

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE

OF

ETHAN STONE, DECEASED

ENTER

Lucas M. Davies

PROBATE JUDGE

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

Min Vol - 11 - P - 107

ENTERED

JUN 2 - 1954

MIN. VOL. 656

PAGE 123 & 134

OK

PROBATE COURT, HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : NO. 176
OF : ORDER AUTHORIZING TRUSTEE
 : TO SELL AND RELEASE RIGHT
ETHAN STONE, DECEASED : TO GROUND RENT AT PRIVATE
 : SALE AND TO EXECUTE DEED
 :

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

Situate in the City of Cincinnati, Hamilton County, Ohio, and lying and being in Section 29, Town 4, Fractional Range 1, Storrs Township, and more particularly described as follows:

Beginning at the intersection of the northerly line of River Road and the westerly line of State Avenue; thence South 39° 19' West along the northerly line of River Road, 55.17 feet; thence North 47° 03' West, 68.81 feet; thence South 88° 28' 30" East, 83.46 feet to the westerly line of State Avenue; thence South 43° 33' 30" East along said westerly line 2.74 feet to the place of beginning.

Being the same premises described in deed recorded in Deed Book 2228, page 288 of the land records of Hamilton County, Ohio;

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 \$24.00 reserved under perpetual lease from Ethan Stone to Christopher Mohr, recorded in Lease Book 2, page 508 of the Hamilton County land records, which such lease obliges the lessee to pay, in addition, the taxes and assessments on said real estate; that the leasehold estate in said real estate is vested in Elnora Foster by virtue of that certain deed recorded in Deed Book 2228, page 288 of the Hamilton County land records; that the offer of

said Elnora Foster to purchase the interest of the trust estate in said real estate for the net sum of \$960.00, based upon a capitalized value of said rent at 2-1/2%, 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 all the Trustee's right, title and interest in and to the foregoing real estate be sold at private sale to Elnora Foster, the owner of said leasehold estate;

IT IS THEREFORE ORDERED that The Fifth Third Union Trust Company, Trustee as aforesaid, be and hereby is authorized and directed to accept said offer of Elnora Foster to purchase the interest of the trust estate in the real estate hereinabove described, for the sum of Nine Hundred Sixty Dollars (\$960.00), and upon payment of such sum and upon payment by said purchaser of the costs of this proceeding, including fees of the Trustee's attorney, 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 to said purchaser and releasing said real estate from all obligation to the Estate of Ethan Stone, deceased, for the payment of said ground rent reserved under perpetual lease recorded in Lease Book 2, page 508, Hamilton County land records.

NC. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE DIS-
INTERESTED PERSONS IN
SUPPORT OF PRIVATE SALE

Misc Vol - 11 - Page 107

FILED

JUN 2 - 1954

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK
BY *Carroll*
DEPUTY CLERK

PROBATE COURT, HAMILTON COUNTY, OHIO

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

STATE OF OHIO :
COUNTY OF HAMILTON:SS:

Evelyn Levy, Francis T. Bartlett, and William C. Kelly,
being first duly sworn, state that they are residents of Hamilton
County, Ohio, and that they have no interest in the real estate
described as follows:

Situate in the City of Cincinnati, Hamilton County,
Ohio, and lying and being in Section 29, Town 4,
Fractional Range 1, Storrs Township, and more
particularly described as follows:

Beginning at the intersection of the northerly line
of River Road and the westerly line of State Avenue;
thence South 39° 19' West along the northerly line
of River Road, 55.17 feet; thence North 47° 03'
West, 68.81 feet; thence South 88° 28' 30" East,
83.46 feet to the westerly line of State Avenue;
thence South 43° 33' 30" East along said westerly
line 2.74 feet to the place of beginning.

Being the same premises described in deed recorded
in Deed Book 2228, page 288 of the land records of
Hamilton County, Ohio;

that upon being informed that the estate of Ethan Stone, deceased,
is the owner of a right to ground rent in said real estate, to-wit,
the annual sum of \$24.00, do hereby value said ground rent and such
interest of the estate of Ethan Stone, deceased, in said real estate
at Nine Hundred Sixty Dollars (\$960.00), and further, that in their
opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Evelyn Levy
Francis T. Bartlett
William C. Kelly

Sworn to before me and subscribed in my presence this 28
day of May, 1954.

BOOTH SHEPARD
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires _____

Booth Shepard
Notary Public State of Ohio

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN RE: Estate of
ETHAN STONE;

Deceased

THREE AFFIDAVITS IN
SUPPORT OF SALE OF
GROUND RENT

FILED

JUL 13 1954

CHASE M. DRYER

J. B. [Signature]

misc. Vol-11-P-108

IN RE: Estate of)
) No. 176
ETHAN STONE, Deceased)

Beginning at a point in the southerly line of said Lot No. 9, said point being 300 feet westwardly from the westerly line of West Sixth Street, now called River Road, (measured along the southerly line of Lot No. 9 and the extension thereof); thence westwardly along the said southerly line of said Lot No. 9, 427 feet, more or less, to the easterly boundary of Mt. Echo Park; thence northwardly along said easterly boundary, 30 feet, more or less, to the northerly

line of said Lot No. 9; thence eastwardly along said northerly line of said Lot No. 9, 428 feet, more or less, to a point which is 300 feet westwardly from the west line of River Road (measured along the northerly line of said Lot No. 9 and the extension thereof); thence southwardly along a line parallel to and distant 300 feet from the westerly line of River Road, 30 feet, more or less, to the place of beginning.

The ground rent reserved to the estate of Ethan Stone, in the above described premises, amounts to Nine and 60/100 (\$9.60) Dollars per year, and affiants are informed that said The Central Trust Company, trustee, as aforesaid, has an offer from David Reisenfeld for the purchase of the fee simple title thereto for the sum of Three Hundred Twenty and 00/100 (\$320.00) Dollars 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 said Ethan Stone and of all persons in interest in the trust created under his will.

William B. Keller
Ethan Mitchell
Carl J. Notman

Sworn to before me and subscribed in my presence this 12
day of July, 1954.

W. J. Kelly
Notary Public

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

In Re: Estate of
ETHAN STONE, Deceased

APPLICATION OF THE CENTRAL
TRUST COMPANY, TRUSTEE,
FOR ORDER AUTHORIZING SALE
OF GROUND RENT AND REINVEST-
MENT OF PROCEEDS

allied in last

FILED

JUL 13 1954

CHASE M. DAVIES
PROBATE JUDGE & CLERK

BY *J. Davies*

Misc Vol 11-P-109

PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of
ETHAN STONE, Deceased

:No. 176

APPLICATION OF THE CENTRAL TRUST COMPANY,
TRUSTEE, FOR ORDER AUTHORIZING SALE OF
GROUND RENT AND REINVESTMENT OF
PROCEEDS

Now comes The Central Trust Company, 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 the City of Cincinnati, Hamilton County, Ohio, and being Lots 4 and 9 on a plat of partition of the estate of Philip Munrath, deceased, in case No. 95327, Hamilton County, Ohio, Common Pleas Court, and recorded in Plat Book 12, page 52, Hamilton County, Ohio, plat records. Said Lot 4 having a frontage of 41.77 feet on the westerly side of Sixth Street, now called River Road, and a depth of about 137 feet, more or less; said Lot 9 lying immediately in the rear of Lot 4 and partly in the rear of Lot 5 and having a width of 30 feet, more or less, and a depth between parallel lines to the westerly end of said partitioned land, as shown by the plat recorded in Plat Book 12, page 52, Hamilton County, Ohio, plat records, and being known, numbered and described as 2804 River Road, Cincinnati, Ohio.

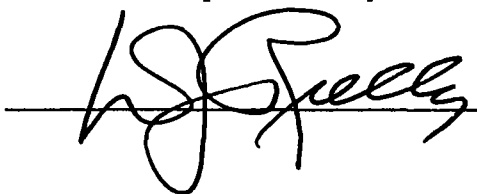
Except that part of Lot No. 9 which has heretofore been conveyed to the City of Cincinnati, Ohio, by deed recorded in Deed Book 1607, page 307, Hamilton County, Ohio, Deed Records, and which is more particularly described as follows:

Beginning at a point in the southerly line of said Lot No. 9, said point being 300 feet westwardly from the westerly line of West Sixth Street, now called River Road, (measured along the southerly line of Lot No. 9 and the extension thereof); thence westwardly along the said southerly line of said Lot No. 9, 427 feet, more or less, to the easterly boundary of Mt. Echo Park; thence northwardly along said easterly boundary, 30 feet, more or less, to the northerly line of said Lot No. 9; thence eastwardly along said northerly line of said Lot 9, 428 feet, more or less, to a point which is 300 feet westwardly from the west line of River Road (measured along the northerly line of said Lot 9 and the extension thereof); thence southwardly along a line parallel to and distant 300 feet from the westerly line of River Road, 30 feet, more or less, to 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 Charles M. Hussey, subject to the payment to the estate of Ethan Stone of a ground rent of Nine and 60/100 (\$9.60) Dollars 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 fee simple title underlying said leasehold estate and the capitalized value of said ground rent on a three (3%) per cent basis, amounting to Three Hundred Twenty and 00/100 (\$320.00) Dollars, and to re-invest the proceeds in securities authorized by law for investment by trustees.

Your petitioner further represents that David Reisenfeld offers to purchase said ground rent for said sum of Three Hundred Twenty and 00/100 (\$320.00) Dollars, net to your petitioner; said purchaser to pay, in addition, the costs of this proceeding, including compensation to your petitioner, as trustee, and its attorney, for their services in negotiating and closing said sale in the agreed amount of Fifty-five and 00/100 (\$55.00) Dollars. 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 special warranty, releasing said premises from all obligations to the estate of Ethan Stone, and directing the full amount of said proceeds of sale to be re-invested by your petitioner in the manner provided by law.

A handwritten signature in dark ink, appearing to read "H. J. Kelly", is written over a horizontal line.

STATE OF OHIO }
COUNTY OF HAMILTON } SS:

Harry Gibbons, being first duly sworn,
on oath states 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 fore-
going application are true as he verily believes.

Harry Gibbons

Sworn to before me and subscribed in my presence, this

12 day of July, 1954.

L. J. Guelly
Notary Public

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN RE: Estate of
ETHAN STONE, Deceased

ENTER

Chase M. Davies

PROBATE JUDGE

ENTRY AUTHORIZING SALE
OF GROUND RENT AND RE-
INVESTMENT OF PROCEEDS

Collect in cont.

ENTERED

JUL 13 1934

MIN. VOL.

657

PAGE

295

Misc Vol-11-P-110

IN RE: Estate of)
) NO. 176
 ETHAN STONE, Deceased)

This day this cause came on to be heard upon the application of The Central Trust Company, trustee under the will of Ethan Stone, deceased, for an order authorizing sale of ground rent in the real estate described in the application filed in this Court, and re-investment of the proceeds, and upon three affidavits filed in support thereof.

The Court further finds that the offer made by David Reisenfeld to said The Central Trust Company, trustee, as aforesaid, for the purchase of the fee simple title to said premises, to-wit, Three Hundred Twenty and 00/100 (\$320.00) Dollars net to the trustee, based upon the capitalized value of said ground rent at three (3%) 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 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 said Ethan Stone, and of all persons in interest in the trust created under his will now in the custody of said The Central Trust Company, as trustee aforesaid.

WHEREFORE, IT IS NOW ORDERED by the Court that said The Central Trust Company, trustee, as aforesaid, be and it is hereby authorized and directed to accept said offer of said David Reisenfeld, and upon payment of said sum of Three Hundred Twenty and 00/100 (\$320.00) Dollars, together with the sum of Fifty-five and 00/100 (\$55.00) Dollars, agreed to be paid by said purchaser to cover the costs of this proceeding, including the compensation of said trustee and its attorney for their services herein, said The Central Trust Company, as trustee aforesaid, is authorized and directed to make, execute and deliver to said David Reisenfeld a proper deed of special warranty, releasing the premises above described from all obligations to the estate of said Ethan Stone, deceased.

W. J. Kelly
att for trustee

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

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

Misc Vol-11-P-110

FILED

AUG 10 1954

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK

BY

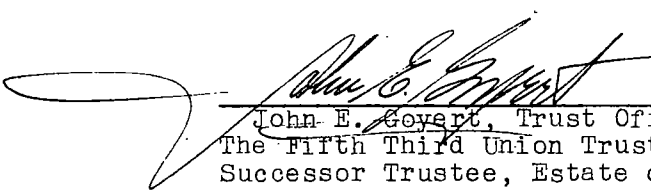
Carroll

PROBATE COURT, HAMILTON COUNTY, OHIO

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

STATE OF OHIO :
COUNTY OF HAMILTON: SS:

John E. Goyert, being first duly sworn, says that he is Trust Officer of The Fifth Third Union Trust Company, 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 Elnora Foster such interest of the Trustee in certain real estate described in said order, for the net sum of Nine Hundred Sixty Dollars (\$960.00); 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 get for said ground rent.


John E. Goyert, Trust Officer
The Fifth Third Union Trust Company,
Successor Trustee, Estate of Ethan Stone,
Deceased

Sworn to before me and subscribed in my presence this 16th
day of August, 1954.


Notary Public, State of Ohio

.....
MOTION TO CONFIRM SALE

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


Attorney

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF

ETHAN STONE, DECEASED
ENTER

Chas. M. Davies
PROBATE JUDGE

ORDER APPROVING AND
CONFIRMING SALE

Misc Vol-11-P-111

ENTERED

AUG 10 1934

MIN. VOL. 658

PAGE 182

Ref

PROBATE COURT, 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 Union Trust Company, successor Trustee, of
its proceedings under the former order of this Court, and
upon the motion to confirm the sale made in obedience to
said order; and it appearing to the Court that such pro-
ceedings were correct and that the sale was proper and fair:
THEREFORE, IT IS ORDERED that the same be and hereby is ap-
proved and confirmed.

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NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

ENTRY FIXING COUNSEL FEES FOR
EXTRAORDINARY SERVICES AND
AUTHORIZING PAYMENT THEREOF

ENTERED

AUG 13 1954

MIN. VOL. 658

PAGE 253

ENTER

Charles M. Davis

PROBATE JUDGE

PROBATE COURT, HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : NO. 176
OF : ENTRY FIXING COUNSEL FEES FOR
ETHAN STONE, DECEASED : EXTRAORDINARY SERVICES AND
: AUTHORIZING PAYMENT THEREOF

This cause coming on to be heard on the application of The Fifth Third Union Trust Company, successor Trustee under the will of Ethan Stone, deceased, to fix counsel fees for extraordinary services rendered to the said trust estate by Booth Shepard, attorney, in the recovery of delinquent rents owing to said Trustee in the amount of \$486.00; the Court finds said services to be necessary and in the best interests of said trust estate, and of a value of \$150.⁰⁰.

IT IS THEREFORE ORDERED that said Trustee pay to Booth Shepard, attorney, the sum of \$150.⁰⁰, in full of said legal services, out of the fund so recovered.

1
NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

APPLICATION TO FIX COUNSEL
FEES FOR EXTRAORDINARY SERVICES

FILED

AUG 13 1954

CHASE M. DAVIES
CLERK OF COURT & EX-OF FIDELITY
BY *[Signature]*

Booth Shepard, Attorney

PROBATE COURT, HAMILTON COUNTY, OHIO

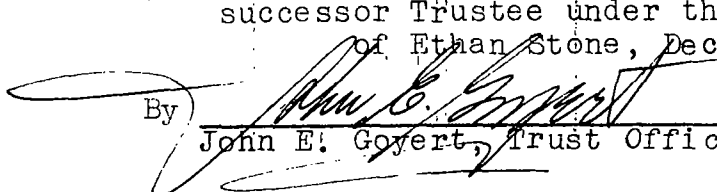
IN THE MATTER OF THE ESTATE : NO. 176
OF : APPLICATION TO FIX COUNSEL
ETHAN STONE, DECEASED : FEEES FOR EXTRAORDINARY SERVICES

Now comes The Fifth Third Union Trust Company, successor Trustee under the Will of Ethan Stone, deceased, and represents to the Court that, under a prior order of this Court, it was instructed to bring an action for recovery of delinquent rents against one Elmore Foster; that such an action was filed, resulting in judgment in favor of said Trustee; that said judgment has been paid and satisfied and in connection therewith other amounts owing as delinquent rents on other parcels of land, owing by the same party or his spouse, in a total amount of \$486.00, have now been paid to said Trustee, as a result of said action and judgment; that Booth Shepard, attorney, has rendered legal services in such proceedings which are of value to said estate.

WHEREFORE, applicant prays the Court to fix the value of said legal services and authorize the Trustee to pay same out of the amount realized as aforesaid.

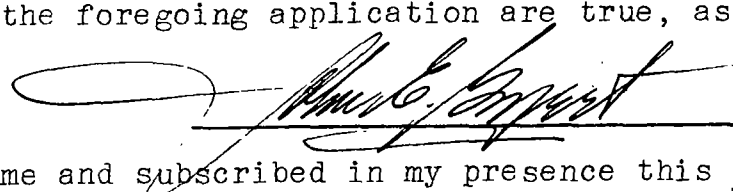
THE FIFTH THIRD UNION TRUST COMPANY,
successor Trustee under the last will
of Ethan Stone, Deceased

By


John E. Goyert, Trust Officer

STATE OF OHIO :
COUNTY OF HAMILTON:SS:

John E. Goyert, being first duly sworn, says that he is a Trust Officer of The Fifth Third Union Trust Company, 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.


Sworn to before me and subscribed in my presence this 12th day of August, 1954.


Notary Public, Hamilton County, Ohio

Audit
App - RF
No. 176

HAMILTON COUNTY

PROBATE COURT

In re: Estate of

ETHAN O. STONE

Deceased

SIXTH ACCOUNT CURRENT OF THE CENTRAL
TRUST COMPANY, AS TRUSTEE UNDER THE
WILL OF ETHAN O. STONE, DECEASED

8.00

8.85

2.00

18.85

SEP 6 1954

CHAS. M. LAMIER
PROBATE CLERK & EX-OFFICIO CLERK
BY *C. Hendricks*
DEPUTY CLERK

ENTERED

SEP 8 1954

MIN. VOL. 659

PAGE 35

Rec. Vol. 720 ~~P448~~

P448

In re: Estate of)
 ETHAN O. STONE) No. 176
 Deceased)

STATE OF OHIO, COUNTY OF HAMILTON

PROBATE COURT

SIXTH ACCOUNT CURRENT OF THE CENTRAL TRUST COMPANY,
AS TRUSTEE UNDER THE WILL OF ETHAN O. STONE, DECEASED

PRINCIPAL ACCOUNT

1952

R e c e i p t s

Aug. 27 Balance as shown in previous account \$ 41.20

1953

Aug. 17 Sold to C. J. Devine & Co. -
 \$100 U. S. Treasury 2½% Bond, 6/15/67/62
 No. 45551A @ 94.6875 94.69

1954

Feb. 3 Sold to Common Trust Fund "B" -
 \$42,600 U. S. Savings, Series G, Bonds
 2½%, 8/1/54
 Nos. C715075G for \$100; D347688G for
 \$500; M919330G, -1G for \$1000 each;
 X203740G/3G for \$10,000 @ 100 42,600.00
July 7 From Reisenfeld Realty Co. to apply on purchase
 price of leasehold interest covering
 property at 2804 River Road, Cincin-
 nati, Ohio, being sold for \$375 50.00
 16 From Reisenfeld Realty Co. balance in full of
 purchase price of leasehold interest
 on property at 2804 River Road, Cincinnati,
 Ohio 325.00

\$ 43,110.89 ✓

1953

P a y m e n t s

Vouchers

Aug. 7 The Central Trust Company, principal fee for the period
 8/5/52 to 8/5/53, based on asset valuation of
 \$47,024 as of 8/5/52
 (See Schedule attached)

1 \$ 70.54 ✓

1954

Feb. 3 The Central Trust Company, as Trustee of Common Trust
 Fund "B" - for purchase of 421 Units in Common
 Trust Fund "B" @ 101.05 * valuation as of 1/31/54
 8 The Central Trust Company, principal fee for the period
 8/5/53 to 2/5/53, based on asset valuation of
 \$43,591 as of 8/5/53
 (See Schedule attached)

2 42,542.05 ✓

3 32.70 ✓

Ethan Stone

1954

Payments
(Continued)

Vouchers

July 27 William J. Rielly - for legal services rendered re sale of ground rent to David Reisenfeld	4	25.00
The Central Trust Company for services rendered re sale of ground rent to David Reisenfeld	5	25.00

\$42,695.29

Total Principal Receipts	\$43,110.89 ✓
Total Principal Payments	42,695.29 ✓
Principal Balance	\$ 415.60 ✓

INCOME ACCOUNT

1952

R e c e i p t s

Nov. 5	From Charles M. Hussey, Administrator of the Estate of Mrs. Anna Hussey, deceased - Ground Rent for period 11/1/52 to 5/1/53 on premises described as 41.77 x 51 ft. Irreg. Lot 4 and part of Lot 9 partition of Munraths Estate	\$ 4.80
	From Mrs. Anna Pearl - Ground Rent for period 5/1/52 to 11/1/52 on premises described as 2808 River Road 24.33 x 139.63 ft. Irreg. Lot 3 partition of Munraths Estate 30 x 160.37 ft. Irreg. part of Lot 8 partition of Munraths Estate	2.55
12	From Lillian R. Faulkner - Ground Rent for period 11/1/52 to 5/1/53 on premises described as 45 x 70.05 ft. Irreg. S. S. River Road Opp. Munraths Estate	5.63
Dec. 15	Interest U. S. Treasury 2½% Bonds, 6/15/67/62	11.25

1953

Feb. 2	Interest U. S. Savings, Series G, 2½% Bonds, 8/1/54	532.50
Mar. 3	From Robert A. and Florence Freytag - Ground Rent from 11/1/51 to 11/1/52 on premises described as 2814-16 River Road - 50 x 300 ft. N. S. River Road next West of Munraths Estate	11.00
May 6	From Smith Simpson - Ground Rent from 5/1/52 to 5/1/53 on premises described as 26 x 153.60 ft. Irreg. Lot 7, S. P. Chase's Subdivision	5.00
	From Lillian Faulkner - Ground Rent for period 5/1/53 to 11/1/53 on premises described as 45 x 70.05 ft. Irreg. S. S. River Road Opp. Munraths Estate	5.63
	From Mr. Frank Boetticher - Ground Rent for period 11/1/52 to 5/1/53 on premises described as 2808 River Road 24.33 x 139.63 ft. Irreg. Lot 3 partition of Munraths Estate 30 x 160.37 ft. Irreg. Part of Lot 8 partition of Munraths Estate	2.55
7	From Eva Huttenlocher - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 26 x 117.30 ft. Irreg. Lot S. P. Chase's Subdivision	5.00
8	From Tillie Guise - Ground Rent for period 5/1/52 to 5/1/53 on premises described at 2728 Montreal Ave. 25 x 110 ft. Lot 10 S. P. Chase's Subdivision	2.50
	From Mrs. Mary Schmitt - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2736 River Road 26 x 139 ft. Irreg. Lot 5 S. P. Chase's Subdivision	5.00
12	From Charles M. Hussey, Administrator of the Estate of Mrs. Anna Hussey, deceased, Ground Rent for period 5/1/53 to 11/1/53 on premises described as 41.77 x 51 ft. Irreg. Lot 4 and part Lot 9 partition of Munraths Estate	4.80
	From Elizabeth J. Tarter - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 2734 River Road 26 x 131.90 ft. Irreg. Lot 4 S. P. Chase's Subdivision	5.00

Ethan Stone

R e c e i p t s
(Continued)

1953

May	14	From Ruth Pennington - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2730 Montreal St. 25 x 110 ft. Lot 11 S. P. Chase's Subdivision	\$ 2.50
	18	From Mrs. Rebecca Schlieper - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2742-144 River Road 26 x 160.90 ft. Irreg. Lot 8 S. P. Chase's Subdivision 31.20 x 168 ft. Irreg. Lot 9 S. P. Chase's Subdivision	10.00
	20	From Natorp Realty Co. - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 2759 River Road 32.38 x 74 ft. Irreg. S. S. River Road	8.33
	21	From Mr. & Mrs. H. Quest - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 2738 River Road 26 x 146.30 ft. Irreg. Lot 6 S. P. Chase's Subdivision	5.00
	25	From Frank and Irene Balzer - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 26 x 124.60 ft. Irreg. Lot 3 S. P. Chase's Subdivision	5.00
		From Adeline Cooney - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 55 x 89.70 ft. Irreg. S. S. River Road opp. Munraths estate	13.76
	26	From Mary Louise Henle - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 26 x 110 ft. Irreg. N.S. River Road Lot 1 S. P. Chase's Subdivision	5.00
June	4	From Elizabeth Kuerze - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 25 x 110 ft. Irreg. Lot 12 S. P. Chase's Subdivision	2.50
	15	Interest U. S. Treasury 2½% Bonds, 6/15/67/62	11.25
	30	From Charles Davis - Ground Rent for period 5/1/52 to 5/1/53 on premises described as Lots 14 to 24 and 31 to 36 incl. S. P. Chase's Subdivision	5.00
July	17	From Perkins-Irwin Post No. 4966 - Ground Rent for period 5/1/52 to 5/1/53 on premises described as 2759 River Road 67 x 77.38 ft. Irreg. S. S. River Road	16.67
Aug.	3	Interest U. S. Savings, Series G, 2½% Bonds, 8/1/54	532.50
	17	Accrued interest on sale of \$100 U. S. Treasury 2½% Bond 6/15/67/62	.43
Nov.	12	From Robert A. and Florence Freytag - Ground Rent from 11/1/52 to 11/1/53 on premises described as 2814-16 River Road 50 x 300 ft. N.S. River Road next West of Munraths Estate	11.00
	13	From Charles M. Hussey, Administrator of the Estate of Mrs. Anna Hussey, deceased, Ground Rent for period 11/1/53 to 5/1/54 on premises described as 41.77 x 51 ft. Irreg. Lot 4 and part of Lot 9 partition of Munraths Estate	4.80
	19	From Frank Boetticher - Ground Rent for period 5/1/53 to 11/1/53 on premises described as 2808 River Road 24.33 x 139.63 ft. Irreg. Lot 3 partition of Munraths Estate 30 x 160.37 ft. Irreg. part of Lot 8 partition of Munraths Estate	2.55
	24	From Lillian Faulkner - Ground Rent for period 11/1/53 to 5/1/54 on premises described as 45 x 70.05 ft. Irreg. S. S. River Road opp. Munraths Estate	5.63
Dec.	15	Interest U. S. Treasury 2½% Bonds, 6/15/67/62	10.00

1954

Feb.	1	Interest U. S. Savings, Series G, 2½% Bonds, 8/1/54	532.50
Apr.	20	From Frank L. & Edith M. Sampson - Ground Rent from 5/1/53 to 5/1/54 on premises described as 26 x 153.60 ft. Irreg. Lot 7 - S. P. Chase's Subdivision	5.00
May	4	From Natorp Realty Co. - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2759 River Road 32.38 x 74 ft. Irreg. S. S. River Road	8.33

Ethan Stone

R e c e i p t s
(Continued)

1 9 5 4

May 6	From Perkins-Irwin Post No. 4966 - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2759 River Road 67 x 77.38 ft. Irreg. S. S. River Road	\$ 16.61
	From Eva Huttenlocher - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 26 x 117.30 ft. Irreg. Lot S.P. Chase's Subdivision	5.00
	Income distribution on 421 Units of Common Trust Fund "B" @ .71 per unit	298.91
7	From Charles W. & Emma Detzel - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 26 x 110 ft. Irreg. N.S. River Road Lot 1 - S. P. Chase's Subdivision	5.00
10	From Tillie F. Guise - Ground Rent for period 5/1/53 to 5/1/54 on premises described at 2728 Montreal Ave. 25 x 110 ft. Lot 10 S. P. Chase's Subdivision	2.50
11	From Elizabeth Kuerze - Ground Rent for the period 5/1/53 to 5/1/54 on premises described as 25 x 110 ft. Lot 12 S. P. Chase's Subdivision	2.50
	From Adeline Cooney - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 55 x 89.70 ft. Irreg. S. S. River Road opp Munraths Estate	13.76
12	From Lillian Faulkner - Ground Rent for period 5/1/54 to 11/1/54 on premises described as 26 x 153.60 ft. Irreg. S. S. River Road Munraths Estate	5.63
14	From Elizabeth J. Tarter - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 2734 River Road 26 x 131.90 ft. Irreg. Lot 4 S. P. Chase's Subdivision	5.00
18	From Charles Davis - Ground Rent for period 5/1/53 to 5/1/54 on premises described as Lots 14 to 24 and 31 to 36 incl. S. P. Chase's Subdivision	5.00
19	From Frank & Irene Balzer - Ground Rent for period 5/1/53 to 5/1/54 on premises described as 26 x 124.60 ft. Irreg. Lot 3 S. P. Chase's Subdivision	5.00
	From Frank Boetticher - Ground Rent for period 11/1/53 to 5/1/54 on premises described as 2808 River Road 24.33 x 139.63 ft. Irreg. Lot 3 partition of Munraths Estate 30 x 160.37 ft. Irreg. part Lot 8 partition of Munraths Estate	2.55
20	From Mrs. Mary Schmitt - Ground Rent for period 5/1/54 to 5/1/55 on premises described as 2736 River Road 26 x 139 ft. Irreg. Lot 5 S. P. Chase's Subdivision	5.00
25	From Mr. & Mrs. H. Quest - Ground Rent - for period 5/1/53 to 5/1/54 on premises described as 2738 River Road 26 x 146.30 ft. Irreg. Lot 6 S. P. Chase's Subdivision	5.00
27	From Charles M. Hussey, Administrator of the Estate of Mrs. Anna Hussey, deceased, Ground Rent for period 5/1/54 to 11/1/54 on premises described as 41.77 x 51 ft. Irreg. Lot 4 and part of Lot 9 partition of Munraths Estate	4.80
June 15	Interest U. S. Treasury 2 1/2% Bonds, 6/15/67/62	10.00
July 13	From Ernest Schlieper - ground rent for period 5/1/54 to 5/1/55 on premises described as 2742 River Road 26 x 160.90 ft. Irr. Lot 8 S. P. Chase's Subdivision 31.20 x 168 ft. Irreg. Lot 9 S. P. Chase's Subdivision	10.00
		\$ 2,203.28

Ethan Stone

Payments

1952

Vouchers

Oct. 15 Hamilton County Probate Court - for filing Fifth Account Current 6 \$ 11.65

1953

Feb. 9 Edwin F. Pierle - Treasurer Ethan Stone Fund, income 7 511.15
Mar. 5 Treasurer of Hamilton County, Ohio - Real Estate taxes for first half 1952 on property as follows:

Description	Valuation	Tax
Mackinaw Ave. 75 x 241.9 Irreg.	\$100.00	1.58
273 1/2 Bismark Ave. 25 x 110 ft.	30.00	.47
	130.00	2.05

8 2.05

9 6.00

17 Aug-Elder & Rielly - for court costs advanced in filing two suits in Municipal Court against Virgil and Lillian Terry
July 8 Treasurer of Hamilton County, Ohio - Real Estate taxes for second half 1952 on property as follows:

Description	Valuation	Tax
Mackinaw Ave. 75 x 241.9 Irreg.	\$100.00	1.58
273 1/2 Bismark Ave. 25 x 110 ft.	30.00	.47
	130.00	2.05

10 2.05

11 609.24

Aug. 7 Edwin F. Pierle, Treasurer Ethan Stone Fund, income

1954

Jan. 28 Treasurer of Hamilton County, Ohio - Real Estate taxes for first half 1953 on property as follows:

Description	Valuation	Tax
Mackinaw Ave. 75 x 241.9 Irreg.	\$100.00	1.39
273 1/2 Bismark Ave. 25 x 110	30.00	.42
	130.00	

12 1.81

13 530.12

Feb. 8 Edwin F. Pierle, Treasurer Ethan Stone Fund, income

June 25 Treasurer of Hamilton County, Ohio - Real Estate taxes for second half 1953 on property as follows:

Description	Valuation	Tax
Mackinaw Ave. 75 x 241.9 Irreg.	\$100.00	1.39
273 1/2 Bismark Ave. 25 x 110 ft.	30.00	.42
	130.00	1.81

14 1.81

Aug. 2 The Central Trust Company, Trustee's Commission calculated as follows:

Total Income Receipts \$2,203.28
Less: Ground Rent items 263.94

6% commission on \$1,939.34
10% commission on 263.94

15 116.37

16 26.39

Total Income Receipts \$2,203.28 ✓
Total Income Payments 1,818.64 ✓
Income Balance \$ 384.64 ✓
Principal Balance 415.60 ✓

\$1,818.64 ✓

BALANCE IN ACCOUNT \$ 800.24 ✓

Ethan O. Stone

SECURITIES ON HAND

\$800 U. S. Treasury 2½% Bonds, 6/15/67/62; Nos. 45552B/54D for \$100 each;
11097 for \$500 ✓

SECURITIES EXHIBITED IN OPEN COURT

THIS 20 DAY OF Aug, 1954

CSH Bunker

DEPUTY CLERK, PROBATE COURT

421 Units in Common Trust Fund "B" of The Central Trust Company, Cincinnati, Ohio, Trustee

We hereby certify that as of August 2, 1954, The Central Trust Company, as Trustee under the Will of Ethan O. Stone, deceased, was the owner of 421 Units in Common Trust Fund "B", of The Central Trust Company, of Cincinnati, Ohio, and that a proper record of the ownership of said units is recorded on the books of said Common Trust Fund "B" of The Central Trust Company of Cincinnati, Ohio.

THE CENTRAL TRUST COMPANY (of Cincinnati)
as Trustee under Plan of Common Trust Fund
"B", dated October 20, 1953.

By

Louis Gulden

Trust Officer

We hereby certify that the balance to the credit of The Central Trust Company, as Trustee under the Will of Ethan O. Stone, deceased, at the close of business on August 2, 1954, was \$800.24.

THE CENTRAL TRUST COMPANY

By

Louis Gulden

Trust Officer

STATE OF OHIO)

COUNTY OF HAMILTON)

SS:

Louis Gulden, Trust Officer of The Central Trust Company, as Trustee under the Will of Ethan O. Stone, deceased, upon oath deposes and says that the foregoing account is true and correct to the best of his knowledge and belief.

Louis Gulden

Trust Officer

Sworn to and subscribed before me this 23rd day of Aug, 1954.

KENNETH ROY COBB

Notary Public in and for the State of Ohio

My Commission Expires Jan. 18, 1956

KENNETH ROY COBB

Notary Public in and for the State of Ohio

My Commission Expires Jan. 18, 1956

Kenneth Roy Cobb

Notary Public

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of

ETHAN STONE, Deceased.

FILED

SEP 15 1954

CHASE M. DAVIES
PROBATE JUDGE & EXCHIEF CLERK

Carroll

THREE AFFIDAVITS IN SUPPORT OF
SALE OF GROUND RENT

AUG, ELDER & RIELLY
Attorneys at Law
915 Mercantile Library Bldg.
Cincinnati 2, Ohio

PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of

No. 176

ETHAN STONE, Deceased

THREE AFFIDAVITS IN SUPPORT
OF SALE OF GROUND RENT

STATE OF OHIO

COUNTY OF HAMILTON)

SS:

and J. D. Johnson, A. E. Kluener
W. B. Keeler, 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 in fee
simple by The Central Trust Company, successor trustee, subject to per-
petual lease:

Situate in Section 29, Township 4, Fractional Range 1, Storrs
Township, Hamilton County, Cincinnati, Ohio, and being a part
of the premises conveyed by John O. Eckert and wife to the Bal-
timore and Ohio Southwestern Railroad Company by deed recorded
September 25th, 1916, in Deed Book 1142, at page 206, in the
office of the Recorder, Hamilton County, Ohio, and being more
particularly described as follows:

Beginning at a point south twenty-eight (28) degrees, eleven
(11) minutes west fifty-seven (57.0) feet, south thirty-three
(33) degrees, fifty-two (52) minutes west, two hundred and
twelve and fifty-six hundredths (212.56) feet, measured along
the southerly line of West Sixth Street from the westerly line
of F. Klein's Subdivision; thence with the southerly line of
West Sixth Street north thirty-three (33) degrees, fifty-two
(52) minutes east, fifty-five (55) feet to the westerly line of
a five (5.0) foot wide tract reserved by the City of Cincinnati;
thence with the westerly line of the five (5.0) foot wide
tract reserved by the City of Cincinnati south fifty (50) de-
grees, thirty-five (35) minutes, forty-five (45) seconds east,
eighty-nine and seventy hundredths (89.70) feet to the new north-
erly right of way line of the C.C.C. & St. L. R.R. Co.; thence
with the new northerly right of way line of the C.C.C. & St. L.
R.R. Co. south thirty-four (34) degrees, twenty (20) minutes,
thirty-seven (37) seconds west, fifty-four and ninety-six hun-
dredths (54.96) feet to a point; thence north fifty (50) degrees,
thirty-five (35) minutes, forty-five (45) seconds west, eighty-
nine and twenty-five hundredths (89.25) feet to the point of
beginning.

The ground rent reserved to the estate of Ethan Stone, in the
above described premises, amounts to Thirteen and 76/100 (\$13.76) Dollars

per year, and affiants are informed that said The Central Trust Company, trustee, as aforesaid, has an offer from Lynn Cooney for the purchase of the fee simple title thereto for the sum of Four hundred and fifty-nine and 00/100 (\$459.00) Dollars 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 said Ethan Stone and of all persons in interest in the trust created under his will.

✓ J. R. Johnson JH
✓ A. E. Luener AEL
✓ William B. Heller

Sworn to before me and subscribed in my presence this 14
day of Sept, 1954.

W. J. Kelly
Notary Public

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of
ETHAN STONE, Deceased.

SEP 15 1954

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK

Carroll
APPLICATION OF THE CENTRAL
TRUST COMPANY, TRUSTEE, FOR
ORDER AUTHORIZING SALE OF
GROUND RENT AND REINVESTMENT
OF PROCEEDS.

AUG, ELDER & RIELLY
Attorneys at Law
915 Mercantile Library Bldg.
Cincinnati 2, Ohio

IN RE: Estate of)
ETHAN STONE, Deceased) No. 176
)

Now comes The Central Trust Company, 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:

Beginning at a point south twenty-eight (28) degrees, eleven (11) minutes west fifty-seven (57.0) feet, south thirty-three (33) degrees, fifty-two (52) minutes west, two hundred and twelve and fifty-six hundredths (212.56) feet, measured along the southerly line of West Sixth Street from the westerly line of F. Klein's Subdivision; thence with the southerly line of West Sixth Street north thirty-three (33) degrees, fifty-two (52) minutes east, fifty-five (55) feet to the westerly line of a five (5.0) foot wide tract reserved by the City of Cincinnati; thence with the westerly line of the five (5.0) foot wide tract reserved by the City of Cincinnati south fifty (50) degrees, thirty-five (35) minutes, forty-five (45) seconds east, eighty-nine and seventy hundredths (89.70) feet to the new northerly right of way line of the C.C.C. & St. L. R.R. Co.; thence with the new northerly right of way line of the C.C.C. & St. L. R.R. Co. south thirty-four (34) degrees, twenty (20) minutes, thirty-seven (37) seconds west, fifty-four and ninety-six hundredths (54.96) feet to a point; thence north fifty (50) degrees, thirty-five (35) minutes, forty-five (45) seconds west, eight-nine and twenty-five hundredths (89.25) feet to the point 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 Lynn Cooney, subject to the payment to the estate of Ethan Stone of a ground rent of Thirteen and 76/100 (\$13.76) Dollars 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 fee simple title underlying said leasehold estate and the capitalized value of said ground rent on a three (3%) per cent basis, amounting to Four hundred fifty-nine and 00/100 (\$459.00) Dollars, and to re-invest the proceeds in securities authorized by law for investment by trustees.

Your petitioner further represents that Lynn Cooney offers to purchase said ground rent for said sum of Four hundred fifty-nine and 00/100 (\$459.00) Dollars, net to your petitioner, said purchaser to pay, in addition, the costs of this proceeding, including compensation to your petitioner, as trustee, and its attorney, for their services in negotiating and closing said sale in the agreed amount of Fifty-five and 00/100 (\$55.00) Dollars. 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 re-invested by your petitioner in the manner provided by law.

STATE OF OHIO, COUNTY OF HAMILTON, SS:

Louis Cullen, being first duly sworn, on oath states 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.

Sworn to before me and subscribed in my presence, this 14 day of September, 1954.

Lynn Cooney
Notary Public

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of

ETHAN STONE, Deceased

ENTER

Charles M. Davies

PROBATE JUDGE

ENTRY AUTHORIZING SALE OF
GROUND RENT AND RE-INVESTMENT

ENTERED

SEP 15 1954

MIN. VOL. 659

PAGE 127 ~~ELDER & RIELLY~~

Attorneys at Law
915 Mercantile Library Bldg.
Cincinnati 2, Ohio

JP

IN RE: Estate of)
) No. 176
ETHAN STONE, Deceased)

The Court further finds that the offer made by Lynn Cooney to said The Central Trust Company, trustee, as aforesaid, for the purchase of the fee simple title to said premises, to-wit, Four Hundred Fifty-Nine and 00/100 (\$459.00) Dollars net to the trustee, based upon the capitalized value of said ground rent at three (3%) 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 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 said Ethan

Stone, and of all persons in interest in the trust created under his will now in the custody of said The Central Trust Company, as trustee aforesaid.

WHEREFORE, IT IS NOW ORDERED by the Court that said The Central Trust Company, trustee, as aforesaid, be and it is hereby authorized and directed to accept said offer of said Lynn Cooney, and upon payment of said sum of Four Hundred Fifty-Nine and 00/100 (\$459.00) Dollars, together with the sum of Fifty-Five and 00/100 (\$55.00) Dollars, agreed to be paid by said purchaser to cover the costs of this proceeding, including the compensation of said trustee and its attorney for their services herein, said The Central Trust Company, as trustee aforesaid, is authorized and directed to make, execute and deliver to said Lynn Cooney a proper deed of quit-claim, releasing the premises above described from all obligations to the estate of said Ethan Stone.

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED.
ENTER

Charles W. Davis
PROBATE JUDGE

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

ENTERED

OCT 26 1934

MIN. VOL.

660

PAGE

289

JP

PROBATE COURT, HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : NO. 176
OF : ORDER AUTHORIZING TRUSTEE
ETHAN STONE, DECEASED : TO SELL AND RELEASE RIGHT
: TO GROUND RENT AT PRIVATE
: SALE AND TO EXECUTE DEED

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

Situate in the City of Cincinnati, Hamilton County, Ohio:

Lots numbered 55-1/2, 56, 56-1/2, 57, 58, 59, 60, 61 and 62 of Daniel F. Goodhue's Subdivision of lands as recorded in Plat Book No. 5, page 230 of the Hamilton County, Ohio, records. Said lots being part of Fractional Section No. 29, former Storrs Township, Hamilton County, Ohio.

Being the same premises described in Certificate for Transfer No. 160,075, Probate Court of Hamilton County, Ohio, recorded in Deed Book 2150, page 487 of the land records of Hamilton County, Ohio;

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 \$11.25 reserved under perpetual lease from Ethan Stone to James Root, recorded in Deed Book 122, page 168 of the Hamilton County land records, which such lease obliges the lessee to pay, in addition, the taxes and assessments on said real estate; that the leasehold estate in said real estate is vested in John Bunker by virtue of Certificate of Transfer No. 160,075, Probate Court, Hamilton County, Ohio, recorded in Deed Book 2150, page 487 in said land records of Hamilton County; that the offer of said

John Bunker to purchase the interest of the trust estate in said real estate for the net sum of \$450 00 based upon a capitalized value of said rent at 2-1/2% 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 all the Trustee's right title and interest in and to the foregoing real estate be sold at private sale to John Bunker the owner of said leasehold estate

IT IS THEREFORE ORDERED that The Fifth Third Union Trust Company Trustee as aforesaid be and hereby is authorized and directed to accept said offer of John Bunker to purchase the interest of the trust estate in the real estate hereinabove described for the sum of Four Hundred Fifty Dollars (\$450 00) and upon payment of such sum and upon payment by said purchaser of the costs of this proceeding including fees of the Trustee's attorney 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 to said purchaser and releasing said real estate from all obligation to the Estate of Ethan Stone deceased for the payment of said ground rent reserved under perpetual lease recorded in Deed Book 122 page 168 Hamilton County land records

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE DISINTERESTED
PERSONS IN SUPPORT OF PRIVATE
SALE

FILED

OCT 26 1954

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK
BY *[Signature]*
DEPUTY CLERK

PROBATE COURT, HAMILTON COUNTY, OHIO

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

STATE OF OHIO :
COUNTY OF HAMILTON:SS:

Evelyn Levy, Francis T. Bartlett, and William C. Kelly,
being first duly sworn, state that they are residents of Hamilton
County, Ohio, and that they have no interest in the real estate
described as follows:

Situate in the City of Cincinnati, Hamilton
County, Ohio:

Lots numbered 55-1/2, 56, 56-1/2, 57, 58,
59, 60, 61 and 62 of Daniel F. Goodhue's
Subdivision of lands as recorded in Plat
Book No. 5, page 230 of the Hamilton
County, Ohio, records. Said lots being
part of Fractional Section No. 29, former
Storrs Township, Hamilton County, Ohio.

Being the same premises described in
Certificate for Transfer No. 160,075,
Probate Court of Hamilton County, Ohio,
recorded in Deed Book 2150, page 487 of
the land records of Hamilton County, Ohio;

that upon being informed that the estate of Ethan Stone, deceased,
is the owner of a right to ground rent in said real estate, to-wit,
the annual sum of \$11.25, do hereby value said ground rent and such
interest of the estate of Ethan Stone, deceased, in said real estate
at Four Hundred Fifty Dollars (\$450.00), and further, that in their
opinion, said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Evelyn Levy
Francis T. Bartlett
William C. Kelly

Sworn to before me and subscribed in my presence this 25
day of October, 1954.

Booth Shepard
Notary Public, State of Ohio

NO. 176

PROBATE COURT,
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

APPLICATION FOR AUTHORITY
TO SELL AND RELEASE RIGHT
TO GROUND RENT

FILED

OCT 26 1954

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK

BY *[Signature]* CLERK

PROBATE COURT, HAMILTON COUNTY, OHIO

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

Now comes The Fifth Third Union Trust Company, 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 \$11.25 reserved under a certain perpetual lease from said Ethan Stone to James Root, dated November 1, 1845 and recorded in Deed Book 122, page 168 of the Hamilton County land records, said leased premises being described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio:

Lots numbered 55-1/2, 56, 56-1/2, 57, 58, 59, 60, 61 and 62 of Daniel F. Goodhue's Subdivision of lands as recorded in Plat Book No. 5, page 230 of the Hamilton County, Ohio, records. Said lots being part of Fractional Section No. 29, former Storrs Township, Hamilton County, Ohio.

Being the same premises described in Certificate for Transfer No. 160,075, Probate Court of Hamilton County, Ohio, recorded in Deed Book 2150, page 487 of the land records of Hamilton County, Ohio.

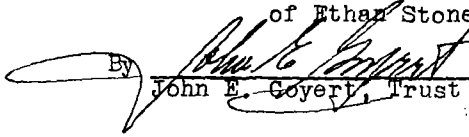
that John Bunker is successor-lessee of said premises by virtue of Certificate of Transfer No. 160,075, Probate Court, Hamilton County, Ohio, recorded in Deed Book 2150, page 487 in said land records of Hamilton County, and as such is obliged to pay said annual rent reserved, and all taxes and assessments thereon; that the said John Bunker has made a bona fide offer to said Trustee to purchase all of the Trustee's right, title and interest in and to said premises for the sum of Four Hundred Fifty Dollars (\$450.00), and to pay the costs of this proceeding and

attorney's fees, and that, in the opinion of said 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

WHEREFORE, The Fifth Third Union Trust Company, 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

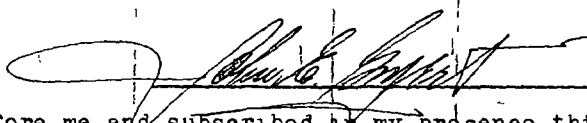
THE FIFTH THIRD UNION TRUST COMPANY,
successor Trustee under the last will
of Ethan Stone, Deceased

By


John E. Goyert, Trust Officer

STATE OF OHIO
COUNTY OF HAMILTON SS

John E. Goyert, being first duly sworn, says that he is a Trust Officer of The Fifth Third Union Trust Company, 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


Sworn to before me and subscribed in my presence this
day of October, 1954

25

BOOKED
NOTARIAL PUBLIC STATE OF OHIO
MY COM. EXPIRES 10/1/57


Notary Public, State of Ohio