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FILED
COURT COMMON PLEAS,
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

'74 JAN 29 PM 1:44

176

IN THE MATTER OF THE ESTATE
MELVIN G. RUEGER, JUDGE

OF
ETHAN STONE, DECEASED

) No. 176
)
) APPLICATION FOR INSTRUCTIONS TO
) SUCCESSOR-TRUSTEE
)

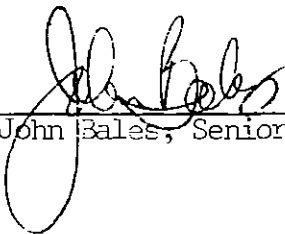
Now comes The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, and respectfully represents to the Court that from the public records of Hamilton County, Ohio, it appears that it has no interest or right as such Trustee in the real estate which is hereinafter described, nor any right to receive an annual ground rent thereon:

Situate in the City of Cincinnati, Hamilton County, Ohio, to-wit: Beginning at a point in the northwesterly line of West Sixth Street 622.32 feet northwardly from the northwest corner of West Sixth Street and Ansonia Avenue; thence North 41 Degrees 19' West with the line dividing the properties of H. D. Jones from the property of the grantors herein, for a distance of 120.23 feet to an angle in said line; thence North 33 Degrees 51' East, parallel with the westerly line of the grantors' lot, for a distance of 66.28 feet to a point in the southerly side of a 12 foot alley; thence South 70 Degrees 09' East a distance of 76 feet, more or less, to a point in the westerly line of Maryland Avenue; thence southwardly with the westerly line of said Maryland Avenue for a distance of 75 feet, more or less, to the intersection of the westerly line of Maryland Avenue with the northwesterly line of said Sixth Street; thence South 39 Degrees 30 1/2 West with the northwesterly line of said Sixth Street for a distance of 55.29 feet to the place of beginning.

Being the same premises described in Deed Book 2995 page 343 of said land records. Theresa Edna Drexler has offered to pay the sum of \$202.00 to the Trustee for release by quit claim deed of the Trustee of any interest in said real estate, said sum to include a \$100.00 attorney fee and the court costs of the proceeding, thereby confirming and perfecting her title to the premises above described. The Trustee believes that it would be in the best interests of the decedent's trust estate, to accept the offer of said persons and to invest such above mentioned amount, according to law.

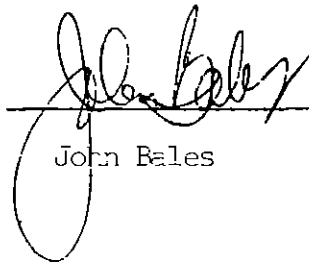
WHEREFORE, The Fifth Third Bank, Successor-Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing said Trustee to accept the foregoing offer to confirm said attorney fees, and to execute its deed of quit claim to the above described real estate.

THE FIFTH THIRD BANK
Successor-Trustee under the Will of
Ethan Stone, deceased

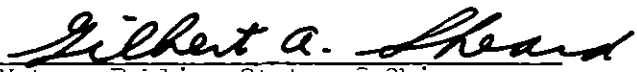
by 
John Bales, Senior Trust Officer

STATE OF OHIO)
 SS:
HAMILTON COUNTY)

John 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, and that the facts stated in the foregoing offer, are true as he verily believes.


John Bales

Sworn to and subscribed to before me this 28th day of January, 1974.


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

176

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

CH

ENTERED

JAN 29 1974

IMAGE No. 85

IN THE MATTER OF THE ESTATE) No. 176
)
OF) ORDER INSTRUCTING SUCCESSOR-TRUSTEE
)
ETHAN STONE, DECEASED)

This cause came on to be heard upon the application of The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, for instructions and an order authorizing said Trustee to release by quit claim to Theresa Edna Drexler certain real estate in which it appears that no known interest of the trust estate is outstanding, for the purpose of confirming and perfecting title to said real estate of said Theresa Edna Drexler and it appearing that she has offered to pay therefor the sum of \$100.00 and to pay a \$100.00 attorney fee and pay all costs of this proceeding, and that it is in the best interests of the trust estate to accept such proposal.

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Theresa Edna Drexler for the real estate described in the petition upon payment to said Trustee of the sum of \$202.00 and that a \$100.00 attorney fee for services in this matter is confirmed, and that the sum of \$100.00 remaining after fees and costs be invested according to law.

Gilbert A. Shand,
atty for estate

ENTER

[Signature]

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

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FILED
COURT COMMON PLEAS.
PROBATE DIVISION

COURT OF COMMON PLEAS
'74 FEB 20 AM 8:54
PROBATE DIVISION

MELVIN G. RUEGER, JUDGE HAMILTON COUNTY, OHIO

ESTATE OF

ETHAN STONE

)
)
)
)

No. 176

APPLICATION TO FIX AND ALLOW COMPENSATION
OF TRUSTEE AND COUNSEL

Now comes The Fifth Third Bank, successor trustee under the will of Ethan Stone, deceased, by John W. Bales, Senior Trust Officer, and makes application for an allowance of compensation for its services in carrying out the terms of said trust during the period of October 29, 1971 to October 31, 1973.

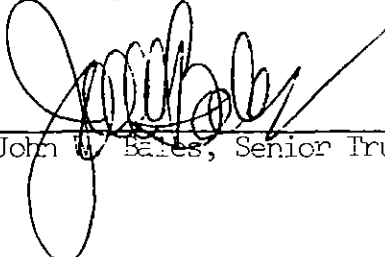
Your applicant represents that the appraised or cost valuation of principal of said trust on October 29, 1971, was \$43,512.88, and on October 31, 1972, was \$43,629.15.

Your applicant further represents that Booth Shepard, attorney, has rendered legal services, during said period, of benefit to the trust estate.

Wherefore, applicant prays the Court to fix the compensation of the said The Fifth Third Bank, successor trustee, in a reasonable amount, and to fix the counsel fee of Booth Shepard, attorney, a reasonable amount, and to authorize payment thereof from funds of the trust estate now on hand, including the same as items in the next account of said trustee.

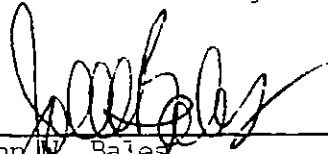
THE FIFTH THIRD BANK
Successor Trustee under the Will
Ethan Stone, Deceased

By


John W. Bales, Senior Trust Officer

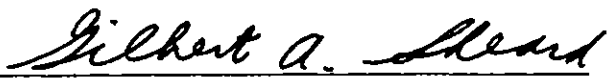
STATE OF OHIO)
 SS:
COUNTY OF HAMILTON)

John W. Bales, being first duly sworn says that he a Senior Trust Officer of The Fifth Third Bank, the applicant herein, 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 February, 1974.



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

ENTERED

FEB 20 1974

IMAGE No. 100 3

ESTATE OF

ETHAN STONE

No. 176

ENTRY FIXING AND ALLOWING COMPENSATION
OF TRUSTEE AND COUNSEL *ek*

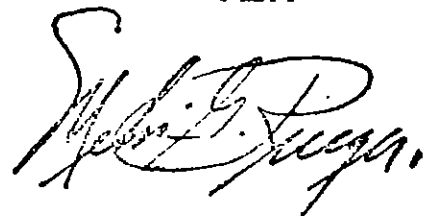
This cause came on to be heard upon the application of The Fifth Third Bank, successor trustee under the will of Ethan Stone, deceased, for an order fixing compensation of said trustee and fixing the reasonable value of legal services of Booth Shepard, attorney, and authorizing payment thereof from funds of said trust estate.

On consideration thereof the Court fixes compensation of the said The Fifth Third Bank, successor trustee, for services in the period of October 29, 1971 to October 31, 1973, in the amount of \$ 435.71; and the Court further finds that the services of Booth Shepard, attorney, were of benefit to the trust estate and have a reasonable value of \$ 250.00.

IT IS THEREFORE ORDERED that said trustee pay to said The Fifth Third Bank the amount of \$ 435.71, as aforesaid, less credits thereto for any advances, and to Booth Shepard, attorney, the amount of \$ 250.00, from funds of the trust estate, and include the same as items in the next account of said trustee.

*Booth Shepard
by S. Shears
atty for estate*

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

'74 MAR 25 AM 8:20
IN RE THE ESTATE OF
ETHAN STONE,
DECEASED
MELVIN G. RUEGER, JUDGE

NO. 176
ELEVENTH CURRENT ACCOUNT
OF
THE FIFTH THIRD BANK
TRUSTEE

RECEIPTS

<u>DATE</u>	<u>FROM</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
1971				
11/4	W. Spurlock	Ground rent from 5/1/70 to 4/30/72 for 2628 River Road	10.00	
11/10	Security sold	Ground rent Mt. Hope & Elberon		202.00
11/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
1972				
1/18	H. Willoughby	Ground Rent from 2/72 to 2/73 for 2500 River Road	60.00	
2/11	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
2/28	I. McDine	Ground Rent from 6/1/72 to 5/31/73 for 2510 River Road	10.00	
3/8	H. Peters	Ground Rent from 7/71 to 7/72 for 2462 & 2458 River Road	15.00	
3/14	W. Jenkins	Ground Rent from 5/1/64 to 4/30/72 for 2444 River Road	24.00	
3/14	B & O R.R.	Rent from 5/1/71 to 4/30/72 for 202 B & O Bldg.	422.75	
3/14	A. & G. Gastierer	Part reimbursement for Attorney Fees and costs re 2403 Elberon Avenue	102.00	
3/14	Security sold	Ground Rent 2403 Elberon Ave.		120.00
3/16	A & G Gastierer	Reimbursement for Court costs allowed re 2403 Elberon Avenue	8.95	
3/24	Mr. & Mrs. Frank Eversman	Attorney Fee, court costs & payment to Trustee re Quit Claim Deed 623- 625 Maryland Avenue	102.00	100.00
4/10	The Fifth Third Bank	Reimburse account for part of fee charged 10/28/71 fee should have been \$59.51 instead of \$83.07	23.56	
4/19	T. Drexler	Ground Rent from 5/1/72 to 4/30/73 for 613 Maryland Avenue	13.00	
5/2	H. Bowman	Ground Rent from 6/1/72 to 6/1/73 for 2512-14 River Road	20.00	
5/4	Sun Oil Co.	Ground Rent from 5/72 to 5/73 for 2408 River Road	30.00	
5/9	N & J Knapp	Attorney Fee, court costs and payment to Trustee re Quit Claim Deed to 2641 Elberon Avenue	102.00	100.00
5/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
6/5	G. Bryant	Rent from 5/72 to 4/73 for 2468 River Road	5.00	
Total Amount Carried Forward:			1,288.29	522.00

RECEIPTS

<u>DATE</u> <u>1972</u>	<u>FROM</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
		Total Amount Brought Forward:	1,288.29	522.00
6/21	Steven Realty	Ground Rent for 2304 River Road on Account	15.00	
7/11	J. Simpson	Ground Rent from 5/1/72 to 4/31/73 for 2546 River Road	30.00	
7/11	Foster & Kleiser	Ground Rent from 7/1/72 to 6/30/73 for NWC Hope & Elberon	4.25	
8/1	R. & H. Kirk	Attorney Fee, court costs and payment to Trustee re Quit Claim Deed 619 Maryland Avenue	102.00	100.00
8/15	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
10/3	Frank & Helen Bugno	Deposit on purchase of Ground Rent 2546 River Road		100.00
10/18	M. Halibauer	Rent from 5/1/72 to 5/31/72 for 2468 Galvin	2.50	
10/26	Security sold	Ground Rent River Road		1,000.00
11/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
11/27	R. Shofstall	Rent from 5/1/72 to 5/1/73 for 2359 Elberon	6.00	
11/29	R. & J. Tarter	Attorney Fee, court costs and payment to Trustee re Quit Claim Deed 2722 River Road		202.00
12/7	Security sold	Ground Rent Maryland Ave.		352.00
12/14	H. & E. Roller	Rent from 5/1/72 to 5/1/73 for 2351 Elberon	6.50	
12/18	Hamilton County Clerk of Courts	Attorney Fee, court costs and payment to Trustee re Quit Claim Deed to 440 Grand Ave.		125.00
<u>1973</u>				
1/9	H. Willoughby	Rent from 2/23 to 2/74 for 2500 River Road	60.00	
2/13	Security sold	Ground Rent Maryland Ave.		285.00
2/15	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
3/12	M. Schweinhart & V. Fowler	Attorney Fee, court costs and payment to Trustee re Quit Claim Deed to 628 Maryland Avenue		202.00
3/15	B & O R.R.	Rent from 5/73 to 5/74 for 202 B & O Bldg.	422.75	
3/28	Security sold	Ground Rent 2304 River Rd.		685.00
5/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
6/7	The Fifth Third Bank, Common Trust Fund	Distribution	17.69	
6/12	Foster & Kleiser	Rent from 7/73 to 7/74 for 1820 W. Central	4.25	
6/25	G. Bryant	Rent from 6/1/73 to 6/30/73 for 2468 River Road	5.00	
6/25	Security sold	Ground Rent 613 Maryland Ave.		630.00
8/10	City of Cincinnati	Attorney Fee and payment to Trustee re Appropriation of 440 Grand Ave.		150.00
		Total Amount Carried Forward:	2,516.77	4,353.00

RECEIPTS

<u>DATE</u> <u>1973</u>	<u>FROM</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
		Total Amount Brought Forward:	2,516.77	4,353.00
8/20	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
8/28	L. Simpson	Rent from 8/1/73 to 8/30/73 for 2548 River Road	30.00	
9/7	Security sold	Ground Rent 2408 River Rd.		982.50
9/7	Security sold	Ground Rent 2408 River Rd.		327.50
9/10	The Fifth Third Bank, Common Trust Fund	Distribution	20.13	
9/19	McIntosh, McIntosh & Knabe	Reimbursement for Attorney Fee re appropriation of part of land at 452 Grand Avenue		25.00
10/10	L. Kiser	Rent from 10/1/73 to 10/31/73 for 3486 Leland Ave.	.50	
TOTAL RECEIPTS:			2,779.91	5,688.00

DISBURSEMENTS

<u>DATE</u> <u>1971</u>	<u>NO.</u>	<u>PAID TO</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
11/1	1	True Way Pentecostal Church of God	Semi-annual payment from School Fund	60.00	
11/1	2	Price Hill United Methodist Church	Semi-annual payment from Church Fund	60.00	
11/10	3	Booth Shepard	Legal services rendered in release of Ground Rents, Quit Claim Deed 2450 Elberon Ave. \$100.00 Reimbursement for Court Cost \$2.00		102.00
12/2	4	True Way Pentecostal Church of God	1971 Poor Fund Income	58.00	
<u>1972</u> 3/14	5	Booth Shepard	Attorney Fee \$100.00, Court Costs Advance \$10.95 re 2403 Elberon Ave.	110.95	
3/24	6	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 623-625 Maryland Ave.	102.00	
4/4	7	Hamilton County Court of Common Pleas, Probate Division	Court costs for filing Current Account	29.90	
4/27	8	The Fifth Third Bank	Semi-annual compensation based on 6% of income for period ending 4/26/72	49.86	
4/28	9	Auditor City of Cinti	Rental due Ministerial . Fd. on May 1, 1972 lease Ethan Stone Deed Bk W 2 Pg. 205	40.00	
5/9	10	The Fifth Third Bank	Trustees principal commission for period 11/1/69-10/29/71 per order of court 5/5/72		94.88
Total Amount Carried Forward:				510.71	196.88

DISBURSEMENTS

<u>DATE</u> <u>1972</u>	<u>NO.</u>	<u>PAID TO</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
			Total Amount Brought Forward:	510.71	196.88
5/9	11	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 2641 Elberon Ave.	102.00	
5/9	12	Booth Shepard	Attorney Fee for period 11/1/69- 10/29/71 per order of court 5/5/72	250.00	
5/12	13	True Way Pentecostal Church of God	Semi annual payment from School Fund	445.00	
5/12	14	Price Hill United Methodist Church	Semi annual payment from Church Fund	445.00	
8/1	15	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 619 Maryland Ave.	102.00	
9/11	16	Widows and Old Mens Home	Payment for year beginning May 1, 1972	60.00	
9/11	17	The Cincinnati Orphan Asylum c/o John P. March	Payment for year beginning May 1, 1972	100.00	
10/26	18	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 2546 River Road		110.00
10/30	19	The Fifth Third Bank	Semi-annual compensation based on 6% of income for period ending 10/27/72	22.98	
11/29	20	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 2722 River Road		102.00
11/30	21	True Way Pentecostal Church of God	1972 Poor Fund Income	58.00	
12/7	22	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$10.00 re 615 Maryland Ave.		110.00
12/18	23	Booth Shepard	Attorney Fee \$50.00, Court Costs Advanced \$10.50 re 440 Grand Ave.		60.50
1973					
2/13	24	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$10.00 re 612-14 Maryland Ave.		110.00
3/8	25	Security purchased	61 Units Fifth Third Bank Common Trust Fund Units @33.860000		2,065.46
3/13	26	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$2.00 re 628 Maryland Ave.		102.00
3/28	27	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$10.00 re 2304 River Road		110.00
4/27	28	Auditor City of Cinti	Rental due Ministerial Fund on May 1, 1973 lease Ethan Stone Deed Bk W-2-pg 205 Ham. Co.	40.00	
4/27	29	The Fifth Third Bank	Semi-annual compensation based on 6% of income for period ending 4/26/73	46.29	
5/14	30	True Way Pentecostal Church of God	Semi annual payment from School Fund	250.00	
5/14	31	Price Hill United Methodist Church	Semi annual payment from Church Fund	250.00	
6/25	32	Booth Shepard	Attorney Fee \$100.00, Court Costs Advanced \$10.00 re 613 Maryland Ave.		110.00
8/9	33	Booth Shepard	Attorney Fee re Appropriation of 440 Grand Avenue		75.00
9/7	34	Booth Shepard	Attorney Fee \$150.00, Court Costs Advanced \$13.00 re 2408/10/14 River Road		163.00
9/10	35	Widows and Old Mens Home	Payment for year beginning May 1, 1973	60.00	
			Total Amount Carried Forward:	2,741.98	3,314.84

DISBURSEMENTS

<u>DATE</u> <u>1973</u>	<u>NO.</u>	<u>PAID TO</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
			Total Amount Brought Forward:	2,741.98	3,314.84
9/10	36	The Cincinnati Orphan Asylum	Payment for year beginning May 1, 1973	100.00	
9/18	37	Security purchased	\$2,000 U.S. Treas. Notes 8 3/8% Due 9/30/75 @100.750000		2,015.00
9/19	38	Booth Shepard	Accr. Int. from 9/4/73 to 9/18/73	6.41	
10/30	39	The Fifth Third Bank	Attorney Fee re Appropriation of part of land at 452 Grand Ave.		25.00
10/31	40	The Cincinnati Post & Times Star	Semi annual compensation based on 6% of income for period ending 10/29/73 Legal notice of election to decide which Denomination shall receive income from the Trust for The Ensuing 10 yrs. published Oct. 2, 1973	20.85	46.68
			TOTAL DISBURSEMENTS:	2,869.24	5,401.52

CASH RECONCILIATION

PRINCIPAL ACCOUNT

Oct. 29, 1971,	Cash Balance, as per Tenth Current Account,	\$ 246.23		
	Total Receipts, as per this Account,	<u>5,688.00</u>	\$5,934.23	
	Total Disbursements, as per this Account,		<u>5,401.52</u>	\$ 532.71

INCOME ACCOUNT

	Cash Balance, as per Tenth Current Account,	\$ 373.30		
	Total Receipts, as per this Account,	<u>2,779.91</u>	\$3,153.21	
	Total Disbursements, as per this Account,		<u>2,869.24</u>	<u>283.97</u>
Oct. 31, 1973,	Total Cash Balance on deposit with The Fifth Third Bank,			\$ 816.68

PROPERTY HELD AT DATE OF THIS ACCOUNT

\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87
Bond No. 11127H for \$5,000 P.V.
Bond No. 17950L for \$1,000 P.V.
Bond No. 13529K for \$1,000 P.V.
Bond No. 21672B for \$1,000 P.V.
Bond No. 21674D for \$1,000 P.V.
Bond No. 2463C for \$500.00 P.V.
Bond No. 2462B for \$500.00 P.V.

\$ 2,000 U.S. Treas. Notes 8 3/8% Due 9/30/75
Bond No. 23523/4 for \$1,000 P.V. ea.

\$ 3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74
Bond No. 63502 for \$1,000 P.V.
Bond No. 80296 for \$1,000 P.V.
Bond No. 4101 for \$500.00 P.V.
Bond No. 6802 for \$500.00 P.V.

R E A L E S T A T E

Ground Rent - Galvin Ave., 2519
Ethan Stone Trust
James Reed - Lessee

Ground Rent - Davenport Ave., 522
Ethan Stone Trust
Alma Morel - Lessee

Ground Rent - Davenport Ave., 522
Ethan Stone Trust
Alma Morel - Lessee

Ground Rent - Davenport Ave., 542
Ethan Stone Trust
Albert J. Morel - Lessee

Ground Rent - Elberon, 2351
Ethan Stone Trust
H. Fischer & E. Roller - Lessee

Ground Rent - Elberon, 2359
Ethan Stone Trust
George W. Leary - Lessee

Ground Rent - Elberon, 2407
Ethan Stone Trust
C. Wm. & Margaret Kinzeller - Lessee

Ground Rent - Galvin Ave., 2448
Ethan Stone Trust
Namon & Leafy Kiser - Lessee

Ground Rent - Galvin Ave., 2454
Ethan Stone Trust
Louis L. Brunner - Lessee

PROPERTY HELD AT DATE OF THIS ACCOUNT

R E A L E S T A T E

Ground Rent - Galvin Ave., 2466
Ethan Stone Trust
Henry Peters - Lessee

Ground Rent - Galvin Ave., 2468
Ethan Stone Trust
Mrs. Margaret Halibauer - Lessee

Ground Rent - Galvin Ave., 2523
Ethan Stone Trust
William Hoeltge - Lessee

Ground Rent - Grand Ave., 452
Ethan Stone Trust
Frank J. Longano - Lessee

Ground Rent - Maryland Ave., 609
Ethan Stone Trust
S. Clifford Jones - Lessee

Ground Rent - Maryland Ave., 611
Ethan Stone Trust
Everett Rogers - Lessee

Ground Rent - River Rd., 2440
Ethan Stone Trust
Earl C. Marcus - Lessee

Ground Rent - River Rd., 2442
Ethan Stone Trust
Hubert East - Lessee

Ground Rent - River Rd., 2444
Ethan Stone Trust
Service Realty - Lessee

Ground Rent - River Rd., 2448
Ethan Stone Trust
Alice Bolington - Lessee (Front)
Oakley Williams - Lessee (Rear)

Ground Rent - River Rd., 2454
Ethan Stone Trust
Irvin J. Hamant - Lessee

Ground Rent - River Rd., 2456
Ethan Stone Trust
Rose & Walter Riddle - Lessee

Ground Rent - River Rd., 2458
Now Known as: 2447 Galvin
Ethan Stone Trust
Oakley Williams - Lessee

PROPERTY HELD AT DATE OF THIS ACCOUNT

R E A L E S T A T E

Ground Rent - River Rd., 2462/2458
Ethan Stone Trust
Henry Peters - Lessee

Ground Rent - River Rd., 2464
Ethan Stone Trust
Marie Hesselbrock - Lessee

Ground Rent - River Rd., 2466
Ethan Stone Trust
Iola Leistler - Lessee

Ground Rent - River Rd., 2468
Ethan Stone Trust
Gilbert Bryant - Lessee

Ground Rent - River Rd., 2500
Ethan Stone Trust
Howard W & Irene Willoughby - Lessee

Ground Rent - River Rd., 2510
Ethan Stone Trust
Irwin R. McDine - Lessee

Ground Rent - River Rd., 2514
Ethan Stone Trust
Harry B & JoAnn Bowman - Lessee

Ground Rent - River Rd., 2516
Ethan Stone Trust
Beverly Gibson - Lessee

Ground Rent - River Rd., 2548
Ethan Stone Trust
James & Lela Simpson - Lessee

Ground Rent - River Rd., 2628
Ethan Stone Trust
Mary & Wm. Spurlock - Lessee

Ground Rent - River Rd., 2630
Ethan Stone Trust
Charles Truss - Lessee

Ground Rent - River Rd., 2632
Ethan Stone Trust
Albert Schweir - Lessee

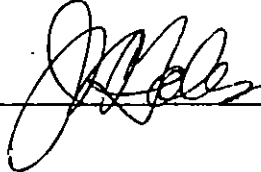
Ground Rent - Storrs Twp. Sec. 29
Ethan Stone Trust
B & O RR - Lessee

Fifth Third Bank Common Trust Fund Units

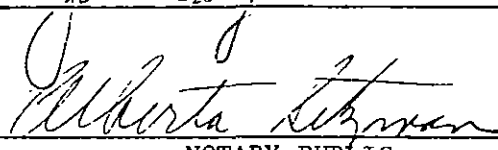
STATE OF OHIO)
)
COUNTY OF HAMILTON)

SS:-

J.W. Bales, being duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, Trustee under the Will of Ethan Stone, deceased, herein; that the previously listed assets and cash balance of Eight Hundred Sixteen and 68/100ths. Dollars (\$816.68) were on hand, held or controlled by said Trustee on October 31, 1973, that the income and principal vouchers for the expenditures listed in the Account are all true and correct, and that the foregoing and annexed Account is just and true to the best of his knowledge, information and belief.



Sworn to and subscribed before me this 17th day of January A.D. 1974.



NOTARY PUBLIC.

Booth Shepard

Approved By: *by Gilbert A. Shepard*
Booth Shepard
1714 DuBois Tower
Cincinnati, Ohio 45202
621-1542

ALBERTA SITZMAN
Notary Public, Hamilton County, Ohio
My Commission Expires July 21, 1978

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE

No. 176

05

AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE SALE

ETHAN STONE, DECEASED

STATE OF OHIO

SS:

COUNTY OF HAMILTON

Rosemary Miller, Charlotte Sheard, and PATRICIA ANN KELLEN
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:

Situated in the City of Cincinnati, Hamilton County, Ohio, being Lot #13 of D. T. Goodhue's Subdivision, as recorded in Plat Book 5, page 230, Hamilton County, Ohio Records, said lot having a frontage of 25 feet on Belmont Avenue (also known as Galvin Avenue), and extending back between parallel lines to what was formerly known as Jackson Avenue, said Jackson Avenue having been vacated, a distance of 109 feet, more or less, also: That part of Lot #20 of said D. T. Goodhue's Subdivision, as lies southeasterly of Elberon Avenue, together with grantor's right in and to that part of Jackson Avenue, as vacated, lying southeasterly of said Lot #20.

Being the same premises conveyed by certificate of transfer recorded in Deed Book 2430, page 122 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 \$.50, do hereby value said ground rent and such interest of the estate of Ethan Stone, deceased, in said real estate

at \$120.00, and further, that in their opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Rosemary Miller
Rosemary Miller

Charlotte Sheard
Charlotte Sheard

Patricia Ann Keller

Sworn to before me, and subscribed in my presence this

28th day of March, 1974.

Gilbert A. Sheard
Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.33 R. C.

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

'74 MAR 28 AM 10:19

MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE)

No. 176

OF)

ETHAN STONE, DECEASED)

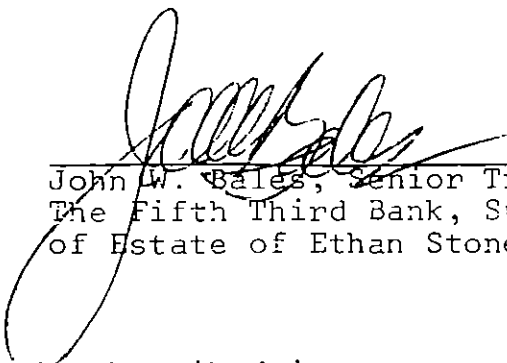
REPORT OF SALE AND TRUSTEE'S
AFFIDAVIT: MOTION TO CONFIRM
SALE)

STATE OF OHIO)

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 Leafy Kiser such interest of the Trustee in certain real estate described in said order, for the net sum of \$230.00 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

28th day of March, 1974.

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

Shepard & Hilton

Shepard & Hilton, Attorneys for
The Fifth Third Bank, Successor Trustee
of the Estate of Ethan Stone, deceased

by Gilbert A. Sheard

ENTERED

MAR 28 1974

21

IMAGE No. _____

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE)

No. 176

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 Leafy Kiser 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.

SHEPARD & HILTON

by

Gilbert A. Shears
Attorneys for Trustee

ENTER

W. B. Pugh

JUDGE

COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

'74 MAR 28 AM 10:19

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE	)	No. 176
	)	
OF	)	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 the premises hereinafter described, and is entitled to receive an annual rent of \$.50 reserved under a perpetual ease from said Ethan Stone, said leased premises being described as follows:

Situated in the City of Cincinnati, Hamilton County, Ohio, being Lot #13 of D. T. Goodhue's Subdivision, as recorded in Plat Book 5, page 230, Hamilton County, Ohio Records, said lot having a frontage of 25 feet on Belmont Avenue (also known as Galvin Avenue), and extending back between parallel lines to what was formerly known as Jackson Avenue, said Jackson Avenue having been vacated, a distance of 109 feet, more or less, also: That part of Lot #20 of said D. T. Goodhue's Subdivision, as lies southeasterly of Elberon Avenue, together with grantor's right in and to that part of Jackson Avenue, as vacated, lying southeasterly of said Lot #20.

Being the same premises conveyed by certificate of transfer recorded in Deed Book 2430, page 122 Hamilton County, Ohio records.

That Leafy Kiser, et al, are successor-lessees of said premises by virtue of a certificate of transfer recorded in Deed Book 2430, page 122 of said Land Records, and as such are obligated

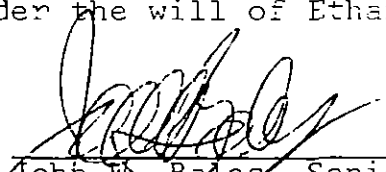
to pay said annual rent reserved and all taxes and assessments thereon:

That the said Leafy Kiser 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 \$230.00, which sum includes the costs of the proceeding and attorney's fees of \$100.00; 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.

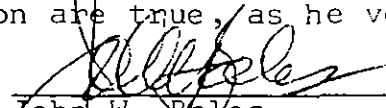
The Fifth Third Bank, Successor Trustee
under the will of Ethan Stone, deceased

by

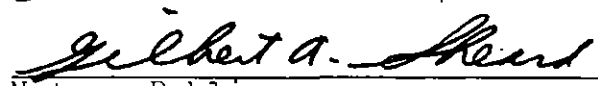

John W. Bales, Senior Trust Officer

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
27th day of March, 1974.


Notary Public

GILBERT A. SHEARD, Attorney at Law

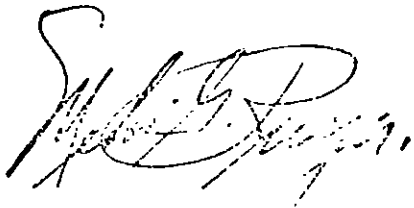
Notary Public, State of Ohio

My commission has no expiration date

Section 147.03 R. C.

*Shepard A. Hilton
by Gilbert A. Sheard
attorney for estate*

ENTER



JUDGE

COURT COMMON PLEAS, PROBATE DIVISION

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

ENTERED

MAR 28 1974

IMAGE No. 19

IN THE MATTER OF THE ESTATE)

OF)

ETHAN STONE, DECEASED)

No. 176

ORDER AUTHORIZING TRUSTEE TO SELL
AND RELEASE RIGHT TO GROUND RENT
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 Leafy Kiser, to purchase the interest of the trust
estate in the real estate described as:

Situated in the City of Cincinnati, Hamilton County,
Ohio, being Lot #13 of D. T. Goodhue's Subdivision,
as recorded in Plat Book 5, page 230, Hamilton County,
Ohio Records, said lot having a frontage of 25 feet on
Belmont Avenue (also known as Galvin Avenue), and
extending back between parallel lines to what was
formerly known as Jackson Avenue, said Jackson Avenue
having been vacated, a distance of 109 feet, more or
less, also: That part of Lot #20 of said D. T. Good-
hue's Subdivision, as lies southeasterly of Elberon
Avenue, together with grantor's right in and to that
part of Jackson Avenue, as vacated, lying southeasterly
of said Lot #20.

Being the same premises conveyed by certificate of
transfer recorded in Deed Book 2430, page 122
Hamilton County, Ohio records.

and upon the affidavits of three disinterested persons resident
in Hamilton County, Ohio, and the evidence; on consideration where-
of, the Court finds that said Trustee is successor lessor of said
real estate and thereby is entitled to receive an annual rental
of \$.50 reserved under a certain perpetual lease from said Ethan
Stone, which lease obliges the lessees to pay in addition, the

ENTERED

MAR 28 1974

IMAGE No. 20

taxes and assessments on said real estate, that the leasehold estate in said real estate is vested in Leafy Kiser, et al, by virtue of certificate of transfer recorded in Deed Book 2430, page 122, of the said land records of Hamilton County, Ohio; that the offer of Leafy Kiser to purchase the interest of trust estate in said real estate for the net sum of \$230.00, which sum includes the costs of Probate Court proceedings, and attorney 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 Leafy Kiser, an 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 thereinabove described, for the sum of \$230.00 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 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, and that said Trustee is allowed a sum of \$100.00 out of the proceeds of sale for attorney fees.

ENTER

*Shepard & Hilton
by Gilbert A. Shepard
attorneys for trustee*

William B. Puffer
JUDGE
COURT CLERK

FDB/ds
7/18/74

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

pd

74 JUL 24 AM 9:22

COURT OF COMMON PLEAS

MELVIN S RUEGER, JUDGE
PROBATE DIVISION

HAMILTON COUNTY, OHIO

In Re: Estate of :
ETHAN STONE, : No. 176
Deceased : APPLICATION OF THE CENTRAL TRUST
: COMPANY, TRUSTEE, FOR ORDER
: AUTHORIZING SALE OF GROUND RENT
: AND REINVESTMENT OF PROCEEDS

Now comes The Central Trust Company, a successor trustee under the Will of Ethan Stone, deceased, and represents to the Court that it holds, among other assets of said trust estate, a ground rent in the following described real estate, viz:

Situate in Section 29, Town 4, Fractional Range 1, Storrs Township, Cincinnati, Ohio and beginning at a point in the easterly line of River Road, north 33° 59' east, a distance of 16.85 feet and north 26° 32' east, a distance of 11.53 feet from the intersection of the easterly line of River Road and the north line of Lot 1 of E. Faehr Subdivision; thence continuing along the easterly line of River Road, north 26° 32' east, 71.00 feet to a notch; thence south 58° 16' east, a distance of 84.14 feet to an iron bar; thence south 32° 19' west, 100.81 feet to a stake; thence north 56° 54' west, 23.43 feet to an iron pipe; thence north 32° 33' east, 32.15 feet to a notch; thence north 58° 16' west, 51.50 feet to a stake; thence south 26° 32' west, 2.50 feet to a stake; thence north 58° 16' west, 2.50 feet to a stake and the place of beginning.

That said real estate is part of the premises leased perpetually by Ethan Stone in his lifetime, which leasehold estate, insofar as it affects the real estate above described, is now owned by Marian Riga, subject to the payment to the Estate of Ethan Stone of a ground rent

of \$16.67 per year, lessee to pay all taxes and assessments; that it would be for the benefit of the Estate of Ethan Stone and all persons in interest in the trust estate now in the custody of your petitioner to sell the title underlying said leasehold estate at the capitalized value of said ground rent on an eight per cent basis, amounting to \$200.00, and to reinvest the proceeds in securities authorized by law for investment by trustees.

Your petitioner further represents that said Marian Riga offers to purchase said ground rent for said sum of \$200.00, net to your petitioner, said purchaser to pay, in addition, the costs of this proceeding, including compensation to your petitioner, as trustee, and its attorneys, for their services in negotiating and closing said sale in the agreed amount of \$125.00. Your petitioner further states that it would be for the benefit of said trust estate to accept said offer.

WHEREFORE, your petitioner prays for an order authorizing the acceptance of said offer and directing your petitioner, as trustee, to convey said premises by deed of quit claim, releasing said premises from all obligations to the Estate of Ethan Stone, and directing the full amount of said proceeds of sale to be reinvested by your petitioner in the manner provided by law.

Patton & Seasonwood
Attorneys for The Central Trust Company
by Francis P. Beiger

STATE OF OHIO)

COUNTY OF HAMILTON) SS:

JACK J. MCCARTHY

, being first duly sworn, says that

he is a Trust Officer of The Central Trust Company, Trustee under the Will of Ethan Stone, Deceased, and that the facts stated and allegations contained in its foregoing application are true as he verily believes.

Jalen M. Curry

Sworn to before me and subscribed in my presence this 22nd day of July, 1974.

Frederick D. Berger
Notary Public, State of Ohio

FDB/ds
7/18/74

ENTERED

JUL 24 1974

IMAGE No. 3

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

In Re: Estate of

ETHAN STONE,

Deceased

No. 176

ENTRY AUTHORIZING SALE OF GROUND
RENT AND REINVESTMENT OF PROCEEDS

Ble.

This day this cause came on to be heard upon the application of The Central Trust Company, Successor Trustee under the Will of Ethan Stone, Deceased, for an order authorizing the sale of ground rent in the real estate described in the application filed in this Court, and reinvestment of the proceeds, and upon affidavits filed in support thereof.

On Consideration Whereof, the Court being fully advised finds that such ground rent reserved to the Estate of Ethan Stone amounts of \$16.67 per annum, lessee to pay, in addition, all taxes, charges and assessments levied against said premises; that said leasehold is perpetual without privilege of purchase and is now owned by Marian Riga, subject to said ground rent.

The Court further finds that the offer made by Marian Riga to said The Central Trust Company, successor trustee as aforesaid, for the purchase of its title to said premises, to-wit: \$100.00, net to the successor trustee, based upon the capitalized value of said ground rent at eight per cent, is the full value of said premises; that the offer so made is the best price that can be obtained therefor, and more than could be realized at public auction or at private sale

ENTER

[Handwritten Signature]

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

JUL 24 1974

IMAGE NO. 4

to any other purchaser; that a sale of said ground rent at said sum would be for the benefit and to the advantage of the estate of Ethan Stone, and all persons in interest in the trust created under his will now in the custody of said The Central Trust Company, as successor trustee aforesaid.

WHEREFORE, it is now agreed by the Court that said The Central Trust Company, Successor Trustee aforesaid, be and it is hereby authorized and directed to accept said offer of said Marian Riga and upon payment of said sum of \$200.00, together with the sum of \$125.00, agreed to be paid by said purchaser to cover the costs of this proceeding, including the compensation of said successor trustee and its attorneys for their services herein; said The Central Trust Company, as Successor Trustee aforesaid, is authorized and directed to make, execute and deliver to said Marian Riga a proper deed of quit-claim, releasing the premises above described from all obligations to the Estate of Ethan Stone, Deceased, and to invest the net proceeds as authorized by law.

Fredrich D Berger
for Payee & Seavgood
attorneys for The Central Trust Co.

-2-

ENTER

[Signature]

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FDB/ds
7/18/74

FILED
COURT COMMON PLEAS.
PROBATE DIVISION

74 JUL 24 AM 8:22
COURT OF COMMON PLEAS

MELVIN G. RUEGER, JUDGE
PROBATE DIVISION

HAMILTON COUNTY, OHIO

In Re: Estate of :
ETHAN STONE, : No. 176
Deceased. : AFFIDAVITS IN SUPPORT
: OF SALE OF GROUND RENT
:

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

Donald B. Highlands, Earl J. Raible

and Jack J. McCarthy, being first duly sworn,
state that they are engaged in business as realtors in Cincinnati,
Ohio, and are familiar with the value of real estate in said city;
that they are familiar with the following described real estate now
owned by The Central Trust Company, as successor trustee under the
Will of Ethan Stone, Deceased, subject to perpetual lease:

Situate in Section 29, Town 4, Fractional Range
1, Storrs Township, Cincinnati, Ohio and beginning at a
point in the easterly line of River Road, north 33° 59'
east, a distance of 16.85 feet and north 26° 32' east,
a distance of 11.53 feet from the intersection of the
easterly line of River Road and the north line of Lot
1 of H. Faehr Subdivision; thence continuing along the
easterly line of River Road, north 26° 32' east, 71.00
feet to a notch; thence south 58° 16' east, a distance of
84.14 feet to an iron bar; thence south 32° 19' west, 100.81
feet to a stake; thence north 56° 54' west, 23.43 feet
to an iron pipe; thence north 32° 33' east, 32.15 feet
to a notch; thence north 58° 16' west, 51.50 feet to a
stake; thence south 26° 32' west, 2.50 feet to a stake;
thence north 58° 16' west, 2.50 feet to a stake and the
place of beginning.

The ground rent reserved to the Estate of Ethan Stone in the above described premises, amounts to \$16.67 per year, and affiants are informed that said The Central Trust Company, Successor Trustee as aforesaid, has an offer from Marian Riga for the purchase of the successor trustee's title thereto for the sum of \$200.00 net; that in the opinion of the affiants said sum is the full value of said ground rent and the best price that could be realized therefor, and that said sum is more than could be realized at a sale of ground rent at public auction or at private sale to any other person, and further, that in their opinion a sale of said ground rent at said sum would be for the benefit of the Estate of Ethan Stone and all persons in interest in the trust created under his will.

Donald B. Highlands
Ed Dahl
Ken M. Cross

Sworn to before me and subscribed in my presence this 22nd day of July, 1974.

Thomas Stacey
Notary Public, State of Ohio

NOTARY THOMAS STACEY, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date. Section 147.03 O.R.C.

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

✓

PS

'74 JUL 29 PM 12:51 COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MELVIN C. RUEGER, 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 PAY AN
ATTORNEY FEE

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 annual rents of \$12.00 and \$1.50 reserved under a perpetual lease from said Ethan Stone, said leased premises being described as follows:

Parcel 1 - See Description Attached

Parcel 2 - See Description Attached

That Oakley Lee Williams and Doris Williams are successor-lessees of said premises by virtue of deeds recorded in Deed Book 3163, page 260, and Deed Book 2722, page 66, of said Land Records and as such are obligated to pay said annual rent reserved and all taxes and assessments thereon:

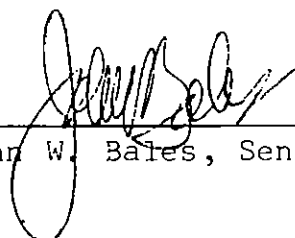
That the said Oakley Lee Williams and Doris Williams have made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises, all for the sum of \$650.00, which sum includes the costs of the proceeding and attorney's fees of \$100.00; and that, in the opinion 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;

That Shepard & Hilton, attorneys at law, have rendered legal services in this sale worth \$100.00.

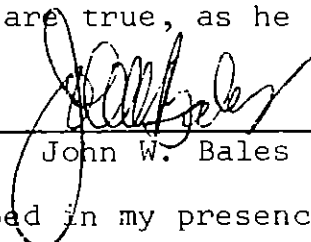
WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustee to accept said offer and to execute its deed of quitclaim to the aforesaid real estate, and to pay attorney fees.

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 29th
day of July, 1974.



Notary Public - State of Ohio

GILBERT A. SHEARD, Attorney at Law

Notary Public, State of Ohio

My commission has no expiration date

Section 147.03 R.C.

PARCEL 1

A leasehold estate situate in the City of Cincinnati, Storrs Township, Hamilton County, and State of Ohio, being part of the premises leased by Ethan Stone to Elisha Morgan, and by said Morgan leased to George G. Jones by conveyance recorded in Deed Book 111, page 510, of said Records, bounded and described as follows:

Beginning at the southwest corner of Cameron (now Ansonia) Avenue and West Sixth Street (now River Road); thence southwardly in the westerly line of said West Sixth Street (now River Road) eighty-four (84) feet to the northerly line of Justice Wright's Subdivision; thence westwardly in said northerly line of Justice Wright's Subdivision three hundred and twenty (320) feet, more or less, to a point in the easterly line of the property belonging to the City of Cincinnati; thence northwardly in the said easterly line of said property belonging to the City of Cincinnati to Cameron (now Ansonia) Avenue; thence eastwardly in the southerly line of Cameron (now Ansonia) Avenue three hundred and twenty-eight (328) feet, more or less, to the place of beginning; and subject to all legal highways; and saving and excepting therefrom, however, the following described tract out of the northeasterly part of the foregoing premises, to wit:

Beginning at the southwest corner of Cameron (now Ansonia) Avenue and West sixth Street (now River Road); thence southwardly in the westerly line of West Sixth Street (now River Road), twenty-five (25) feet; thence westwardly parallel with Cameron (now Ansonia) Avenue one hundred and thirty-three (133) feet to the easterly line of Belmont Street (now Galvin Avenue) extended northwardly; thence northwardly in said extended easterly line of said Belmont Street (now Galvin Avenue) Twenty-five (25) feet to Cameron (now Ansonia) Avenue; thence eastwardly in the southerly line of said Cameron (now Ansonia) Avenue to the place of beginning.

ALSO EXCEPTING the following described Leasehold Estate, situate in the City of Cincinnati, Storrs Township, Hamilton County, and State of Ohio, and being part of the Fraction leased by Ethan Stone to Elisha Morgan and by said Morgan to George G. Jones by conveyance recorded in Deed Book 111, page 510 of said County Records, and bounded as follows:

Beginning at a point in the northwesterly line of River Road (formerly known as Lower River Road, Riverside Drive, and West Sixth Street) twenty-five (25) feet southwesterly from the intersection of said River Road and the southwesterly line of Ansonia Avenue (formerly known as Cameron Avenue and Stone Avenue); thence continuing in a southwesterly direction along the northwesterly line of River Road, fifty-nine (59) feet to the northeasterly line of Lot No. Seven (7) of Justus Wright's Subdivision; thence Northwestwardly along the northeasterly line of Lot No. 7 of Justus Wright's Subdivision, one hundred thirty-seven (137) feet, more or less, to the most northerly corner of Lot Seven (7) of Justus Wright's Subdivision, said point being in the southeasterly line of Galvin Avenue (formerly Belmont Avenue); thence northeastwardly along the southeasterly line of Galvin Avenue extended fifty-nine (59) feet, more or less, to the northwesterly corner of property conveyed to Ida M. Harris by deed recorded in Deed Book 783, page 385, Hamilton County, Ohio, Deed Records, said point also being twenty-five (25) feet southwestwardly from Ansonia Avenue; thence southeastwardly along said Ida Harris' line one hundred thirty-three (133) feet, more or less, to the northwesterly line of River Road and the point of beginning.

Subject to the terms and conditions of a lease from the Trustees of Delhi Township to Ethan Stone, covering the entire Fraction of Section 29, of which the above described property is a very small part, recorded in Book W-2, page 205, of the Hamilton County, Ohio records, reserving a rental of \$40.00 per annum; and subject to the terms and conditions of a lease from Ethan Stone to Elisha Morgan, recorded in Deed Book 96, page 28, reserving a rental of \$60.00 per annum, covering a tract of land including the premises above described; and subject to lease from Elisha Morgan and Catherine Morgan to George C. Jones, recorded in Deed Book III, page 510, Hamilton County, Ohio records, reserving a rental of \$30.00 per annum, covering a tract 300 by 84 feet, including the property above described.

These presents further conveying also the right and privilege to a forty (40) foot street extending from the Road to the Tomb; and these presents also conveying, assigning, transferring and setting over to the grantee herein, his heirs and assigns, the ground rent of \$8.00 per year to be paid to the said Barbara Price, her heirs and assigns, as reserved in the deed from said Barbara Price and husband to said Ensebine Metzger, recorded in Deed Book 649, page 240, aforesaid.

PARCEL 2

Situated in Section 29, Town 4, Fractional Range 1 in Storrs Township, Hamilton County, Ohio and described as follows:

Beginning at the Northwest corner of Ansonia formerly named Stone Street and Lower River Road thence N 37° - 56' E on the West property line of Lower River Road 49.28 feet to a cut inside walk, thence N 52° - 54' W 100 feet to a stake, the place of beginning thence N 52° - 54' W 48 feet to a spike on the East property line of Galvin Avenue formerly called Center Street thence N 37° - 56' E on the above property line 50 feet to a spike, thence S 52° - 54' E 48 feet to a stake thence S 37° - 56' W to a stake 50 feet the place of beginning. The above is parts of Lots 3 and 4 of D. F. Goodhue Subdivision in Plat Book 5, page 230 of the Hamilton County Recorder's Office. Also an easement for sewer and public utilities over and through the remaining part of lots 3 and 4 of said subdivision. Subject to a perpetual leasehold.

✓
ENTERED

JUL 29 1974

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IMAGE No. 1

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER AUTHORIZING TRUSTEE TO SELL
ETHAN STONE, DECEASED : AND RELEASE RIGHT TO GROUND RENT
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 Oakley Lee Williams and Doris Williams to purchase
the interest of the trust estate in the real estate described as

Parcel 1 - See Description Attached

Parcel 2 - See Description Attached

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 annual
rentals of \$12.00 and \$1.50 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 Oakley Lee Williams and Doris Williams by virtue of deeds
recorded in Deed Book 3163, page 260 and Deed Book 3122, page 68.

ENTER

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

JUL 29 1974

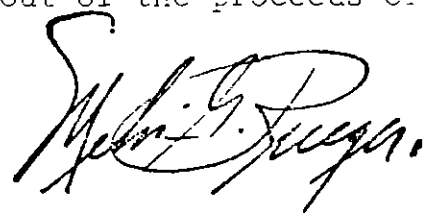
5

of the said land records of Hamilton County, Ohio, ~~that the offer~~ ^{IMAGE No.} of said Oakley Lee Williams and Doris Williams to purchase the interest of trust estate in said real estate for the net sum of \$650.00, 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 Oakley Lee Williams and Doris Williams, 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 \$650.00, which sum includes the costs of Probate Court proceedings and attorney 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, and that said Trustee is allowed a sum of \$100.00 out of the proceeds of sale for attorney fees.

SHEPARD & HILTON

By Richard A. Shears
Attorneys for Trustee

ENTER


JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

JUL 29 1974

6

PARCEL 1

IMAGE No.

A leasehold estate situate in the City of Cincinnati, Storrs Township, Hamilton County, and State of Ohio, being part of the premises leased by Ethan Stone to Elisha Morgan, and by said Morgan leased to George G. Jones by conveyance recorded in Deed Book 111, page 510, of said Records, bounded and described as follows:

Beginning at the southwest corner of Cameron (now Ansonia) Avenue and West Sixth Street (now River Road); thence southwardly in the westerly line of said West Sixth Street (now River Road) eighty-four (84) feet to the northerly line of Justice Wright's Subdivision; thence westwardly in said northerly line of Justice Wright's Subdivision three hundred and twenty (320) feet, more or less, to a point in the easterly line of the property belonging to the City of Cincinnati; thence northwardly in the said easterly line of said property belonging to the City of Cincinnati to Cameron (now Ansonia) Avenue; thence eastwardly in the southerly line of Cameron (now Ansonia) Avenue three hundred and twenty-eight (328) feet, more or less, to the place of beginning; and subject to all legal highways; and saving and excepting therefrom, however, the following described tract out of the north-easterly part of the foregoing premises, to-wit:

Beginning at the southwest corner of Cameron (now Ansonia) Avenue and West sixth Street (now River Road); thence southwardly in the westerly line of West Sixth Street (now River Road), twenty-five (25) feet; thence westwardly parallel with Cameron (now Ansonia) Avenue one hundred and thirty-three (133) feet to the easterly line of Belmont Street (now Galvin Avenue) extended northwardly; thence northwardly in said extended easterly line of said Belmont Street (now Galvin Avenue) Twenty-five (25) feet to Cameron (now Ansonia) Avenue; thence eastwardly in the southerly line of said Cameron (now Ansonia) Avenue to the place of beginning.

ALSO EXCEPTING the following described Leasehold Estate, situate in the City of Cincinnati, Storrs Township, Hamilton County, and State of Ohio, and being part of the Fraction leased by Ethan Stone to Elisha Morgan and by said Morgan to George G. Jones by conveyance recorded in Deed Book 111, page 510 of said County Records, and bounded as follows:

Beginning at a point in the northwesterly line of River Road (formerly known as Lower River Road, Riverside Drive, and West Sixth Street) twenty-five (25) feet southwesterly from the intersection of said River Road and the southwesterly line of Ansonia Avenue (formerly known as Cameron Avenue and Stone Avenue); thence continuing in a southwesterly direction along the northwesterly line of River Road, fifty-nine (59) feet to the northeasterly line of Lot No. Seven (7) of Justus Wright's Subdivision; thence Northwestwardly along the northeasterly line of Lot No. 7 of Justus Wright's Subdivision, one hundred thirty-seven (137) feet, more or less, to the most northerly corner of Lot Seven (7) of Justus Wright's Subdivision, said point being in the southeasterly line of Galvin Avenue (formerly Belmont Avenue); thence northwardly along the southeasterly line of Galvin Avenue extended fifty-nine (59) feet, more or less, to the northwesterly corner of property conveyed to Ida M. Harris by deed recorded in Deed Book 783, page 385, Hamilton County, Ohio, Deed Records, said point also being twenty-five (25) feet southwestwardly from Ansonia Avenue; thence southeasterly along said Ida Harris' line one hundred thirty-three (133) feet, more or less, to the northwesterly line of River Road and the point of beginning.

Subject to the terms and conditions of a lease from the Trustees of Delhi Township to Ethan Stone, covering the entire Fraction of Section 29, of which the above described property is a very small part, recorded in Book W-2, page 205, of the Hamilton County, Ohio records, reserving a rental of \$40.00 per annum; and subject to the terms and conditions of a lease from Ethan Stone to Elisha Morgan, recorded in Deed Book 96, page 28, reserving a rental of \$60.00 per annum, covering a tract of land including the premises above described; and subject to lease from Elisha Morgan and Catherine Morgan to George C. Jones, recorded in Deed Book III, page 510, Hamilton County, Ohio records, reserving a rental of \$30.00 per annum, covering a tract 300 by 84 feet, including the property above described.

These presents further conveying also the right and privilege to a forty (40) foot street extending from the Road to the Tomb; and these presents also conveying, assigning, transferring and setting over to the grantee herein, his heirs and assigns, the ground rent of \$8.00 per year to be paid to the said Barbara Price, her heirs and assigns, as reserved in the deed from said Barbara Price and husband to said Ensebine Metzger, recorded in Deed Book 649, page 240, aforesaid.

ENTERED

JUL 29 1974

PARCEL 2

IMAGE No. 7

Situated in Section 29, Town 4, Fractional Range 1 in Storrs Township, Hamilton County, Ohio and described as follows:

Beginning at the Northwest corner of Ansonia formerly named Stone Street and Lower River Road thence N 37° - 56' E on the West property line of Lower River Road 49.28 feet to a cut inside walk, thence N 52° - 54' W 100 feet to a stake, the place of beginning thence N 52° - 54' W 48 feet to a spike on the East property line of Calvin Avenue formerly called Center Street thence N 37° - 56' E on the above property line 50 feet to a spike, thence S 52° - 54' E 48 feet to a stake thence S 37° - 56' W to a stake 50 feet the place of beginning. The above is parts of Lots 3 and 4 of D. F. Goodhue Subdivision in Plat Book 5, page 230 of the Hamilton County Recorder's Office. Also an easement for sewer and public utilities over and through the remaining part of lots 3 and 4 of said subdivision. Subject to a perpetual leasehold.

ENTER

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT COMMON PLEAS.
PROBATE DIVISION

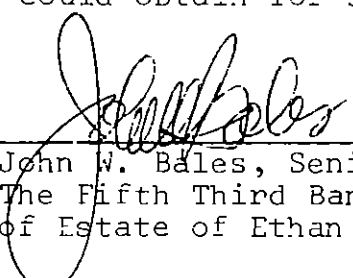
'74 JUL 29 PM 12:51

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

WELYN G. RUEGER, JUDGE
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)
) 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 Oakley Lee Williams and Doris Williams such interest of the Trustee in certain real estate described in said order, for the net sum of \$650.00, which sum includes the costs of this proceeding and attorney 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
27 day of July, 1974.


Notary Public - State of Ohio
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.

SHEPARD & HILTON

By Gilbert A. Sheard
Gilbert A. Sheard, Attorneys for
Trustee

ENTERED

JUL 29 1974

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IMAGE No. 3

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER APPROVING AND *CP*
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 Oakley Lee Williams and Doris Williams, 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. Sears,
atty for estate

ENTER

John E. Rogers

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT COMMON PLEAS
PROBATE DIVISION

✓

PS

74 JUL 23 PM 10 FILED
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MELVIN G. RUEGER, JUDGE

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

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Michael Walton, Charlotte Sheard, and Sharon Crowell, 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:

Parcel 1 - see description attached

Parcel 2 - see description attached

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 sums of \$12.00 and \$1.50, do hereby value said ground rent and such interest of the estate of Ethan Stone, deceased, in said real estate at \$540.00, and further, that in their opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Michael Walton
Michael Walton

Charlotte Sheard
Charlotte Sheard

Sharon Crowell
Sharon Crowell

Sworn to before me, and subscribed in my presence this 27th
day of July, 1974.

Gilbert A. Sheard
Notary Public - State of Ohio

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

PARCEL 1

A leasehold estate situate in the City of Cincinnati, Storrs Township, Hamilton County, and State of Ohio, being part of the premises leased by Ethan Stone to Elisha Morgan, and by said Morgan leased to George G. Jones by conveyance recorded in Deed Book 111, page 510, of said Records, bounded and described as follows:

Beginning at the southwest corner of Cameron (now Ansonia) Avenue and West Sixth Street (now River Road); thence southwardly in the westerly line of said West Sixth Street (now River Road) eighty-four (84) feet to the northerly line of Justice Wright's Subdivision; thence westwardly in said northerly line of Justice Wright's Subdivision three hundred and twenty (320) feet, more or less, to a point in the easterly line of the property belonging to the City of Cincinnati; thence northwardly in the said easterly line of said property belonging to the City of Cincinnati to Cameron (now Ansonia) Avenue; thence eastwardly in the southerly line of Cameron (now Ansonia) Avenue three hundred and twenty-eight (328) feet, more or less, to the place of beginning; and subject to all legal highways; and saving and excepting therefrom, however, the following described tract out of the north-easterly part of the foregoing premises, to-wit:

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PARCEL 2

Situated in Section 29, Town 4, Fractional Range 1 in Storrs Township, Hamilton County, Ohio and described as follows:

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No. 176

Doc. 1

Page 550

TRUSTEE

(Trustee)

ACCOUNT

Rev. Code Sec. 2109.30

The State of Ohio, Hamilton County.

FILED
COURT OF COMMON PLEAS,
HAMILTON COUNTY, OHIO
SEP 19 AM 8:17Court of Common Pleas,
Probate Division

THE CENTRAL TRUST COMPANY AS SUCCESSOR TRUSTEE U/W OF ETHAN STONE,

DECEASED

MELVIN G. HUEGER, JUDGE

SIXTEENTH CURRENT

Account

Said Accountant charges IT self as follows:

JUNE 20, 1972 TO JUNE 20, 1974

SEE ATTACHED ACCOUNTING

	VOUCHER	INCOME	PRINCIPAL
BALANCE BROUGHT FORWARD		5.00	4.46
7/05/72 INCOME DISTRIBUTION ON 3,537 UNITS IN COMMON TRUST FUND B		718.19	
7/05/72 INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		54.54	
7/10/72 WITHDREW 3 UNITS IN COMMON TRUST FUND B			35.06
7/11/72 PAID TREASURER OF HAMILTON COUNTY, OHIO SECOND HALF 1971 REAL ESTATE TAXES ON VACANT LAND, 2814-16 W. 6TH ST. CINCINNATI 152 41 13	1	35.51-	
8/11/72 PAID TRUSTEES OF THE ETHAN STONE MINISTERIAL FUND INCOME	2	695.36-	
8/11/72 FEE FROM 5/11/72 TO 8/10/72, 6% ON \$772.73	3	46.36-	
8/11/72 PRINCIPAL FEE ON \$50,300.00	4		18.86-
8/11/72 FEE FROM 5/11/72 TO 8/10/72, 10% OF GROUND RENT OF \$5.00	5	.50-	
8/29/72 PAID FREDERIKS D. BERGER REIMBURSEMENT OF COURT COSTS FOR FILING OF 15TH ACCOUNT CURRENT	6	16.90-	
10/03/72 INCOME DISTRIBUTION ON 3,534 UNITS IN COMMON TRUST FUND B		706.66	
10/03/72 INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		52.24	
11/13/72 PAID TRUSTEES OF ETHAN STONE MINISTERIAL FUND INCOME	7	696.47-	
11/13/72 FEE FROM 8/10/72 TO 11/10/72, 6% ON \$758.90	8	45.53-	
11/13/72 PRINCIPAL FEE ON \$52,600.00	9		19.72-
1/02/73 INCOME DISTRIBUTION ON 3,534 UNITS IN COMMON TRUST FUND B		702.81	
1/02/73 INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		56.38	
1/05/73 WITHDREW 4 UNITS IN COMMON TRUST FUND B			47.13
2/12/73 PAID TRUSTEES OF ETHAN STONE MINISTERIAL FUND INCOME	10	713.64-	
2/12/73 FEE FROM 11/10/72 TO 2/9/73, 6% ON \$759.19	11	45.55-	
2/12/73 PRINCIPAL FEE ON \$52,600.00	12		19.72-
2/13/73 PAID TREASURER OF HAMILTON COUNTY OHIO 1ST HALF OF 1972 REAL ESTATE TAXES ON VACANT LAND 2814-16 W. 6TH ST. 152-41-13	13	35.18-	
4/03/73 INCOME DISTRIBUTION ON 3,530 UNITS IN COMMON TRUST FUND B		709.49	
4/03/73 INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		60.13	
4/12/73 RECEIVED FROM CHARLES LERY, RENT ON 2740 RIVER ROAD, CINCINNATI, OHIO FOR THE YEAR ENDING THE LAST OF APR. 73		5.00	

4/12/73	RECEIVED FROM MR. M. ICE A. SNYDER AND MRS. JEANNE Y. SEXTON, RENT ON 2728 RIVER ROAD, CINCINNATI, OHIO FOR THE YEAR ENDING THE LAST OF APR. 73		5.00	
4/20/73	RECEIVED FROM ELIZABETH J. TARTER, RENT ON 2734 RIVER ROAD, CINCINNATI, OHIO FOR THE YEAR ENDING THE LAST OF APR. 73		5.00	
5/02/73	RECEIVED FROM MILDRED A. BUTCHER, RENT ON 2736 RIVER ROAD, CINCINNATI, OHIO FOR THE YEAR BEGINNING THE 1ST OF MAY 73		5.00	
5/02/73	RECEIVED FROM ERNEST SCHLIEPER, RENT ON 2742-44 RIVER ROAD, CINCINNATI, OHIO FOR THE YEAR BEGINNING THE 1ST OF MAY 73		10.00	
5/11/73	PAID TRUSTEES OF ETHAN STONE MINISTERIAL FUND			
	INCOME	14	716.46-	
5/11/73	FEE FROM 2/9/73 TO 5/10/73, 6% ON \$769.62	15	46.18-	
5/11/73	PRINCIPAL FEE ON \$52,600.00	16		19.72-
5/11/73	FEE FROM 2/9/73 TO 5/10/73, 10% OF GROUND RENT ON \$30.00	17	1.80-	
5/18/73	RECEIVED FROM JEROME RIGA, RENT ON 2763 RIVER ROAD CINCINNATI, OHIO FOR THE YEAR ENDING THE LAST OF APR. 73		16.67	
7/03/73	INCOME DISTRIBUTION ON 3,530 UNITS IN COMMON TRUST FUND B		702.47	
7/03/73	INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		59.21	
7/06/73	WITHDREW 5 UNITS IN COMMON TRUST FUND B			57.26
7/16/73	PAID TREASURER OF HAMILTON COUNTY OHIO 2ND HALF OF 1972 REAL ESTATE TAXES ON VACANT LAND 2814-16 W. 6TH ST. 152-41-13	18	35.18-	
8/13/73	PAID TRUSTEES OF THE ETHAN STONE MINISTERIAL FUND			
	INCOME	19	695.80-	
8/13/73	FEE FROM 5/10/73 TO 8/10/73, 6% ON \$761.68	20	45.70-	
8/13/73	PRINCIPAL FEE ON \$52,600.00	21		19.72-
8/13/73	FEE FROM 5/10/73 TO 8/10/73, 10% ON GROUND RENT ON \$16.67	22	1.67-	
8/22/73	PAID H. E. ADKINS FOR CLEANING UP LOT AT 2810 RIVER RD., AS PER STATEMENT	23	15.00-	
10/03/73	INCOME DISTRIBUTION ON 3,525 UNITS IN COMMON TRUST FUND B		683.15	
10/03/73	INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		63.06	
11/12/73	PAID TRUSTEES OF ETHAN STONE MINISTER FUND			
	INCOME	24	686.44-	
11/28/73	AS OF 11/12/73, 1/2 QUARTERLY FEE	25	26.57-	
11/28/73	AS OF 11/12/73, 1/2 QUARTERLY FEE	26		26.57-
1/03/74	INCOME DISTRIBUTION ON 3,525 UNITS IN COMMON TRUST FUND B		710.46	
1/03/74	INCOME DISTRIBUTION ON 508 UNITS IN COMMON TRUST FUND C		63.80	

1/07/74	WITHDREW 6			
	UNITS IN COMMON TRUST FUND P			66.38
1/25/74	PAID TREASURER OF HAMILTON COUNTY OHIO			
	1ST HALF OF 1973 REAL ESTATE TAXES ON			
	VACANT LAND 2814-16 W. 6TH ST. 152-41-13	27	35.52-	
2/12/74	PAID TRUSTEES OF THE ETHAN STONE			
	MINISTERIAL FUND			
	INCOME	28	730.37-	
2/12/74	1/2 QUARTERLY FEE	29	26.57-	
2/12/74	1/2 QUARTERLY FEE	30		26.57-
4/02/74	INCOME DISTRIBUTION ON 3,519			
	UNITS IN COMMON TRUST FUND B		708.52	
4/02/74	INCOME DISTRIBUTION ON 508			
	UNITS IN COMMON TRUST FUND C		64.57	
4/26/74	RECEIVED FROM MAURICE A. SNYDER AND			
	JEANNE Y. SEXTON, RENT ON 2728 RIVER ROAD,			
	CINCINNATI, OHIO			
	FOR THE YEAR ENDING THE LAST OF APR. 74		5.00	
5/03/74	RECEIVED FROM ERNEST SCHLIEPER, RENT ON			
	2742-44 RIVER ROAD, CINCINNATI, OHIO			
	FOR THE YEAR BEGINNING THE 1ST OF MAY 74		10.00	
5/09/74	RECEIVED FROM MILDRED A. BUTCHER, RENT ON			
	2736 RIVER ROAD, CINCINNATI, OHIO			
	FOR THE YEAR BEGINNING THE 1ST OF MAY 74		5.00	
5/09/74	RECEIVED FROM CHARLES IERY, RENT ON			
	2740 RIVER ROAD, CINCINNATI, OHIO			
	FOR THE YEAR ENDING THE LAST OF APR. 74		5.00	
5/10/74	RECEIVED FROM ELIZABETH J. TARTER, RENT ON			
	2734 RIVER ROAD, CINCINNATI, OHIO			
	FOR THE YEAR ENDING THE LAST OF APR. 74		5.00	
5/13/74	PAID TRUSTEES OF THE ETHAN STONE			
	MINISTERIAL FUND			
	INCOME	31	776.52-	
5/13/74	1/2 QUARTERLY FEE	32	26.57-	
5/13/74	1/2 QUARTERLY FEE	33		26.57-
			-----	-----
	BALANCE ON HAND	6/20/74	.00	32.84

TOTAL RECEIPTS	6,197.35	210.25
TOTAL DISBURSEMENTS	6,197.35	177.45
INCOME BALANCE	.00	
PRINCIPAL BALANCE	32.84	

BALANCE IN ACCOUNT	32.84	

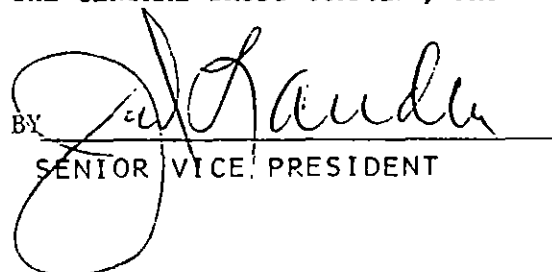
To the best of our knowledge and belief, we hereby certify as follows regarding the within account, Probate No. 176:

(a) That the income and principal vouchers for the expenditures listed are true and correct.

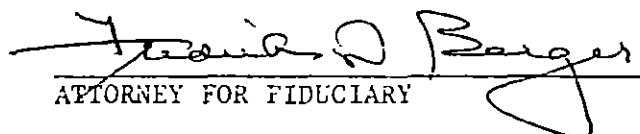
(b) That Attorneys' fees of \$ -0- previously approved by Court Order were charged to income during the period of the account.

(c) That the fees of the Trustee amounted to \$ 491.65. These fees were calculated in accordance with the Schedule provided in Rule 31 of the Hamilton County Probate Court Rules of Practice for the period after 11/1/73, and were charged one-half to income and one-half to principal. The fees for the period prior to 11/1/73 were determined in accordance with the Schedule of the previous Probate Court Administration.

THE CENTRAL TRUST COMPANY, TRUSTEE

BY 
SENIOR VICE PRESIDENT

APPROVED:


ATTORNEY FOR FIDUCIARY

FEE COMPUTATIONFEE CHARGED TO INCOME

FOR PERIOD	BASED UPON INCOME RECEIVED AND/OR MARKET VALUE OF ASSETS	VALUATION DATE	FEE RATE	AMOUNT
08/11/72 TO 08/10/73	\$ 3,822.12		6%	\$ 229.32
08/11/72 TO 08/10/73	51.67		10%	5.17
08/05/73 TO 05/05/74	52,600.00	07/31/72	\$4,\$3 PER \$1,000	79.71
TOTAL INCOME FEE				\$ 314.20

FEE CHARGED TO PRINCIPAL

05/05/72 TO 08/05/72	\$ 50,300.00	07/31/71	\$1.50,\$1, PER \$1,000	\$ 18.86
08/05/72 TO 08/05/73	52,600.00	07/31/72	\$1.50,\$1, PER \$1,000	78.88
08/05/73 TO 05/05/74	52,600.00	07/31/72	\$4,\$3, PER \$1,000	79.71
TOTAL PRINCIPAL FEE				\$ 177.45
TOTAL INCOME FEE				314.20
TOTAL FEE CHARGED				\$ 491.65

STATEMENT OF INVESTMENTS HELD AS

6/20/74

PAGE

1

FACE AMOUNT
OR NO. SHARES

DESCRIPTION

BONDS

3,519 UNITS IN COMMON TRUST FUND B OF THE CENTRAL TRUST CO.,
CINCINNATI, OHIO

COMMON STOCK

508 UNITS IN COMMON TRUST FUND C OF THE CENTRAL TRUST CO.,
CINCINNATI, OHIO

REAL ESTATE

2736 RIVER ROAD, CINCINNATI OHIO

2740 RIVER ROAD, CINCINNATI OHIO

2734 RIVER ROAD, CINCINNATI OHIO

2914-16 RIVER ROAD, CINCINNATI OHIO

2742-44 RIVER ROAD, CINCINNATI OHIO

2763 RIVER ROAD, CINCINNATI OHIO

2728 RIVER ROAD, CINCINNATI, OHIO

BENEFICIARY LIST

TRUSTEES OF THE ETHAN STONE
MINISTERIAL FUND

412 SYCAMORE STREET
CINCINNATI, OHIO 45202
ATTN.:
MR. HERBERT VOGT., TREAS.

RECAPITULATION

Total amount chargeable \$ 6,407.64
 Total amount credited \$ 6,374.80-
 Balance due said \$ 32.84

ITEMIZED STATEMENT OF ALL FUNDS, ASSETS AND INVESTMENTS (AT THE TIME OF FILING THIS ACCOUNT)

Name and P.O. Address of Debtor	When Dated and When Due	Nature of Investment and Security Thereof	Principal	Rate of Int.	ENDORSEMENTS		Amount Still Due
					Date	Amount	
SEE ATTACHED LISTING							

BANK CERTIFICATE

N.B. Must be executed when funds are on deposit.

I HEREBY CERTIFY that the within named fiduciary, on the date named below, had on deposit in
 The CENTRAL TRUST COMPANY of CINCINNATI, Ohio,
 the sum of \$ 32.84 on DEPOSIT to the credit of the estate of
ETHAN STONE, DECEASED
Nature of deposit

Dated JUNE 20, 1974 By [Signature] Bank
THE CENTRAL TRUST COMPANY
SENIOR VICE PRESIDENT

The State of Ohio, Hamilton County.

I, the undersigned, JOSEPH D. LANDEN, SENIOR VICE PRESIDENT OF THE CENTRAL TRUST COMPANY, CINCINNATI, OHIO do solemnly swear that the within and foregoing account, and the vouchers therein referred to, and the itemized Statement of all Funds, Assets and Investments, is a full, true and correct account of the said TRUSTEE in all respects, to the best of my knowledge and belief

Sworn to before me and signed in my presence, this
11th day of September A.D. 1974

VELMA M. DAWSON

Notary Public, Hamilton County, Ohio
 My Commission Expires Dec. 27, 1976

Account Approved _____ Date _____

[Signature]
SENIOR VICE PRESIDENT AS AFORESAID

Deputy Clerk

FILED
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELVIN S. ROEGER, JUDGE

IN THE MATTER OF THE ESTATE) No. 176

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

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$1. 50 reserved under a perpetual ease from said Ethan Stone, said leased premises being described as follows: see description attached.

That Alice E. Bolington is successor-lessee of said premises by virtue of a deed recorded in Deed Book 2520, page 446, of said Land Records, and as such is obligated to pay said annual rent reserved and all taxes and assessments thereon:

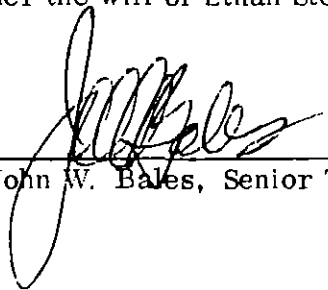
That the said Alice E. Bolington has made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises and to pay delinquent rentals, all for the sum of \$270. 00, which sum includes the costs of the proceeding and attorney's fees of \$100. 00; and that, 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 purchaser, and to reinvest the proceeds thereof according to law.

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

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

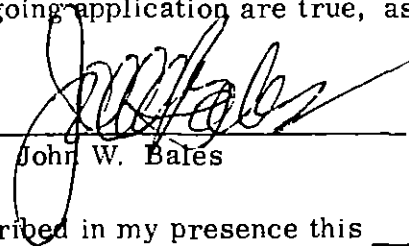
The Fifth Third Bank, Successor Trustee
under the will of Ethan Store, deceased

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 27th
day of September, 1974.


Notary Public

GILBERT A. SHEARD, Attorney at Law

Notary Public, State of Ohio

My commission has no expiration date

Section 147.03 R. C.

DESCRIPTION

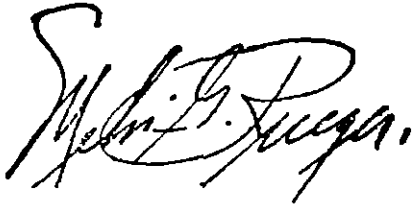
Real estate known as Lots Nos. (3) three and (4) four of the plat of subdivision made by Daniel F. Goodhue, as recorded in Plat Book No. 5, page 230, Hamilton County, Ohio, records, each of said lots are twenty-five (25) feet in front on the north side of West Sixth Street and One Hundred Forty Eight (148) feet deep, less the following:

Situated in Section 29, T. 4 F.R. 1 in Storrs Twp. Hamilton County, Ohio and described as follows:

Beginning at the Northwest corner of Ansonia formerly named Stone Street and Lower River Road thence N. 37° - $56'$ E on the West property line of Lower River Road 49.28 feet to a cut inside walk, thence N 52° - $54'$ W 100 feet to a stake, the place of beginning thence N 52° - $54'$ W 48 feet to a spike on the East property line of Galvin Ave. formerly called Center Street thence N 37° - $56'$ E on the above property line 50 feet to a spike, thence S 52° - $54'$ E. 48 feet to a stake thence S 37° - $56'$ W. to a stake 50 feet the place of beginning. The above is parts of Lots 3 and 4 of D.F. Goodhue Subdivision in Plat Book 5 Page 230 of the Hamilton County Records Office. Also an easement for sewer and public utilities over and through the remaining part of lots 3 and 4 of said subdivision. Subject to a perpetual leasehold. Conveyed to Clifford and Mabel Rottinghaus by deed recorded in Deed Book 2624, page 629.

Prior reference: Deed Book 2520, page 446

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

SEP 30 1974

IMAGE No. 72

IN THE MATTER OF THE ESTATE) No. 176
OF) ORDER AUTHORIZING TRUSTEE TO SELL
ETHAN STONE, DECEASED) AND RELEASE RIGHT TO GROUND RENT
AT PRIVATE SALE AND TO EXECUTE DEED,
AND ALLOWING ATTORNEY FEES *RJR*

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 Alice E. Bolington to purchase the interest of the trust estate in the real estate described as: see description attached. 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 \$1. 50 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 Alice E. Bolington by virtue of deed recorded in Deed Book 2520, page 446, of the said land records of Hamilton County, Ohio; that the offer of said Alice E. Bolington to purchase the interest of trust estate in said real estate for the net sum of \$270. 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 Alice E. Bolington, the owner of said leasehold estate,

ENTERED

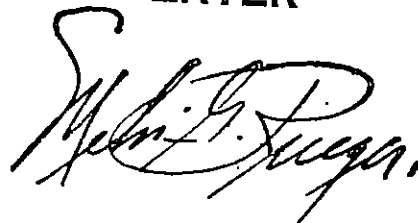
SEP 30 1974

IMAGE No. 73

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 \$270.00, 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 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,
and that said Trustee is allowed a sum of \$100.00 out of the proceeds of sale for
attorney fees.

*Gilbert A. Beard,
atty for plaintiff-
trustee*

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

SEP 30 1974

IMAGE No. 74

DESCRIPTION

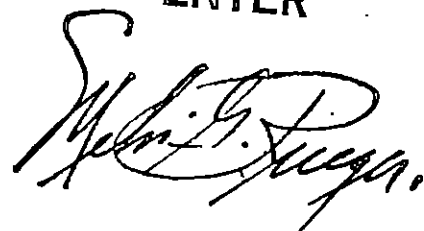
Real estate known as Lots Nos. (3) three and (4) four of the plat of subdivision made by Daniel F. Goodhue, as recorded in Plat Book No. 5, page 230, Hamilton County, Ohio, records, each of said lots are twenty-five (25) feet in front on the north side of West Sixth Street and One Hundred Forty Eight (148) feet deep, less the following:

Situated in Section 29, T. 4 F.R. 1 in Storrs Twp. Hamilton County, Ohio and described as follows:

Beginning at the Northwest corner of Ansonia formerly named Stone Street and Lower River Road thence N. 37° - 56' E on the West property line of Lower River Road 49.28 feet to a cut inside walk, thence N 52°-54' W 100 feet to a stake, the place of beginning thence N 52°-54' W 48 feet to a spike on the East property line of Galvin Ave. formerly called Center Street thence N 37°-56' E on the above property line 50 feet to a spike, thence S 52° - 54' E. 48 feet to a stake thence S 37°-56' W. to a stake 50 feet the place of beginning. The above is parts of Lots 3 and 4 of D.F. Goodhue Sub-division in Plat Book 5 Page 230 of the Hamilton County Records Office. Also an easement for sewer and public utilities over and through the remaining part of lots 3 and 4 of said subdivision. Subject to a perpetual leasehold. Conveyed to Clifford and Mabel Rottinghaus by deed recorded in Deed Book 2624, page 629.

Prior reference: Deed Book 2520, page 446

ENTER



JUDGE
COURT COMMON PLEAS. PROBATE DIVISION

FILED
COURT COMMON PLEAS
HAMILTON COUNTY, OHIO

COURT OF COMMON PLEAS
1974 SEP 30 PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE OF) No. 176

OF) AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE SALE
ETHAN STONE, DECEASED)

STATE OF OHIO)
SS.
COUNTY OF HAMILTON)

PAULA KELLY, Charlotte Sheard, and BETTY J. SMITH

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: See description attached.

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 \$1.50, do hereby value said real estate at \$160.00, and further, that in their opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Charlotte Sheard
Charlotte Sheard

Betty J. Smith

Sworn to before me, and subscribed in my presence this 27th day of September, 1974

GILBERT A. SHEARD, Attorney at Law

Notary Public, State of Ohio Notary Public

My commission has no expiration date

Section 147.08 R.C.

DESCRIPTION

Real estate known as Lots Nos. (3) three and (4) four of the plat of subdivision made by Daniel F. Goodhue, as recorded in Plat Book No. 5, page 230, Hamilton County, Ohio, records, each of said lots are twenty-five (25) feet in front on the north side of West Sixth Street and One Hundred Forty Eight (148) feet deep, less the following:

Situated in Section 29, T. 4 F.R. 1 in Storrs Twp. Hamilton County, Ohio and described as follows:

Beginning at the Northwest corner of Ansonia formerly named Stone Street and Lower River Road thence N. 37° - 56' E on the West property line of Lower River Road 49.28 feet to a cut inside walk, thence N 52° -54' W 100 feet to a stake, the place of beginning thence N 52° -54' W 48 feet to a spike on the East property line of Galvin Ave. formerly called Center Street thence N 37° -56' E on the above property line 50 feet to a spike, thence S 52° - 54' E. 48 feet to a stake thence S 37° -56' W. to a stake 50 feet the place of beginning. The above is parts of Lots 3 and 4 of D.F. Goodhue Subdivision in Plat Book 5 Page 230 of the Hamilton County Records Office. Also an easement for sewer and public utilities over and through the remaining part of lots 3 and 4 of said subdivision. Subject to a perpetual leasehold. Conveyed to Clifford and Mabel Rottinghaus by deed recorded in Deed Book 2624, page 629.

Prior reference: Deed Book 2520, page 446

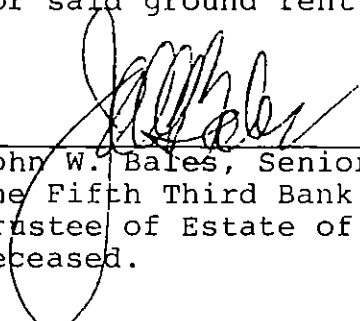
FILED
COURT HOUSE
HAMILTON, OHIO

'74 SC COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELVIN C. LEECH, JUDGE

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)
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 Alice E. Bolington, such interest of the Trustee in certain real estate described in said order, for the net sum of \$270.00, 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 30th day of September, 1974.

Gilbert A. Sheard
Notary Public

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

SHEPARD & HILTON

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

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

SEP 30 1974

IMAGE No. 75

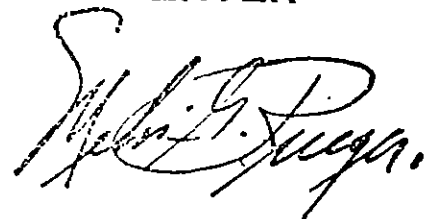
IN THE MATTER OF THE ESTATE	:	No. 176
OF	:	ORDER APPROVING AND
ETHAN STONE, DECEASED	:	CONFIRMING SALE <i>Rk</i>

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 Alice E. Bolington, 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. Board,
atty for plaintiff

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

'74 NOV 6 COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELVIN G. RUEGER, JUDGE

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

Now comes The Fifth Third Bank, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents to the Court that as such Trustee it is successor-lessor of the premises hereinafter described, and is entitled to receive an annual rent of \$5.00 reserved under a perpetual lease from said Ethan Stone, said leased premises being described as follows: see description attached.

That Evelyn M. Truss is successor-lessee of said premises by virtue of a deed recorded in Deed Book 3497, page 468, of said Land Records, and as such is obligated to pay said annual rent reserved and all taxes and assessments thereon:

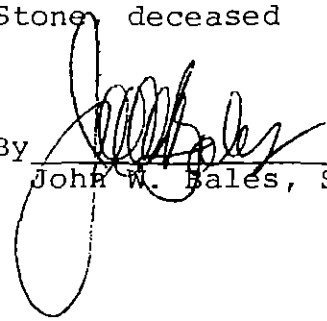
That the said Evelyn M. Truss has made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in said premises and to pay delinquent rentals, all for the sum of \$310.00, which sum includes the costs of the proceeding and attorney's fees of \$100.00; and that, in 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 purchaser, and to reinvest the proceeds thereof according to law.

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

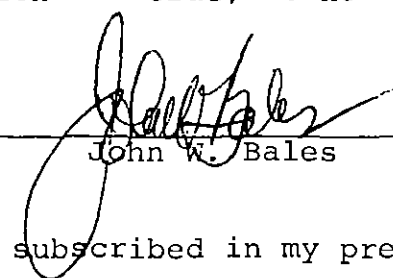
WHEREFORE, The Fifth Third Bank, Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing and directing said Trustee to accept said offer and to execute its deed of quitclaim to the aforesaid real estate, and allowing payment of an attorney fee.

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

5 Sworn to before me and subscribed in my presence this
day of November, 1974.


Notary Public

GILBERT A. SHEARD, Attorney at Law

Notary Public State of Ohio

My commission has no expiration date

Section 147.03 R. C.

The following perpetual leasehold estate known as No. 2630 Riverside Drive in the City of Cincinnati, Hamilton County, Ohio, and in Section 29, Township 4, Fractional Range 1 of the Miami Purchase.

Beginning at a point on the northerly line of Riverside Drive, formerly West Sixth Street, at a point 527.14 feet northeasterly from the northeasterly corner of said Riverside Drive and Kansas Avenue, also known as Mt. Echo Road, said beginning point being the southeasterly corner of Schwier's, formerly Mary Klein's, 30 foot lot described in Deed Book No. 967, page 461, of the Hamilton County, Ohio, Deed Records; thence North 52 degrees West along the easterly line of said Klein, now Schwier, lot 110 feet to a point; thence North 78 degrees East 30 feet to a point; thence South 52 degrees East 110 feet to the northerly line of said Riverside Drive; thence South 38 degrees West along the northerly line of said Riverside Drive 30 feet to the place of beginning. Being a lot of land fronting 30 feet on the northerly line of said Riverside Drive by 110 feet in depth between parallel lines and adjoining the Schwier lot on the east.

Subject to an annual ground rent of \$5.00 per year due the estate of Ethan Stone, deceased.

ENTERED

NOV 6 1974

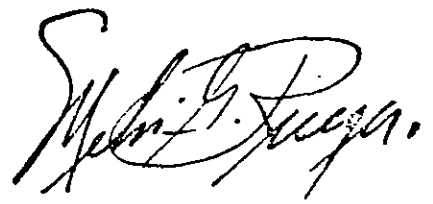
IMAGE No. 3

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER AUTHORIZING TRUSTEE TO
ETHAN STONE, DECEASED : GROUND RENT 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 Evelyn M. Truss to purchase the interest of the trust estate in the real estate described as: see description attached. 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 \$5.00 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 Evelyn M. Truss by virtue of deed recorded in Deed Book 3497, page 468, of the said land records of Hamilton County, Ohio; that the offer of said Evelyn M. Truss to purchase the interest of trust estate in said real estate

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

for the net sum of \$310.00, 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 Evelyn M. Truss, 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 \$310.00, 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 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, and that said Trustee is allowed a sum of \$100.00 out of the proceeds of sale for attorney fees.

Gilbert D. Heard,
att. for estate

ENTERED

NOV 6 1974

IMAGE No. 4

ENTER

W. H. Pugh

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

ENTERED

NOV 6 1974

5

IMAGE NO. _____

The following perpetual leasehold estate known as No. 2630 Riverside Drive in the City of Cincinnati, Hamilton County, Ohio, and in Section 29, Township 4, Fractional Range 1 of the Miami Purchase.

Beginning at a point on the northerly line of Riverside Drive, formerly West Sixth Street, at a point 527.14 feet northeasterly from the northeasterly corner of said Riverside Drive and Kansas Avenue, also known as Mt. Echo Road, said beginning point being the southeasterly corner of Schwier's, formerly Mary Klein's, 30 foot lot described in Deed Book No. 967, page 461, of the Hamilton County, Ohio, Deed Records; thence North 52 degrees West along the easterly line of said Klein, now Schwier, lot 110 feet to a point; thence North 78 degrees East 30 feet to a point; thence South 52 degrees East 110 feet to the northerly line of said Riverside Drive; thence South 38 degrees West along the northerly line of said Riverside Drive 30 feet to the place of beginning. Being a lot of land fronting 30 feet on the northerly line of said Riverside Drive by 110 feet in depth between parallel lines and adjoining the Schwier lot on the east.

Subject to an annual ground rent of \$5.00 per year due the estate of Ethan Stone, deceased.

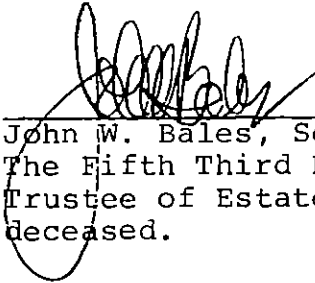
FILED
COURT COMMON PLEAS,
PROBATE DIVISION

'74 NOV 6 AM 10:50 COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELVIN G. RUEGER, JUDGE

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 Evelyn M. Truss, such interest of the Trustee in certain real estate described in said order, for the net sum of \$310.00, 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
6th day of November, 1974.

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.

MOTION TO CONFIRM SALE

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

SHEPARD & HILTON

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

ENTERED

NOV 6 1974

IMAGE No. 6

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 Evelyn M. Truss, 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 estate

ENTER

John G. Pappas

JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

PARCEL 1:

Situate in the City of Cincinnati, in the County of

Hamilton and State of Ohio, to-wit:

Being parts of Lots No. 58 and 59 of the Subdivision made by the heirs of Thomas M. Jackson, deceased, as per plat recorded in Plat Book No. 5, pages 242 and 243 of the Hamilton County, Ohio Records, and being more particularly described as follows:

Beginning at a point in the East line of Grand Avenue (a 60 foot road), said point being South $0^{\circ} 45'$ West 131.42 feet from the intersection of said east line of Grand Avenue and the South line of Jack Alley (undeveloped way), said point of intersection also being the Northwest corner of said Lot 58; thence South $71^{\circ} 01'$ East 65.75 feet to a point; thence South $67^{\circ} 53'$ East 109.81 feet; thence South $84^{\circ} 06'$ East 62.75 feet to a point in the west line of Lot No. 57 of said Subdivision; thence South $28^{\circ} 08'$ West along the West line of Lot No. 57 to an angle in said West line of Lot No. 57; thence South $2^{\circ} 17'$ West along the West line of Lot No. 57 a distance of 23 feet to the Northeast corner of Lot No. 59; thence South $2^{\circ} 17'$ West along the West line of Lot No. 57 a distance of 39 feet more or less to a point, which last said point is also the Northeast corner of a lot of land conveyed to Ethel K. Nicholson by deed dated April 8, 1922, and recorded in Deed Book 1147, page 129 of the Hamilton County, Ohio Records; thence Westwardly along the North line of the said lot sold to Ethel K. Nicholson, 225.05 feet to a point in the East line of Grand Avenue; thence North $0^{\circ} 45'$ East along the East line of Grand Avenue 143.64 feet to the place of beginning.

Being part of the same premises transferred to ~~the said~~ Genevieve N. Murphy by deed recorded in Deed Book 2542, page 357 and by Certificate of Transfer of Real Estate in the Estate of Joseph Aloysius Murphy, deceased, recorded in Deed Book 3591, page 189, Hamilton County, Ohio Deed Records.

12
FILED
COURT COMMON PLEAS
PROBATE DIVISION

'74 NOV 9 COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE : No. 176

of : AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE SALE
ETHAN STONE, DECEASED :

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

Bathelma Kushman, Charlotte Sheard, and
Betty J. Smith 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: See description
attached.

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 \$5.00, do hereby value said real estate at
\$200.00, and further, that in their opinion, said ground rent
could not be sold for more at public sale.

Further affiants saith naught.

Bathelma Kushman

Charlotte Sheard
Charlotte Sheard

Betty J. Smith

Sworn to before me, and subscribed in my presence this
5th day of November, 1974.

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

Gilbert A. Sheard
Notary Public

The following perpetual leasehold estate known as No. 2630
Riverside Drive in the City of Cincinnati, Hamilton County,
Ohio, and in Section 29, Township 4, Fractional Range 1 of
the Miami Purchase.

Beginning at a point on the northerly line of Riverside Drive,
formerly West Sixth Street, at a point 527.14 feet northeasterly
from the northeasterly corner of said Riverside Drive and Kansas
Avenue, also known as Mt. Echo Road, said beginning point being
the southeasterly corner of Schwier's, formerly Mary Klein's,
30 foot lot described in Deed Book No. 967, page 461, of the
Hamilton County, Ohio, Deed Records; thence North 52 degrees
West along the easterly line of said Klein, now Schwier, lot
110 feet to a point; thence North 78 degrees East 30 feet
to a point; thence South 52 degrees East 110 feet to the northerly
line of said Riverside Drive; thence South 38 degrees West along
the northerly line of said Riverside Drive 30 feet to the place
of beginning. Being a lot of land fronting 30 feet on the north-
erly line of said Riverside Drive by 110 feet in depth between
parallel lines and adjoining the Schwier lot on the east.

Subject to an annual ground rent of \$5.00 per year due the estate
of Ethan Stone, deceased.

2 Rd.
FILED
COURT COMMON PLEAS.
PROBATE DIVISION

'74 DEC COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELVIN G. RUEGER, JUDGE

IN THE MATTER OF THE ESTATE : No. 176
OF : APPLICATION FOR INSTRUCTIONS
ETHAN STONE, DECEASED : TO SUCCESSOR-TRUSTEE

Now comes The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, and respectfully represents to the Court that from the public records of Hamilton County, Ohio, it appears that it has no interest or right as such Trustee in the real estate which is hereinafter described, nor any right to receive an annual ground rent thereon:

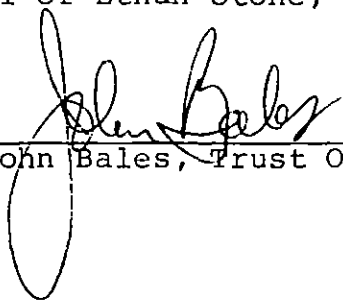
See Description Attached

Robert William Wray and Mary Jo B. Wray have offered to pay the sum of \$100.00 plus \$102.00 for court costs and attorney fee to the Trustee for release by quit claim deed of the Trustee of any interest in said real estate, thereby confirming and perfecting their title to the premises above described. The Trustee believes that it would be in the best interests of the decedent's trust estate, to accept the offer of said persons and to invest such above mentioned amount, according to law.

WHEREFORE, The Fifth Third Bank, Successor-Trustee as aforesaid, prays the direction of the Court in the premises and

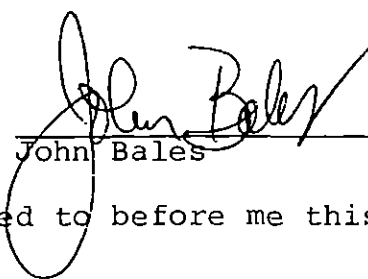
for an order authorizing said Trustee to accept the foregoing offer, and to execute its deed of quit claim to the above described real estate.

THE FIFTH THIRD BANK,
Successor-Trustee under the
Will of Ethan Stone, deceased

By 
John Bales, Trust Officer

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

John 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, and that the facts stated in the foregoing application are true as he verily believes.

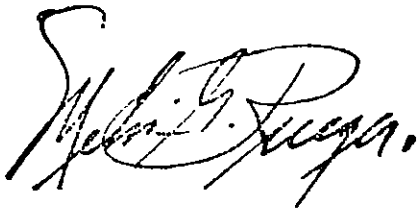

John Bales

Sworn to and subscribed to before me this 25th
day of November, 1974.


Notary Public

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

ENTER



JUDGE

COURT COMMON PLEAS, PROBATE DIVISION

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

DEC 6 1974

IMAGE No. 3

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER INSTRUCTING
ETHAN STONE, DECEASED : SUCCESSOR-TRUSTEE



This cause came on to be heard upon the application of The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, for instructions and an order authorizing said Trustee to release by quit claim to Robert William Wray and Mary Jo B. Wray certain real estate in which it appears that no known interest of the trust estate is outstanding, for the purpose of confirming and perfecting title to said real estate of said Robert William Wray and Mary Jo B. Wray; and it appearing that they have offered to pay therefor the sum of \$100.00 and to pay all costs of this proceeding, and that it is in the best interests of the trust estate to accept such proposal.

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Robert William Wray and Mary Jo B. Wray for the real estate described in the petition upon payment to said Trustee of the sum of \$100.00 and of the costs and legal expenses herein, and that said sum be invested according to law, and that an attorney fee of \$100.00 is allowed out of the estate.

Gilbert A. Stewart,
atty for estate

FILED
COURT COMMON PLEAS,
PROBATE DIVISION

74 DEC 23 PM 3:25 COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
MELANIE WESER, JUDGE

IN THE MATTER OF THE ESTATE : No. 176
OF : APPLICATION FOR INSTRUCTIONS
ETHAN STONE, DECEASED : TO SUCCESSOR-TRUSTEE

Now comes The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, and respectfully represents to the Court that from the public records of Hamilton County, Ohio, it appears that it has no interest or right as such Trustee in the real estate which is hereinafter described, nor any right to received an annual ground rent thereon:

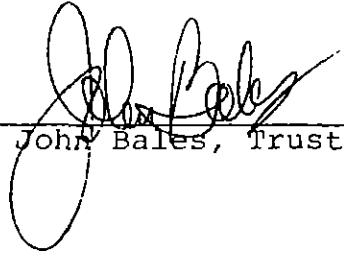
Situate in Cincinnati, Hamilton County, Ohio and being Lot 5 on the plat, made by the Commissioners in Partition of the Estate of Robert F. Cooke, deceased, in Case No. 105839 of the Court of Common Pleas of Hamilton County, Ohio. Said property fronts 30 feet on the westerly side of River Road and extends back westwardly between parallel lines 112.15 feet on the northerly line and 112.27 feet on the southerly line for depth. Being known as 2540 River Road, Cincinnati, Ohio 45214.

Care, Inc. has offered to pay the sum of \$100.00 plus \$102.00 for court costs and attorney fee to the Trustee for release by quit claim deed of the Trustee of any interest in said real estate, thereby confirming and perfecting its title to the premises above described. The Trustee believes that it would be in the best interests of the decedent's trust estate,

to accept the offer of said person and to invest such above mentioned amount, according to law.

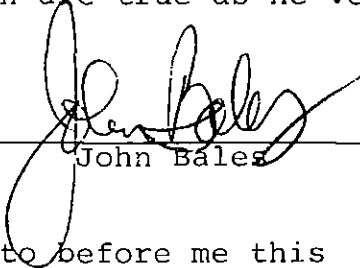
WHEREFORE, The Fifth Third Bank, Successor-Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing said Trustee to accept the foregoing offer, and to execute its deed of quit claim to the above described real estate.

THE FIFTH THIRD BANK,
Successor-Trustee under the
Will of Ethan Stone, Deceased

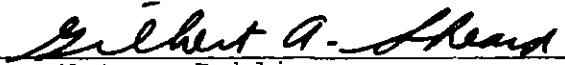
By 
John Bales, Trust Officer

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

John 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, and that the facts stated in the foregoing application are true as he verily believes.


John Bales

Sworn to and subscribed to before me this 23rd
day of December, 1974.


Notary Public

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 1-1-33 R. C.

ENTERED

DEC 23 1974

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IMAGE No. 77

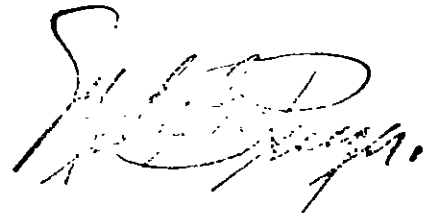
IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER INSTRUCTING
ETHAN STONE, DECEASED : SUCCESSOR-TRUSTEE

This cause came on to be heard upon the application of The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, for instructions and an order authorizing said Trustee to release by quit claim to Care, Inc. certain real estate in which it appears that no known interest of the trust estate is outstanding, for the purpose of confirming and perfecting title to said real estate of said Care, Inc.; and it appearing that it has offered to pay therefor the sum of \$100.00 and to pay all costs of this proceeding, and that it is in the best interests of the trust estate to accept such proposal.

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Care, Inc. for the real estate described in the petition upon payment to said Trustee of \$100.00 and of the costs and legal expenses herein, and that said sum be invested according to law, and that an attorney fee of \$100.00 is allowed out of the estate.

Gilbert A. Shand,
att. for estate

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED 550
COURT OF COMMON PLEAS,
PROBATE DIVISION

COURT OF COMMON PLEAS

PROBATE DIVISION

HAMILTON COUNTY, OHIO

75 ADD 8 PM 2:11
IN RE THE ESTATE OF
ETHAN STONE,
DECEASED - JUDGE
MELVIN S. RUTGER, JUDGE

Use old 2695
Number

NO. 176
TWELFTH CURRENT ACCOUNT
OF
THE FIFTH THIRD BANK,
TRUSTEE

RECEIPTS

<u>DATE</u>	<u>FROM</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
1973				
11/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
11/20	City of Cincinnati	Payment for appropriation of interest of Trust at 2747-49 River Road		200.00
12/4	The Fifth Third Bank, Common Trust Fund	Distribution	19.52	
1974				
1/3	Metromedia Inc.	15 yr. ground rent at \$20/yr \$300.00 Capitalized Value ground rent \$800.00 Attorney Fees & Court Costs \$160.00 for NE Corner of River Rd. & Maryland Ave.		1,260.00
1/18	Howard & Irene Willoughby	Rent for 2500 River Rd. for 1974	60.00	
2/7	Property sold	Ground rent Maryland Ave. sold to Everett G. Rogers & Pauline M. Rogers E. Rogers Lessee		596.70
2/7	Property sold	Ground rent Maryland Ave. sold to Everett G. Rogers & Pauline M. Rogers S. Jones Lessee		321.30
2/15	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
2/20	Theresa E. Drexler	Quit Claim Deed re: NW corner River Rd. and Maryland Ave. \$100.00 Attorney Fees \$100.00 Court Costs \$2.00		202.00
3/4	The Fifth Third Bank, Common Trust Fund	Distribution	18.30	
3/21	Baltimore & Ohio R.R. Co.	Rent for 202 B&O Bldg. 5/1/73 thru 5/30/74	422.75	
3/21	Leafy Kiser	Deposit for costs regarding sale of ground rent 2448 Galvin Ave.		110.00
4/5	\$2,000 U.S. Treas. Notes 8 3/8% Due 9/30/75	Interest	95.64	
4/16	Leafy Kiser	Balance of payment for ground rent at 2448 Galvin Ave.	120.00	
5/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74	Interest	63.76	
5/15	\$3,000 U.S. Treas. Bds. 4 1/4% Due 5/15/74 @100	Matured		3,000.00
5/21	Auditor City of Cincinnati	Refund of Ministerial Fd. rental payment made 4/29/74	40.00	

Total Amount Carried Forward:

1,116.24 5,690.00

RECEIPTS

<u>DATE</u> 1974	<u>FROM</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
		Total Amount Brought Forward:	1,116.24	5,690.00
6/5	The Fifth Third Bank, Common Trust Fund	Distribution	18.30	
6/6	Foster & Kleiser	Rent for 1820 W. Central Pkwy. 6/1 thru 6/30/74	4.25	
7/9	Oakley Lee Williams & Doris L. Williams	Received money for purchase of ground rents at 2448 River Rd. & 2458 River Rd.		110.00
7/23	Gilbert Bryant	Rent for 2468 River Rd. for year of 1974	5.00	
8/15	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
8/23	Oakley Lee Williams & Doris L. Williams	Balance of payment for ground rents at 2448 River Rd. & 2458 River Rd.		540.00
9/5	The Fifth Third Bank, Common Trust Fund	Distribution	18.91	
9/30	\$3,000 U.S. Treas. Nts. 8% Dtd. 4/9/74 Due 3/31/76	Interest	114.09	
9/30	\$2,000 U.S. Treas. Notes 8 3/8% Due 0/30/75	Interest	83.76	
10/1	Charles Truss	Rent for 1972, 1973 & 1974	15.00	
10/2	Alice Bolington	Payment for ground rent at 2448 River Rd. Front \$160.00 Attorney Fee and Court Cost \$110.00		270.00
10/16	James & Lela Simpson	Rent for 2548 River Rd. May 74 thru April 30, 1975	30.00	
11/1	Evelyn Truss	Attorney Fee re sale of ground rent at 2448 River Rd. Front \$100.00 Court Costs \$10.00		110.00
11/12	Evelyn Truss	Payment for ground rent at 2630 River Rd.		200.00
12/5	The Fifth Third Bank, Common Trust Fund	Distribution	18.91	
12/18	Genevieve Murphy	Payment for Quit Claim Deed to 430 Grand Avenue		202.00
12/26	Care, Inc.	Payment for Quit Claim Deed to 2540 River Road		202.00
12/31	Irene Willboughby	Ground rent on 2500 River Rd. for year of 1975	60.00	
2/18	\$10,000 U.S. Treas. Bds. 4 1/4% Due 8/15/92-87	Interest	212.51	
TOTAL RECEIPTS:			1,909.48	7,324.00

DISBURSEMENTS

<u>DATE</u>	<u>NO.</u>	<u>PAID TO</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
<u>1973</u>					
11/1	1	The Fifth Third Bank	Payment for Printed Ballots \$72.11 Poll Books \$8.52 Indelible Pencils \$4.14 for Church Election		84.77
11/12	2	Auditor State of Ohio	Purchase of Ministerial Land 106 A. Sec. 29 Storrs Twp. Hamilton County		40.00
11/19	3	Booth Shepard Esq.	Attorney fee re Appropriation of 2747-49 River Rd. by City of Cincinnati		100.00
12/7	4	True Way Pentecostal Church of God	1973 Poor Fund Income	58.00	
<u>1974</u>					
1/2	5	Booth Shepard, Esq.	Attorney fees for resale of N.E. Corner of River Road & Maryland Ave. \$150.00 reimbursement for court costs \$10.00		160.00
2/7	6	Booth Shepard, Esq.	Attorney fee \$100.00 court costs advanced \$10.00 re 609-11 Maryland Ave.		110.00
2/20	7	Booth Shepard	Re N.W. Corner River Rd. & Maryland Ave. Quit Claim Deed Attorney Fees \$100.00 court costs \$2.00		102.00
2/22	8	The Fifth Third Bank	Principal commission 10/29/71- 10/31/73 per order of court 2/20/74		295.73
2/25	9	Booth Shepard	Attorney's fees per order of court 2/20/74	250.00	
3/15	10	Hamilton County Court of Common Pleas, Probate Division	Cost for filing 11th Current Court Account	21.90	
4/2	11	Gilbert A. Sheard, Esq.	Reimbursement for cash paid Recorder for copy of Lease of Section 29	3.20	
4/2	12	Booth Shepard, Esq.	Attorney fee re sale of ground rent at 2448 Galvin St. to Leafy Kiser \$100.00 reimbursement for court costs \$10.00		110.00
4/26	13	Hamilton County Recorder	Recording fee for Governors Deed to Fractional Section 29 Storrs Township		3.35
4/29	14	Auditor City of Cincinnati	Rental due Ministerial Fund on May 1, 1974 lease Ethan Stone Deed 8K W-2-Pg. 205 Ham. Co.	40.00	
5/8	15	Price Hill United Methodist Church	Semi-annual payment from Church Fund under the Will of Ethan Stone	450.00	
5/8	16	The True Way Pentecostal Church of God	Semi-annual payment of income from The School Fund under the Will of Ethan Stone	450.00	
5/15	17	Security purchased	\$3,000 U.S. Treas. Nts. 8% Dtd. 4/9/74 Due 3/31/76 @99.562500 Accr. Int. from 3/31/74 to 5/15/74	23.61	2,986.87
7/16	18	The Fifth Third Bank	Quarterly compensation based on value of assets for period ending 5/29/74	10.79	7.20
Total Amount Carried Forward:				1,307.50	3,999.92

DISBURSEMENTS

<u>DATE</u>	<u>NO.</u>	<u>PAID TO</u>	<u>FOR</u>	<u>INCOME</u>	<u>PRINCIPAL</u>
<u>1974</u>			Total Amount Brought Forward:	1,307.50	3,999.92
8/22	19	Booth Shepard, Esq.	Attorney fee resale of ground rents at 2448 and 2458 River Rd. to Oakley and Doris Williams \$100.00		
			reimbursement for court costs \$10.00		110.00
8/29	20	The Fifth Third Bank	Trustee compensation for quarter ending 8/31/74	10.79	7.19
9/10	21	Widows and Old Mens Home	Payment for year beginning May 1, 1974	60.00	
9/10	22	The Cincinnati Orphan Asylum	Payment for year beginning May 1, 1974	100.00	
11/1	23	Shepard & Hilton	Attorney fee re sale of ground rent at 2448 River Rd. Front to Alice Bolington \$100.00 reimbursement for court costs \$10.00		110.00
11/12	24	The True Way Pentecostal Church of God	Semi-annual payment of income from The School Fd. under the Will of Ethan Stone	180.00	
11/12	25	Price Hill United Methodist Church	Semi-annual payment from Church under the Will of Ethan Stone	180.00	
11/12	26	Shepard & Hilton	Attorney fee re sale of ground rent at 2630 River Rd. to Evelyn Trust \$100.00 reimbursement for court costs \$10.00		110.00
11/27	27	The Fifth Third Bank	Trustee compensation for quarter ending 11/30/74	10.79	7.19
12/4	28	True Way Pentecostal Church of God	1974 Poor Fund Income	58.00	
12/17	29	Booth Shepard, Esq.	Quit Claim Deed to 430 Grand Ave. to Genevieve Murphy attorney fees \$100.00 court costs \$2.00		102.00
12/26	30	Booth Shepard, Esq.	Quit Claim Deed to 2540 River Rd. to Care Inc. attorney fees \$100.00 court costs \$2.00		102.00
<u>1975</u>					
2/27	31	The Fifth Third Bank	Trustee compensation for quarter ending 2/28/75	10.79	7.19
TOTAL DISBURSEMENTS:				1,917.87	4,555.49

CASH RECONCILIATION

PRINCIPAL ACCOUNT

Oct. 31, 1973,	Cash Balance, as per Eleventh Current Account,	\$ 532.71		
	Total Receipts, as per this Account,	<u>7,324.00</u>	\$7,856.71	
	Total Disbursements, as per this Account,		<u>4,555.49</u>	\$3,301.22

INCOME ACCOUNT

	Cash Balance, as per Eleventh Current Account,	\$ 283.97		
	Total Receipts, as per this Account,	<u>1,909.8</u>	\$2,193.45	
	Total Disbursements, as per this Account,		<u>1,917.87</u>	<u>275.58</u>
Feb. 28, 1975,	Total Cash Balance on deposit with The Fifth Third Bank,			\$3,576.80

PROPERTY HELD AT DATE OF THIS ACCOUNT

SHS/P.V.

\$10,000	U.S. Treas. Bds. 4 1/4% Due 8/15/92-87 Bond No. 11127H for \$5,000 P.V. Bond No. 17950L for \$1,000 P.V. Bond No. 13529K for \$1,000 P.V. Bond No. 21672B for \$1,000 P.V. Bond No. 21674D for \$1,000 P.V. Bond No. 2463C for \$500.00 P.V. Bond No. 2462B for \$500.00 P.V.
\$ 2,000	U.S. treas. Notes 8 3/8% Due 9/30/75 Bond No. 23523/4 for \$1,000 P.V. ea.
\$ 3,000	U.S. Treas. Notes 8% Dtd. 4/9/74 Due 3/31/76 Bond No. 15145/7 for \$1,000 P.V. ea.

REAL ESTATE

\$ 1	Ground Rent - Galvin Ave, 2519 Ethan Stone Trust James Reed - Lessee
\$ 1	Ground Rent - Davenport Ave, 522 Ethan Stone Trust Alma Morel - Lessee
\$ 1	Ground Rent - Davenport, 522 Ethan Stone Trust Alma Morel - Lessee

SHS/P.V.

REAL ESTATE

\$	1	Ground Rent - Davenport Ave, 542 Ethan Stone Trust Albert J. Morel - Lessee
\$	1	Ground Rent - Elberon, 2351 Ethan Stone Trust H. Fischer & E. Roller - Lessee
\$	1	Ground Rent - Elberon, 2359 Ethan Stone Trust George W. Leary - Lessee
\$	1	Ground Rent - Elberon, 2407 Ethan Stone Trust C. Wm. & Margaret Kinzeller - Lessee
\$	1	Ground Rent - Galvin Ave, 2454 Ethan Stone Trust Louis L. Brunner - Lessee
\$	1	Ground Rent - Galvin Ave, 2466 Ethan Stone Trust Henry Peters - Lessee
\$	1	Ground Rent - Galvin, 2468 Ethan Stone Trust Mrs. Margaret Halibauer - Lessee
\$	1	Ground Rent - Galvin Ave, 2523 Ethan Stone Trust William Hoeltge - Lessee
\$	1	Ground Rent - Grand Ave, 452 Ethan Stone Trust Frank J. Longano - Lessee
\$	1	Ground Rent - River Rd, 2440 Ethan Stone Trust Earl C. Marcus - Lessee
\$	1	Ground Rent - River Rd, 2442 Ethan Stone Trust Hubert East - Lessee
\$	1	Ground Rent - River Rd, 2444 Ethan Stone Trust Service Realty - Lessee
\$	1	Ground Rent - River Rd, 2454 Ethan Stone Trust Irvin J. Hamant - Lessee
\$	1	Ground Rent - River Rd, 2456 Ethan Stone Trust Rose & Walter Riddle - Lessee

SHS/P.V.

REAL ESTATE

\$	1	Ground Rent ~ River Rd, 2462/2458 Ethan Stone Trust Henry Peters - Lessee
\$	1	Ground Rent ~ River Rd, 2464 Ethan Stone Trust Marie Hesselbrock - Lessee
\$	1	Ground Rent ~ River Rd, 2466 Ethan Stone Trust Iola Leistler - Lessee
\$	1	Ground Rent ~ River Rd, 2468 Ethan Stone Trust Gilbert Bryant - Lessee
\$	1	Ground Rent ~ River Rd, 2500 Ethan Stone Trust Howard W. & Irene Willoughby - Lessee
\$	1	Ground Rent ~ River Rd, 2510 Ethan Stone Trust Irwin R. McDine - Lessee
\$	1	Ground Rent ~ River Rd, 2514 Ethan Stone Trust Harry B. & Joann Bowman - Lessee
\$	1	Ground Rent ~ River Rd, 2516 Ethan Stone Trust Beverly Gibson - Lessee
\$	1	Ground Rent ~ River Rd, 2548 Ethan Stone Trust James & Lela Simpson - Lessee
\$	1	Ground Rent ~ River Rd, 2628 Ethan Stone Trust Mary & Wm. Spurlock - Lessee
\$	1	Ground Rent ~ River Rd, 2632 Ethan Stone Trust Albert Schweir - Lessee
\$	1	Ground Rent ~ Storrs Twp. Sec. 29 Ethan Stone Trust B & O R.R. - Lessee
\$	40	Storrs Twp. Hamilton Cnty. Oh. Governor's Deed to 106 Acres, More or Less Fractional Sec. 29 Miami Purchase Tr. U/W Ethan Stone
	61	Fifth Third Bank Common Trust Fund Units

Probate No. 176
Account No. 28535000
Date of Appointment: 03/03/53
Date of Previous Account: 10/31/73

SCHEDULE OF TRUSTEE'S COMPENSATION:

Market Value on 03/02/73 was \$ 41,854.41

\$ 41,854.41	@ \$5 per \$1,000	=	\$ 209.27
\$	@ \$4 per \$1,000	=	\$
\$	@ \$3 per \$1,000	=	\$

Four months compensation 11/1/73 - 2/28/74 =	<u>209.27</u>
	69.76

Market Value on 03/01/74 was \$ 43,211.83

\$ 43,211.83	@ \$5 per \$1,000	=	\$ 216.06
\$	@ \$4 per \$1,000	=	\$
\$	@ \$3 per \$1,000	=	\$

216.06

Total Compensation Allowable \$ 285.82

Taken During Account Period - \$ 71.93

Balance Due \$ 213.89

Trustee consents to the payment of \$ 250.00 to Booth Shepard
for legal services to 02/28/75.

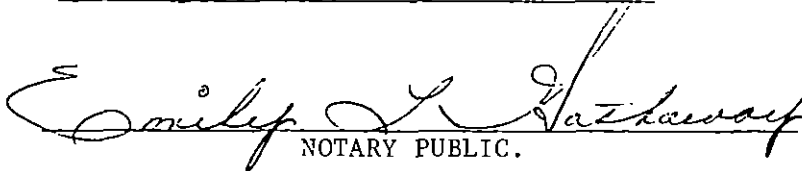
STATE OF OHIO)
)
COUNTY OF HAMILTON)

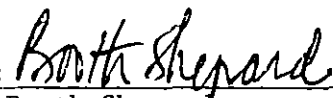
SS:-

J.W. Bales, being duly sworn, says that he is a Senior Trust Officer of The Fifth Third Bank, Trustee under the Will of Ethan Stone, deceased, herein; that the previously listed assets and cash balance of Three Thousand Five Hundred Seventy-six and 80/100ths. Dollars (\$3,576.80) were on hand, held or controlled by said Trustee on February 28, 1975, that the income and principal vouchers for the expenditures listed in the account are all true and correct and that the foregoing and annexed Account is just and true to the best of his knowledge, information and belief.



Sworn to and subscribed before me this 26th day of March A.D. 1975.


NOTARY PUBLIC.

Approved By: 
Booth Shepard
Shepard & Hilton
1710 Dubois Tower
Cincinnati, Ohio 45202
621-1542

EMILY L. HATHAWAY
Notary Public, Hamilton County, Ohio
My Commission Expires Feb. 21, 1976

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

1955 AUG 12 AM 11:56
1955 AUG 12 AM 11:56
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

MELVIN G. ROEGER, JUDGE
MELVIN G. ROEGER, JUDGE

IN THE MATTER OF THE ESTATE : No. 176
OF : APPLICATION FOR INSTRUCTIONS
ETHAN STONE, DECEASED : TO SUCCESSOR-TRUSTEE

Now comes The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, and respectfully represents to the Court that from the public records of Hamilton County, Ohio, it appears that it has no interest or right as such Trustee in the real estate which is hereinafter described, nor any right to receive an annual ground rent thereon:

Situated in Section 29, Storrs Township, Cincinnati, County of Hamilton, and State of Ohio, to-wit:

Beginning at a point in the northwesterly line of West Sixth Street (River Road) said point being North 21°35' East, 102.08 feet, and North 36°32' East 43.45 feet from the northerly line of Connell Street (Church Street), as measured along the northwesterly line of West Sixth Street (River Road); thence North 50°35' West 232.95 feet; thence North 36°32' East, 33.67 feet; thence South 50°35' East 232.95 feet to a point in the northwest line of West Sixth Street (River Road); thence South 36°32' West along said northwesterly line of West Sixth Street (River Road) 33.68 feet to the place of beginning.

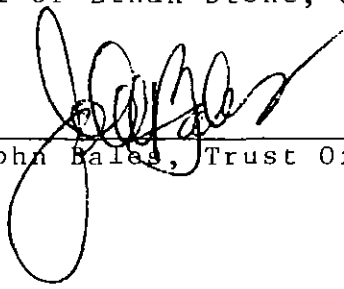
Being the same premises conveyed to grantees herein by deed recorded in Deed Book 4019, Page 531, Hamilton County, Ohio Land Records.

Jimmy D. Little and Vivian M. Little have offered to pay the

sum of One Hundred Dollars (\$100.00) plus One Hundred Two Dollars (\$102.00) for court costs and attorney fees to the Trustee for release by quit claim deed of the Trustee of any interest in said real estate, thereby confirming and perfecting their title to the premises above described. The Trustee believes that it would be in the best interests of the decedent's trust estate, to accept the offer of said persons and to invest such above mentioned amount, according to law.

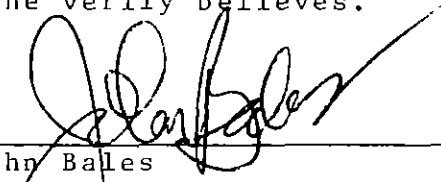
WHEREFORE, The Fifth Third Bank, Successor-Trustee as aforesaid, prays the direction of the Court in the premises and for an order authorizing said Trustee to accept the foregoing offer, and to execute its deed of quit claim to the above described real estate.

THE FIFTH THIRD BANK,
Successor-Trustee under the
Will of Ethan Stone, deceased

By 
John Bales, Trust Officer

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

John 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, and that the facts stated in the foregoing application are true as he verily believes.


John Bales

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

AUGUST

, 1975.

RICHARD S. RUST, IV, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date. Section 147.03 R.C.

176

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

AUG 12 1975

IMAGE NO. 3

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER INSTRUCTING
ETHAN STONE, DECEASED : SUCCESSOR-TRUSTEE *OK*

This cause came on to be heard upon the application of The Fifth Third Bank, Successor-Trustee under the Will of Ethan Stone, deceased, for instructions and an order authorizing said Trustee to release by quit claim to Jimmy D. Little and Vivian M. Little certain real estate in which it appears that no known interest of the trust estate is outstanding, for the purpose of confirming and perfecting title to said real estate of said Jimmy D. Little and Vivian M. Little; and it appearing that they have offered to pay therefor the sum of One Hundred Dollars (\$100.00) and to pay all costs of this proceeding, and that it is in the best interests of the trust estate to accept such proposal.

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Jimmy D. Little and Vivian M. Little for the real estate described in the petition upon payment to said Trustee of the sum of One Hundred Dollars (\$100.00) and of the costs and legal expenses herein, and that said sum be invested according to law, and that an attorney fee of One Hundred Dollars (\$100.00) is allowed out of the estate.

ENTER

William D. Rogers

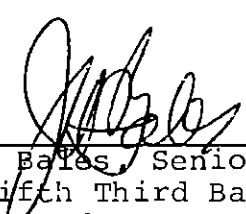
JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO
RECEIVED

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 :
:SS.
COUNTY OF HAMILTON :

J. 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 Donald E. Bruner, such interest of the Trustee in certain real estate described in said order, for the net sum of Two Hundred Ten Dollars (\$210.00), 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.



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

Sworn to and subscribed in my presence this

29th day of August, 1975.

Richard S. Rust, IV
Notary Public - State of Ohio

RICHARD S. RUST, IV, 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.

SHEPARD & HILTON

By Richard S. Rust, IV
Richard S. Rust, IV, attorneys
for The Fifth Third Bank,
Successor Trustee of the Estate
of Ethan Stone, deceased

333/335

~~ENTERED~~

AUG 29 1975

PAGE NO. 70

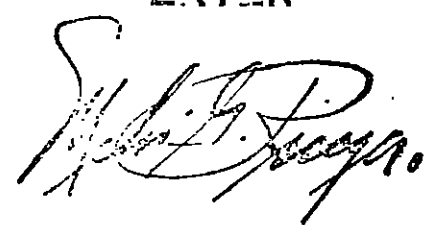
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

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 Donald E. Bruner 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.

ENTER



JUDGE
COURT COMMON PLEAS, PROBATE DIVISION

FILED
COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

175 AUG 29 PM 2:43

IN THE MATTER OF THE ESTATE : No. 176

OF MELVIN G. RUEGER, JUDGE

ETHAN STONE, DECEASED :

AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE SALE

STATE OF OHIO :
: SS.
COUNTY OF HAMILTON :

David K. Hirschman, Frances Rust and
Kathleen Kushman 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:

The following described perpetual leasehold estate,
situate in the City of Cincinnati, County of Hamilton
and State of Ohio, and being part of Lot No. Three
(3) of Justis Wright's Subdivision, recorded in
Plat Book 1, page 203, Hamilton County, Ohio, Plat
Records and described as follows:

Beginning on the north side of West Sixth Street
(now River Road) at the southeast corner of said
Lot No. Three (3); thence North with the east
line of said lot, eighty-five (85) feet; thence
West parallel with West Sixth Street (now River
Road), twenty-seven and 50/100 (27.50) feet; thence
South parallel with the east line of said lot,
eighty-five (85) feet to West Sixth Street (now
River Road); thence East with West Sixth Street
(now River Road) twenty-seven and 50/100 (27.50)
feet to the point of beginning, and known as
2470 River Road, Cincinnati, Ohio.

Subject to the right of Catherine Schneider, her
heirs and assigns, to drain the house in the rear
of the above described property through the same to
the sewer in West Sixth Street (now River Road) and
the right to repair and drain said pipe whenever
necessary.

Subject to a perpetual lease from Jacob Burnett

and Jacob Williams to Ethan Stone, recorded
in Book "F", 3, page 203, 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 nominal sum of One (1) Barleycorn do hereby
value said real estate at One Hundred Dollars (\$100.00), and
further, that in their opinion, said ground rent could not be
sold for more at public sale.

Further affiants saith naught.

David K. Hirschman
David K. Hirschman

Frances Rust
Frances Rust

Kathleen Kushman
Kathleen Kushman

Sworn to and subscribed in my presence this 29th
day of August, 1975.

Richard S. Rust, IV
Notary Public - State of Ohio

RICHARD S. RUST, IV, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date. Section 147.03 R.C.