtue of a deed recorded in Deed Book 1913, page 647, of said Land Records, and as such is obligated to pay said annual rent reserved and all taxes and assessments thereon:

That the said Thresia Drexler made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises for the sum of Six Hundred Thirty (\$630.00) Dollars, which sum includes the costs of the proceeding and attorney's fees; and that, in the opinion of the Trustee, it is in the best interests of the trust estate to accept such offer, to release such interest in said premises by proper quitclaim

to the purchasers, and to reinvest the proceeds thereof according to law.

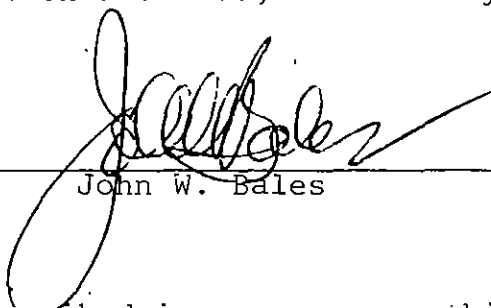
WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustees to accept said offer and to execute its deed of quitclaim to the aforesaid real estate.

The Fifth Third Bank, Successor Trustee
under the will of Ethan Stone, deceased

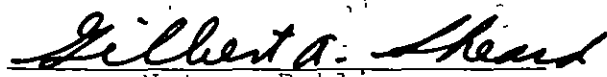
by 
John W. Bales, Senior Trust Office

State of Ohio)
County of Hamilton) SS:

John W. Bales, being first duly sworn, says that he is a Senior Trust Office of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing application are true, as he verily believes.


John W. Bales

Sworn to before me and subscribed in my presence this
17th day of May, 1973.


Notary Public

GILBERT A. SHEANE, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

APPLICATION FOR AUTHORITY TO SELL
AND RELEASE RIGHT TO GROUND RENT

FILED

MAY 22 1973

MELVIN G. RUEGER
PROBATE JUDGE / EX-OFFICIO CLERK
BY *[Signature]* DEPUTY CLERK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

36
ENTERED

MAY 22 1973

IMAGE NO. _____

11

IN THE MATTER OF THE ESTATE) 176

OF) ORDER AUTHORIZING TRUSTEE TO SELL
AND RELEASE RIGHT TO GROUND RENT AT
ETHAN STONE, DECEASED) PRIVATE SALE AND TO EXECUTE DEED

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, for an order authorizing said Trustee to accept the offer of Thresia Drexler to purchase the interest of the trust estate in the real estate described as:

Situate in Cincinnati, Hamilton County, Ohio, on the westerly side of Old Price Hill Road, now Maryland Avenue, in Section 29, Storrs Township 139' north of River Road and being the southerly 1/2 of the same premises leased by Ethan Stone to Joseph Lamoth by lease recorded in Deed Book 112/190, Hamilton County, Ohio, Records, and beginning at the northeast corner of lot leased to John Fiedler; thence north on the west line of Maryland Avenue 26' to the center line of the lot leased to said Joseph Lamoth by Stone; thence westwardly on said center line to the east line of a 40' street; thence southwardly on the east line of said street 20' to the south west corner of said lot leased to Lamoth; thence east on the south line of said Lamoth lot to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 1913, page 647 Hamilton County, Ohio records.

and upon the affidavits of three disinterested persons resident in Hamilton County, Ohio, and the evidence; on consideration whereof, the Court finds that said Trustee is successor-lessor of said real estate and thereby is entitled to receive an annual rental of \$13.00 reserved under a certain perpetual lease from said Ethan Stone, which lease obliges the lessees to pay in addition, the taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Thresia Drexler by virtue of deed recorded in Deed Book 1913, page 647, of the said land records of Hamilton County, Ohio; that the offer of said Thresia Drexler to purchase the interest of trust estate in said real estate for the next sum of \$630.00, which

37
ENTERED

sum includes the costs of Probate Court proceedings and attorney's fees, is the full value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having an interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Thresia Drexler, the owner of said leasehold estate;

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of Six Hundred Thirty (\$630.00) Dollars, which sum includes the costs of Probate Court proceedings and attorney's fees, and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quitclaim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent, reserved.

3

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

ORDER AUTHORIZING TRUSTEE TO SELL
AND RELEASE RIGHT TO GROUND RENT
AT PRIVATE SALE AND TO EXECUTE
DEED

COSTS PAID
ENTER

5,227.3

ENTERED

MAY 22 1973

ISSUED

MIN. VOL. JUDGE

COURT OF COMMON PLEAS, PROBATE DIVISION

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FILED
COURT COMMON PLEAS,
PROBATE DIVISION
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
SEP 25 AM 11:31

MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE) No. 176
) APPLICATION FOR ORDER FIXING
) TIME OF HOLDING OF ELECTION.
ETHAN STONE, DECEASED)

Now comes The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and represents to the Court that, according to the direction of said last will of Ethan Stone, deceased, an election among the Protestant communicants of former Storrs Township, Hamilton County, Ohio, shall be held once in every ten years for the purpose of deciding to what denomination of Protestant Christians certain income of the trust estate herein shall be paid during the ensuing ten year period;

That under a prior order of this Court the last such election was held November 12, 1963, for the period of ten years commencing with May 1, 1964, and ending April 30, 1974; and that a further ten year period for which an election shall be held commences on May 1, 1974;

Applicant has ascertained among those parties known by it to be interested that said election may be held on October 22, 1973, and that the following locations may be designated as polling places therefor;

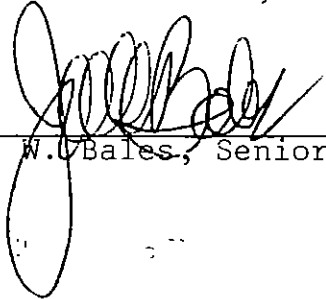
Westside Baptist Church
Education Building
3508 Glenway Avenue
Cincinnati, Ohio 45205

Price Hill United Methodist Church
704 Elberon Avenue
Cincinnati, Ohio 45205
(Education building, entrance on Phillips Ave.)

Church of God
2135 Hatmaker Street
Cincinnati, Ohio 45204
(vestibule of church)

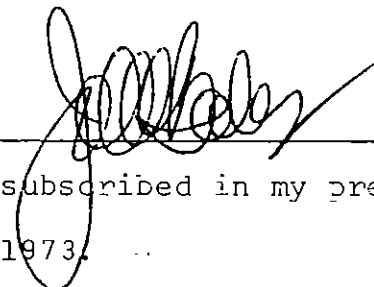
WHEREFORE, applicant prays the Court to fix October 22, 1973, as the time for holding said election and to order that notice thereof be given as provided in the several decrees entered by the Court of Common Pleas of Hamilton County, Ohio, in Case No. 95351 and Case No. A4904.

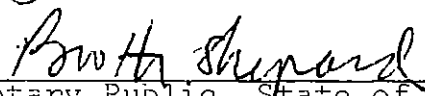
THE FIFTH THIRD BANK, Cincinnati, Ohio,
successor Trustee under the last
will of Ethan Stone, deceased

By 
John W. Bales, Senior Trust Officer

STATE OF OHIO)
 SS:
COUNTY OF HAMILTON)

John W. Bales, being first duly sworn says that he is Senior Trust Officer of The Fifth Third Bank, applicant herein, and that the facts stated in the foregoing application are true as he verily believes.


Sworn to before me and subscribed in my presence this
20th day of September, 1973.


Notary Public, State of Ohio

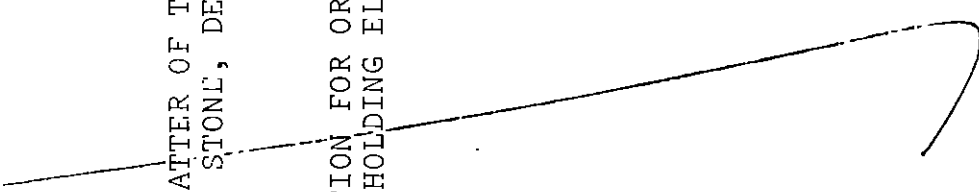
ROBERT SHEPARD, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Comm. expires on expiration
date: Section 147.03 R.C.

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF ETHAN STONE, DECEASED

APPLICATION FOR ORDER FIXING
TIME OF HOLDING ELECTION



COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED
SEP 25 1973
IMAGE NO. 63

IN THE MATTER OF THE ESTATE) No. 176

CF) ENTRY FIXING OCTOBER 22, 1973,
ETHAN STONE, DECEASED) AS TIME OF HOLDING OF ELECTION *RK*

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, to fix the time of holding of an election among the Protestant communicants of former Storrs Township, Hamilton County, Ohio, to decide to what denomination of Protestant Christians certain income of the trust estate herein shall be paid, during the ten year period commencing on May 1, 1974; and it appearing to the court that the last such election was held on November 12, 1963, in accordance with the prior order of this Court; and that said Trustee has ascertained among parties known by it to be interested that said election may be held on October 22, 1973, at the several polling places hereinafter mentioned;

IT IS THEREFORE ORDERED that said election be held on October 22, 1973, and that the following locations be designated as polling places:

Westside Baptist Church
Education Building
3508 Glenway Avenue
Cincinnati, Ohio 45205

Price Hill United Methodist Church
704 Elberon Avenue
Cincinnati, Ohio 45205
(Education building, entrance on Phillips Ave.)

Church of God
2135 Hatmaker Street
Cincinnati, Ohio 45204
(vestibule of church)

Further it is ordered that notice thereof be given by publication, as provided in the several decrees of the Court of Common Pleas of Hamilton County, Ohio, in Case No. 95351 and Case No. A4904, and that of such proceedings said Trustee make due report.

Betty Shepard, atty

Court of Common Pleas
Probate Division
Hamilton County, Ohio

No. 176

IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED

ENTRY FIXING OCTOBER 22, 1973,
AS TIME OF HOLDING OF ELECTION

ENTERED

SEP 25 1973

IMAGE NO. _____

ENTER

W. L. H. Jones

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

24

FILED
COURT COMMON PLEAS
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

73 NOV 20 AM 8:14

IN THE MATTER OF THE ESTATE) No. 176

MELVIN C. RUEGER, JUDGE
OF

ETHAN STONE, DECEASED

) AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE
) SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

Booth Shepard, Charlotte Sheard, and Evelyn Baatz, being first duly sworn, state that they are residents of Hamilton County, Ohio, and that they have no interest in the real estate described in Appendix A hereto: that, upon being informed that the Estate of Ethan Stone, deceased, is the owner of a right to ground rent to said real estate, to-wit: the annual sum of \$20.00, do hereby value said ground rent and such interest of the Estate of Ethan Stone, deceased, in said real estate at \$908.00, and further, that in their opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Booth Shepard
Booth Shepard

Charlotte Sheard
Charlotte Sheard

Evelyn Baatz
Evelyn Baatz.

Sworn to before me and subscribed in my presence this 19th
day of November, 1973.

Gilbert A. Sheard
Notary Public
GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

Appendix A

Parcel 1. Situate in Cincinnati, Hamilton County, Ohio in Section 29, T 4 F.R. 1; Beginning at a point in the west line of Maryland Avenue 113' north of the north line of west 6th Street; thence north on the west line of Maryland Avenue, 26' to a point; thence northwestwardly 175' more or less to a point in the east line of a 40' Street; thence southwardly along the east line of said 40' Street 20' to a point; thence southeastwardly 190' more or less to the west line of Maryland Avenue and the place of beginning. Being the same held under a lease from Ethan Stone and subject to the terms thereof. Being the same premises conveyed in Deed Book 3124/35.

Parcel 2. Situate in Cincinnati, Hamilton County, Ohio, in Section 29, T 4, F.R. 1; Beginning at a point in the west line of Maryland Avenue where the same is intersected by the north line of a 12' alley running nearly west from Maryland Avenue. Said alley intersects Maryland Avenue 303' more or less south of the north line of Section 29 and 75' more or less north of Lower River Road and is on the north side of a lot formerly owned by Michael Leib, thence northwardly along the west line of said Maryland Avenue 26' to a point; thence westwardly to a point in the east line of a 40' Street; 20' north from the north line of said 12' Alley; thence southwardly 20' along the east line of said 40' Street to said 12' Alley; thence eastwardly along the north line of said Alley 210' more or less to the place of beginning, save and excepting, however, the following described premises: Beginning at a point in the north line of said Alley 110' West of the West line of Maryland Avenue; thence westwardly along the north line of said Alley 100' to the intersection of the north line of said Alley and the east line of a 40' Street; thence northwardly along the east line of said 40' Street, 20' to a point; thence eastwardly along the north line of the premises above described, 94' to a point; thence southwardly 22.36' to the place of beginning. Being the same premises conveyed in Deed Book 3300/12.

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

176
73 NOV 20 AM 9:14

MEYER, JUDGE
IN THE MATTER OF THE ESTATE) No. 176

OF) APPLICATION FOR AUTHORITY TO
ETHAN STONE, DECEASED) SELL AND RELEASE RIGHT TO
GROUND RENT, AND TO CONFIRM
ATTORNEY FEES.

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$20.00 reserved under a perpetual lease from said Ethan Stone, said leased premises being described in Appendix A hereto.

That Everett G. Rogers and Pauline M. Rogers are successor-lessees of said premises by virtue of deeds recorded in Deed Book 3124, page 35, and Deed Book 3300, page 12, of said Land Records, and as such are obligated to pay said annual rent reserved and all taxes and assessments thereon:

That the said Everett G. Rogers and Pauline M. Rogers made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises for the sum of NINE HUNDRED EIGHTEEN (\$918.00) Dollars, which sum includes the costs of the proceeding and a \$100.00 attorney's fee; and that, in the opinion of the Trustee, it is in the best interests of the trust estate to accept such offer, to release such interest in said premises by proper quitclaim to the purchasers, and to

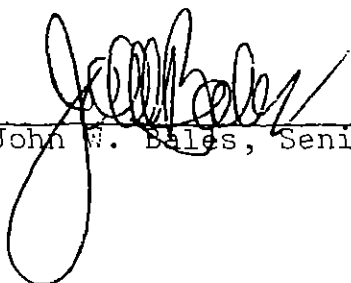
reinvest the proceeds thereof according to law:

That your applicant has released its interests in certain real estate as a result of condemnation proceedings in the general division of Court of Common Pleas, Hamilton County, Ohio, namely the premises at 444 Grand Avenue, Cincinnati, Ohio, to Sylvia C. Slutz, and premises on Elberon Avenue, Cincinnati, Ohio to Rosemary R. Longano;

That your applicant incurred attorney fees as a result of the first said condemnation of \$75.00 and incurred attorney fees in the amount of \$25.00 as a result of the second said condemnation; that said attorney fees were necessary and beneficial to the estate and were reasonable for the services rendered.

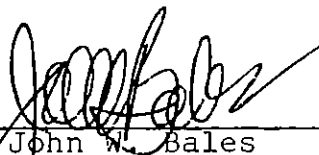
WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustee to accept said offer and to execute its deed of quitclaim to the aforesaid real estate, and for an order confirming the payment of said past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

The Fifth Third Bank, Successor Trustee
under the will of Ethan Stone, deceased

by 
John W. Bales, Senior Trust Officer

State of Ohio)
 SS:
County of Hamilton)

John W. Bales, being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing application are true, as he verily believes.



John W. Bales

Sworn to before me and subscribed in my presence this
19th day of November, 1973.



Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.08 R. C.



Gilbert A. Sheard, Attorney at Law
511 Walnut Street
1714 DuBois Tower
Cincinnati, Ohio 45202

621-1542

Appendix A

Parcel 1. Situate in Cincinnati, Hamilton County, Ohio in Section 29, T 4 F.R. 1; Beginning at a point in the west line of Maryland Avenue 113' north of the north line of west 6th Street; thence north on the west line of Maryland Avenue, 26' to a point; thence northwestwardly 175' more or less to a point in the east line of a 40' Street; thence southwardly along the east line of said 40' Street 20' to a point; thence southeastwardly 190' more or less to the west line of Maryland Avenue and the place of beginning. Being the same held under a lease from Ethan Stone and subject to the terms thereof. Being the same premises conveyed in Deed Book 3124/35.

Parcel 2. Situate in Cincinnati, Hamilton County, Ohio, in Section 29, T 4, F.R. 1; Beginning at a point in the west line of Maryland Avenue where the same is intersected by the north line of a 12' alley running nearly west from Maryland Avenue. Said alley intersects Maryland Avenue 303' more or less south of the north line of Section 29 and 75' more or less north of Lower River Road and is on the north side of a lot formerly owned by Michael Leib, thence northwardly along the west line of said Maryland Avenue 26' to a point; thence westwardly to a point in the east line of a 40' Street; 20' north from the north line of said 12' Alley; thence southwardly 20' along the east line of said 40' Street to said 12' Alley; thence eastwardly along the north line of said Alley 210' more or less to the place of beginning, save and excepting, however, the following described premises: Beginning at a point in the north line of said Alley 110' West of the West line of Maryland Avenue; thence westwardly along the north line of said Alley 100' to the intersection of the north line of said Alley and the east line of a 40' Street; thence northwardly along the east line of said 40' Street, 20' to a point; thence eastwardly along the north line of the premises above described, 94' to a point; thence southwardly 22.36' to the place of beginning. Being the same premises conveyed in Deed Book 3300/12.

3

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

NOV 29 1973

IMAGE NO. _____

4

value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Everett G. Rogers and Pauline M. Rogers, the owners of said leasehold estate; that the payment of a \$75.00 attorney fee for services rendered in release of 444 Grand Avenue to Sylvia C. Slutz in a judicial condemnation proceeding ought to be confirmed; that the payment of a \$25.00 attorney fee for services rendered in release of Elberon Avenue property to Rosemary R. Longano in a judicial condemnation proceeding ought to be confirmed; that a \$100.00 attorney fee in the within proceeding ought to be allowed.

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of \$918.00, which sum includes the costs of Probate Court proceedings and attorney's fees, and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quitclaim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved; that the payment of a \$75.00 attorney fee for services rendered in release of 444 Grand Avenue to Sylvia C. Slutz in a judicial condemnation proceeding is confirmed; that the payment of a \$25.00 attorney fee for services

ENTER

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

NOV 20 1973

rendered in release of Elberon Avenue property to Rosemary R.

Longano in a judicial condemnation proceeding is confirmed, and

that the Trustee herein is allowed \$100.00 out of the proceeds
of sale for payment of an attorney's fee.

5

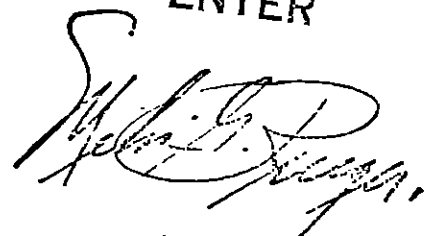
IMAGE NO.

Gilbert A. Sheard

Gilbert A. Sheard, Attorney at Law
1714 DuBois Tower
Cincinnati, Ohio 45202

621-1542

ENTER



JUDGE
COURT COMMON PLEAS. PROBATE DIVISION

500-2310

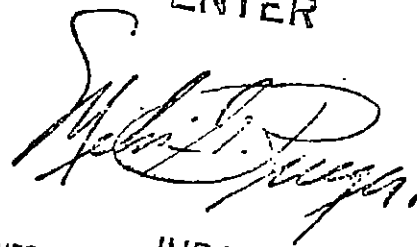
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6

Parcel 1. Situate in Cincinnati, Hamilton County, Ohio in Section 29, T 4 F.R. 1; Beginning at a point in the west line of Maryland Avenue 113' north of the north line of west 6th Street; thence north on the west line of Maryland Avenue, 26' to a point; thence northwestwardly 175' more or less to a point in the east line of a 40' Street; thence southwardly along the east line of said 40' Street 20' to a point; thence southeastwardly 190' more or less to the west line of Maryland Avenue and the place of beginning. Being the same held under a lease from Ethan Stone and subject to the terms thereof. Being the same premises conveyed in Deed Book 3124/35.

Parcel 2. Situate in Cincinnati, Hamilton County, Ohio, in Section 29, T 4, F.R. 1; Beginning at a point in the west line of Maryland Avenue where the same is intersected by the north line of a 12' alley running nearly west from Maryland Avenue. Said alley intersects Maryland Avenue 303' more or less south of the north line of Section 29 and 75' more or less north of Lower River Road and is on the north side of a lot formerly owned by Michael Leib, thence northwardly along the west line of said Maryland Avenue 26' to a point; thence westwardly to a point in the east line of a 40' Street; 20' north from the north line of said 12' Alley; thence southwardly 20' along the east line of said 40' Street to said 12' Alley; thence eastwardly along the north line of said Alley 210' more or less to the place of beginning, save and excepting, however, the following described premises: Beginning at a point in the north line of said Alley 110' West of the West line of Maryland Avenue; thence westwardly along the north line of said Alley 100' to the intersection of the north line of said Alley and the east line of a 40' Street; thence northwardly along the east line of said 40' Street, 20' to a point; thence eastwardly along the north line of the premises above described, 94' to a point; thence southwardly 22.36' to the place of beginning. Being the same premises conveyed in Deed Book 3300/12.

ENTER

JUDGE
COURT, COMMON PLEAS, PROBATE DIVISION

176
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COURT COMMON PLEAS,
PROBATE DIVISION

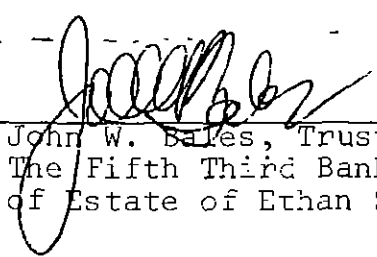
73 NOV 20 AM 9:14

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

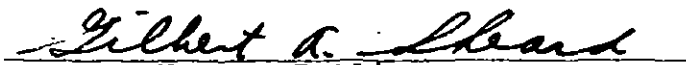
IN THE MATTER OF THE ESTATE) No. 176
OF)
ETHAN STONE, DECEASED) REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

John W. Bales being first duly sworn, says that he is a Senior Trust officer of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased; that said Trustee, pursuant to an order of the Court authorizing sale and release of right to ground rent at private sale, has sold and released to Everett G. Rogers and Pauline M. Rogers such interest of the Trustee in certain real estate described in said order, for the net sum of \$918.00, which sum includes the costs of this proceeding and \$100.00 attorney's fees; that such private sale was made after diligent endeavor to obtain the best price for same and such price is the highest that said Trustee could obtain for said ground rent.


John W. Bales, Trust Officer
The Fifth Third Bank, successor-Trustee
of Estate of Ethan Stone, deceased

Sworn to before me and subscribed in my presence this 20th
day of November, 1973.


Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

MOTION TO CONFIRM SALE

Applicant herein, The Fifth Third Bank, moves the Court for an order approving and confirming the sale as hereinabove reported.

Gilbert A. Sheard
Gilbert A. Sheard, attorney for
The Fifth Third Bank successor Trustee
of the Estate of Ethan Stone, deceased

Gilbert A. Sheard
1714 DuBois Tower
Cincinnati, Ohio 45202

621-1542

176

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

NOV 20 1973

IMAGE NO. 28

IN THE MATTER OF THE ESTATE) No. 176
)
) ORDER APPROVING AND
) CONFIRMING SALE
ETHAN STONE, DECEASED)

This cause coming on to be heard upon the report of The Fifth Third Bank, successor Trustee, of its proceedings under the former order of this Court, and upon motion to confirm the sale to Everett G. Rogers and Pauline M. Rogers, made in obedience to said order; and it appearing to the Court that such proceedings were correct and that the sale was proper and fair.

THEREFORE, IT IS ORDERED that the same be and hereby is approved and confirmed.

Gilbert A. Sheard

Gilbert A. Sheard
1714 DuBois Tower, Cincinnati, Ohio 45202
621-1542

ENTER
[Signature]
JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

176
FILED
COURT COMMON PLEAS.
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

'73 DEC 11 AM 8:51

IN THE MATTER OF THE ESTATE)
OF)
ETHAN STONE, DECEASED)

No. 176
TRUSTEE'S REPORT OF HOLDING
ELECTION OCTOBER 22, 1973,
TO DETERMINE RECIPIENT OF
CHURCH FUND

Now comes The Fifth Third Bank, successor Trustee under the Last Will and Testament of Ethan Stone, deceased, and respectfully represents to the Court that as provided in said Will of Ethan Stone, deceased, and in accordance with the order of this Court and the several decrees of the Court of Common Pleas of Hamilton County, Ohio, entered in Case No. 95351 and in Case No. A-4904, an election was duly held by said Trustee on October 22, 1973, among the Protestant communicants of former Storrs Township in Hamilton County, Ohio, to determine the recipient of certain income from said trust estate known as the "Church Fund" for the ten year period next ensuing from May 1, 1974, the last such election having been held on November 12, 1963, as a result of which a recipient was designated to receive said income for the ten year period ensuing from May 1, 1964.

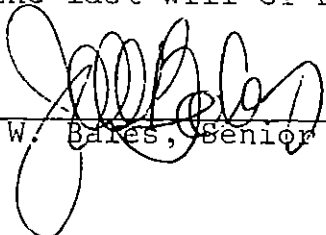
Said Trustee further represents that on each of the days of October 2, October 10 and October 18, 1973, during the period of three weeks prior to such election, Trustee caused notice thereof to be given by publication in The Cincinnati Post and Times-Star, a newspaper of general circulation in Hamilton County, Ohio, containing a statement of the hours and polling places of such election,

a copy of which notice is hereto attached and made a part hereof; that on October 22, 1973, Trustee caused said polling places to be opened at the time and at the places mentioned in said notice for the casting of votes by the persons entitled to vote at said election, and supplied each of said polling places with a sufficient number of uniform ballots, prepared under direction of this Court, a copy of said ballot being attached hereto and made a part hereof, and also supplied to such polling places necessary accessories for the marking of said ballots; that Trustee selected and appointed three proper persons at each of said polling places mentioned in such notice, to serve as judges of the election and that said judges in turn selected and appointed two proper persons at each of said polling places to serve as clerks of the election, all as provided in the aforesaid order of Court; that such election, so held, resulted in votes being cast, as per exhibit attached hereto, as more fully appears from the poll books and certifications of the judges and clerks of said election, and that the State Avenue United Methodist Church has waived its right to share in trust funds, as per letter attached hereto.

WHEREFORE, said Trustee prays the Court to determine and designate the proper recipient of said Church Fund for the propagation of the Protestant religion in said former Storrs Township in Hamilton County, Ohio, as provided under said will of Ethan Stone, deceased, for the ten year period next ensuing from May 1, 1974, and for all other necessary and proper orders in the premises.

THE FIFTH THIRD BANK, successor Trustee
under the last will of Ethan Stone, Deceased

By


John W. Bales, Senior Trust Officer

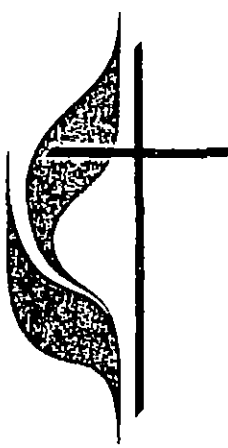
STATE OF OHIO,

COUNTY OF HAMILTON,

John W. Bales, being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing report of Trustee are true, as he verily believes.

Sworn to before me and subscribed in my presence this
6th day of December, 1973.

Gilbert A. Sheard
Notary Public
GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.



State Avenue United Methodist Church

686-690 State Avenue — Cincinnati, Ohio 45204

Rex. E. Schrolucke, Pastor

Phones: Church 921-1166

Parsonage 921-4814

November 24, 1973

Miss Alberta Sitzman
The Fifth Third Bank
Trust Department
Cincinnati, Ohio 45202

Dear Miss Sitzman:

Concerning the Ethan Stone Trust election, the Administrative Board of State Avenue United Methodist Church voted to relinquish their votes, thus making Price Hill United Methodist Church the lone recipient of the Trust income.

Sincerely,

Rex E. Schrolucke, Pastor

OFFICIAL BALLOT

DECENNIAL DESIGNATION ELECTION
ETHAN STONE TRUST CHURCH FUND



Monday, October 22, 1973

From 12:00 Noon to 8:00 P.M.



... VOTING PLACES ...

Church of God, 2135 Hatmaker St., 45204 (vestibule of church)

Price Hill United Methodist Church, 704 Elberon Ave., 45205 (education building — entrance on Phillips Ave.)

Westside Baptist Church, 3508 Glenway Ave., 45205 (education building)

I hereby certify that I am a resident of Storrs Township, Hamilton County, Ohio, living at

.....
that I am over the age of fifteen years, and have the right to partake of the Lord's Supper in a Protestant Church in said Township, and do hereby cast my vote for the

..... Denomination
to receive the income of the Church Trust Fund under the will of Ethan Stone, deceased, for ten years next ensuing starting May, 1974.

.....
(SIGN HERE)

THE FIFTH THIRD BANK

Trustee under the will of Ethan Stone, deceased
Signature, address, and name of denomination must be written in ink or indelible pencil.

STATE OF OHIO, }
Hamilton County } SS.

Angela L. Stormer

personally appeared before me, and upon her oath says that she is Clerk of the Publishers of THE CINCINNATI POST AND TIMES-STAR a newspaper printed and of general circulation in Hamilton County, State of Ohio, and that the attached notice has been published in THE CINCINNATI POST AND TIMES-STAR on the following days:

October 2, 1973

October 10, 1973

October 18, 1973

LEGAL NOTICE
Notice to Protestant Communicants of
Former Storrs Township, Hamilton County,
Ohio of Election to be Held in
Accordance with the Will of Ethan
Storrs, Deceased.

Notice is hereby given to the Protestant communicants of former Storrs Township, Hamilton County, Ohio, that an election to decide which denomination of Protestant Christians shall receive the fund devised under the will of Ethan Storrs, deceased, for the support of Protestant religion in said former township for the ten year period beginning May 1, 1974, will be held on Monday, October 22, 1973 from 12:00 noon to 8:00 p.m. and that the following locations have been designated as polling places therefor:

- Church of God, 2135 Halmaker Street, Cincinnati, Ohio 45204 (vestibule of church)
- Price H. J. United Methodist Church, 704 Elberton Avenue, Cincinnati, Ohio 45205 (Education Building—entrance on Phillips Ave.)
- Westside Baptist Church, 3508 Glenway Avenue, Cincinnati, Ohio 45205 (Education Building)

THE FIFTH THIRD BANK,
CINCINNATI, OHIO
successor Trustee under the will of
Ethan Storrs, deceased
#47873—Published Oct. 2, 10, 18, 1973.

Angela L. Stormer

Subscribed and sworn before me

this 23rd day

of October 19 73

John H. O'Bryan

Notary Public

State of Ohio, Hamilton County, ss.

JOHN H. O'BRYAN

Notary Public, Hamilton County, Ohio
My Commission Expires Feb. 14, 1978

No. _____

Hamilton County _____ Court.

IN RE- _____

... of ...

Proof of Publication

Polling Place - Price Hill United Methodist Church (Education Building)

	<u>Number of Votes</u>
Westside Baptist Church	24
Price Hill Church of the Nazarene	4
Church of God (Hatmaker St.)	1
State Avenue United Methodist Church	2
Price Hill United Methodist Church	190
Price Hill United Church of Christ	<u>57</u>
Total Valid Ballots Cast	278

Polling Place - Church of God, 2135 Hatmaker (vestibule of church)

Church of God	167
State Avenue United Methodist Church	13
True Way Pentacostal Church	18
Westside Baptist Church	3
Invalid Ballots	<u>(10)</u>
Total Valid Ballots Cast	201

Polling Place - Westside Baptist Church (Education Building)

Price Hill United Church of Christ	6
Plymouth United Church of Christ	3
Westside Baptist Church	149
Invalid Ballots	<u>(4)</u>
Total Valid Ballots Cast	158

Total votes by recipient:

Price Hill United Methodist Church	190
State Avenue United Methodist Church	15
Westside Baptist Church	176
Church of God, Hatmaker St.	168
Price Hill United Church of Christ	63
True Way Pentacostal Church	18
Price Hill Church of the Nazarene	4
Plymouth United Church of Christ	<u>3</u>
Total valid ballots cast at all polls	637

CP

ENTERED

DEC 11 1973

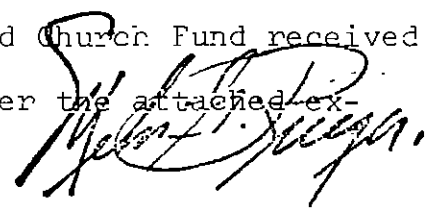
IMAGE No. 3

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE) No. 176
)
) ORDER DESIGNATING RECIPIENT
ETHAN STONE, DECEASED) OF CHURCH FUND

This cause coming on to be heard upon the report of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, of an election held by said Trustee on October 22, 1973, among the Protestant communicants of former Storrs Township, Hamilton County, Ohio, to determine the recipient of certain income of said trust estate constituting the "Church Fund" for the ten-year period next ensuing from May 1, 1974, pursuant to the provisions of the will of said Ethan Stone, deceased, and in accordance with the orders of this Court and the orders of the Court of Common Pleas, Hamilton County, Ohio entered in Case No. 95351 and Case No. A-4904, and upon the evidence; and on consideration thereof, the Court finds that due notice of the holding of such election was given by publication in The Cincinnati Post and Times-Star as required by said orders of Court, and that said election, so held by said Trustee on October 22, 1973, was in all respects properly and fairly held in compliance with the will of said decedent and the aforesaid orders of Court; and the Court further finds that as a result of said election the denominations represented by churches contesting for such designation as recipient of said Church Fund received votes at the respective polling places, as per the attached ex-

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

176

ENTERED

hibit; and the court further finds that the State Avenue Methodist Church has waived its rights to share in trust funds. DEC 11 1973

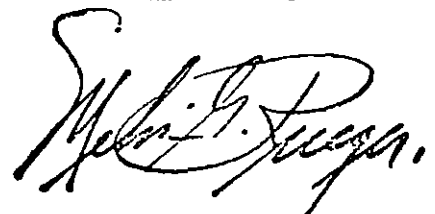
IMAGE No. 4

The Court further finds that the Methodist denomination of Protestant Churches represented by the Price Hill Methodist Church and State Avenue Methodist Church, received the largest number of votes and is therefore entitled to receive the net Church Fund as provided in said will of Ethan Stone, deceased, for the ten-year period next ensuing from May 1, 1974.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said Methodist denomination represented by the Price Hill Methodist Church be, and hereby is designated, as the proper recipient of the net Church Fund for the propagation of the Protestant religion in the former Township of Storrs, Hamilton County, Ohio, for the ten-year period next ensuing from May 1, 1974 and The Fifth Third Bank, as successor Trustee, is hereby directed to pay to said Price Hill Methodist Church such net Church Fund arising under the Will of Ethan Stone, deceased.

Gilbert A. Sharp,
attorney for
trustees

ENTER



JUDGE

COURT COMMON PLEAS, PROBATE DIVISION

Polling Place - Price Hill United Methodist Church (Education Building)

Westside Baptist Church
 Price Hill Church of the Nazarene
 Church of God (Hatmaker St.)
 State Avenue United Methodist Church
 Price Hill United Methodist Church
 Price Hill United Church of Christ
 Total Valid Ballots Cast

Number of Votes

24
 4 DEC 11 1973
 1
 2
 190
 57
 278

Polling Place - Church of God, 2135 Hatmaker (vestibule of church)

Church of God
 State Avenue United Methodist Church
 True Way Pentacostal Church
 Westside Baptist Church
 Invalid Ballots
 Total Valid Ballots Cast

167
 13
 18
 3
 (10)
 201

Polling Place - Westside Baptist Church (Education Building)

Price Hill United Church of Christ
 Plymouth United Church of Christ
 Westside Baptist Church
 Invalid Ballots
 Total Valid Ballots Cast

6
 3
 149
 (4)
 158

Total votes by recipient:

Price Hill United Methodist Church
 State Avenue United Methodist Church
 Westside Baptist Church
 Church of God, Hatmaker St.
 Price Hill United Church of Christ
 True Way Pentacostal Church
 Price Hill Church of the Nazarene
 Plymouth United Church of Christ
 Total valid ballots cast at all polls

190
 15
 176
 168
 63
 18
 4
 3
 637

ENTER

[Handwritten Signature]

JUDGE

COURT COMMON PLEAS, PROBATE DIVISION

176
FILED
COURT COMMON PLEAS,
PROBATE DIVISION

73 DEC 20 AM 11:44
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

4
IN THE MATTER OF THE ESTATE) No. 176

OF) APPLICATION FOR AUTHORITY TO
ETHAN STONE, DECEASED) SELL AND RELEASE RIGHT TO
GROUND RENT

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$20.00 reserved under a perpetual ease from said Ethan Stone, said leased premises being described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Fractional Range 1, Town 4, Section 29, Storr's Township; beginning at a point in the north side of West Sixth Street at the intersection of Price Hill Road; thence in an easterly direction along the north line of West Sixth Street, 56' to a point 40' feet west of the original stone marked CBC; thence in a northerly direction 82' to the southwesterly line and corner of the property deed in Deed Book 879, page 101 to Joseph Hartnagel; thence in a northwesterly direction along Hartnagel's west line to a point in the east line of Price Hill Road and thence along said east line south to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 3393, page 198 Hamilton County, Ohio records.

That Metromedia, Inc. is successor-lessee of said premises by virtue of a deed recorded in Deed Book 3393, page 198, of said Land Records, and as such is obligated to pay said annual rent reserved and all taxes and assessments thereon:

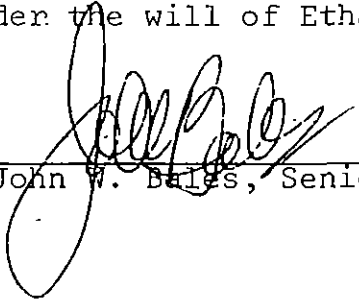
That the said Metromedia, Inc. has made a bona fide offer

to said Trustee to purchase all of the Trustee's right, title and interest in said premises and to pay delinquent rentals, all for the sum of \$1,260.00, which sum includes the costs of the proceeding and attorney's fees of \$150.00; and that, in the opinion of the Trustee, it is in the best interests of the trust estate to accept such offer, to release such interest in said premises by proper quitclaim to the purchasers, and to reinvest the proceeds thereof according to law.

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 to execute its deed of quitclaim to the aforesaid real estate.

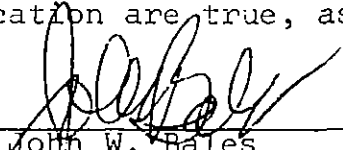
Gilbert A. Sheard,
attorney for estate

The Fifth Third Bank, Successor Trustee
under the will of Ethan Stone, deceased

by 
John W. Bales, Senior Trust Officer

State of Ohio)
County of Hamilton) SS:

John W. Bales, being first duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the last will of Ethan Stone, deceased, and that the facts stated in the foregoing application are true, as he verily believes.


John W. Bales

Sworn to before me and subscribed in my presence this 19th
day of December, 1973.


Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

ENTERED

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COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IMAGE No.

IN THE MATTER OF THE ESTATE) No. 176

OF) ORDER AUTHORIZING TRUSTEE TO SELL
AND RELEASE RIGHT TO GROUND RENT
ETHAN STONE, DECEASED) AT PRIVATE SALE AND TO EXECUTE
DEED, AND ALLOWING ATTORNEY FEES

This cause coming on to be heard upon the application of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, for an order authorizing said Trustee to accept the offer of Metromedia, Inc. to purchase the interest of the trust estate in the real estate described as:

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Fractional Range 1, Town 4, Section 29, Storr's Township; beginning at a point in the north side of West Sixth Street at the intersection of Price Hill Road; thence in an easterly direction along the north line of West Sixth Street, 56' to a point 40 feet west of the original stone marked CBC; thence in a northerly direction 82' to the southwesterly line and corner of the property. deed in Deed Book 879, page 101 to Joseph Hartrnagel; thence in a northwesterly direction along Hartrnagel's west line to a point in the east line of Price Hill Road and thence along said east line south to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 3393, page 198 Hamilton County, Ohio records.

and upon the affidavits of three disinterested persons resident in Hamilton County, Ohio, and the evidence; on consideration whereof, the Court finds that said Trustee is successor lessee of said real estate and thereby is entitled to receive an annual rental of \$20.00 reserved under a certain perpetual lease from said Ethan Stone, which lease obliges the lessees to pay in addition, the

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taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Metromedia, Inc. by virtue of deed recorded in Deed Book 3393, page 198, of the said land records of Hamilton County, Ohio; that the offer of said Metromedia, Inc. to purchase the interest of trust estate in said real estate for the net sum of \$1,260.00, which sum includes the costs of Probate Court proceedings, attorney fees and delinquent rentals, is the full value thereof and the best price obtainable; and that it is in the best interests of the trust estate and of all persons having an interest in said trust under the will of Ethan Stone, deceased, that the Trustee's right, title, and interest in and to the foregoing real estate be sold at private sale to Metromedia, Inc., the owner of said leasehold estate,

IT IS THEREFORE ORDERED that The Fifth Third Bank, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of \$1,260.00, which sum includes the costs of Probate Court proceedings and attorney's fees and delinquent rentals, and upon payment of such sum, or securing the same to be paid, to execute and deliver a proper quit-claim deed, conveying all of the right, title, and interest of the Trustee in and to said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved, and that said Trustee is allowed a sum of \$150.00 out of the proceeds of sale for attorney fees.

ENTERED

*Gilbert A. Sheard,
att'y for trustee*

[Signature]
JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

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IMAGE No. _____

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE) No. 176
OF) ORDER APPROVING AND
ETHAN STONE, DECEASED) CONFIRMING SALE

This cause coming on to be heard upon the report of The Fifth Third Bank, successor Trustee, of its proceedings under the former order of this Court, and upon motion to confirm the sale to Metromedia, Inc., made in obedience to said order; and it appearing to the Court that such proceedings were correct and that the sale was proper and fair.

THEREFORE, IT IS ORDERED that the same be and hereby is approved and confirmed.

Gilbert A. Sheard,
atty for trustee

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[Signature]

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COURT COMMON PLEAS, PROBATE DIVISION

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COURT OF COMMON PLEAS
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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IN THE MATTER OF THE ESTATE) No. 176

WELAND G. RUEGER, JUDGE

OF

) AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE SALE

ETHAN STONE, DECEASED)

STATE OF OHIO)

SS:

COUNTY OF HAMILTON)

Patricia Ann Keller

~~Booth Sheard~~, Charlotte Sheard, and Evelyn Baatz;

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:

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Fractional Range 1, Town 4, Section 29, Storr's Township; beginning at a point in the north side of West Sixth Street at the intersection of Price Hill Road; thence in an easterly direction along the north line of West Sixth Street, 56' to a point 40 feet west of the original stone marked CBC; thence in a northerly direction 82' to the southwesterly line and corner of the property deed in Deed Book 879, page 101 to Joseph Hartnagel; thence in a northwesterly direction along Hartnagel's west line to a point in the east line of Price Hill Road and thence along said east line south to the place of beginning.

Being the same premises conveyed by deed recorded in Deed Book 3393, page 198 Hamilton County, Ohio records.

that upon being informed that the Estate of Ethan Stone, deceased, is the owner of a right to ground rent to said real estate, to-wit: the annual sum of \$20.00, do hereby value said ground rent and such interest of the estate of Ethan Stone, deceased, in said real estate at \$1,100.00, and further, that in their opinion,

said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Patricia Ann Keller
~~Booth Shepard~~

Charlotte Sheard
Charlotte Sheard

Evelyn Baatz
Evelyn Baatz

Sworn to before me, and subscribed in my presence this 19th
day of December, 1973.

Gilbert A. Sheard
Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

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PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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IN THE MATTER OF THE ESTATE) No. 176

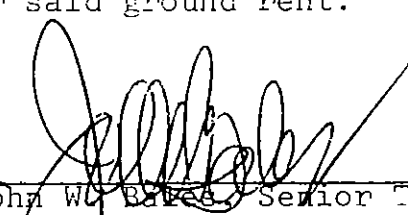
MELVIN C. SCOPED, JUDGE

ETHAN STONE, DECEASED

) REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

John W. Bales being first duly sworn says that he is a Senior Trust Officer of The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased; that said Trustee, pursuant to an order of the Court authorizing sale and release of right to ground rent at private sale, has sold and released to Metromedia, Inc., such interest of the Trustee in certain real estate described in said order, for the net sum of \$1,260, which sum includes the costs of this proceeding and attorney's fees, that such private sale was made after diligent endeavor to obtain the best price for same and such price is the highest that said Trustee could obtain for said ground rent.


John W. Bales, Senior Trust Officer
The Fifth Third Bank, Successor Trustee
of Estate of Ethan Stone, deceased

Sworn to before me and subscribed in my presence this
20th day of December, 1973.


Notary Public
GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R. C.

MOTION TO CONFIRM SALE

Applicant herein, The Fifth Third Bank, moves the Court for an order approving and confirming the sale as hereinabove reported.

Gilbert A. Sheard

Gilbert A. Sheard, attorney for
The Fifth Third Bank Successor Trustee
of the Estate of Ethan Stone, deceased