

No. 176

**Hamilton County,
Probate Court**

Char Stone

VS.

DOX FOR ~~WILL~~
LAND SALE OF
PROPERTIES TO
LIFETIME LESSEES
(FROM PERPETUAL
LEASE)

RENTS / GRANTORS

~~Record No. 1-1-10~~

COSTS PAID 4-75-63

7-20-62 ✓
RECORDED 318 PAGES 403 ✓
Land Sale Record

Booth Shepard
Att'ys.

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

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

APPLICATION FOR AUTHORITY TO
SELL AND RELEASE RIGHT TO
GROUND RENT

Paul
FILED

JUL 19 1962

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

RECORD OF REAL ESTATE SALES PROCEEDINGS
Administration Docket No. 1 Estate No. 176
Petition Filed July 19, 1962

PROBATE COURT, HAMILTON COUNTY, OHIO, Recorded Vol. 347, page 403
Land Sales Record

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

Now comes The Fifth Third Union Trust Company of Cincinnati, Ohio, 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 \$40.00, reserved under certain perpetual leases made by Ethan Stone as appears in the land records of Hamilton County, Ohio, said premises being described as follows:

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

Beginning at a point in the southwesterly line of State Avenue thirty-eight and 33/100 (38.33) feet southeastwardly from the intersection of said southwesterly line of State Avenue with the north line of said Section 29, Storrs Township; thence in the southwesterly line of State Avenue south 43° 27' east thirty-three and 27/100 (33.27) feet to a point; thence North 87° 38' west one hundred seven and 88/100 (107.88) feet to a point; thence North 2° 44' west twenty-three and 50/100 (23.50) feet to a point; thence south 87° 26' east eighty-six and 05/100 (86.05) feet to the place of beginning; all as shown on plat of survey recorded in Plat Book 29, page 434, of the Records of the Surveyor of Hamilton County, Ohio.

ALSO, the following described perpetual leasehold estate, situate in the City of Cincinnati, County of Hamilton, State of Ohio, and in Section 29, Storrs Township, to-wit:

Beginning at a stake on the west line of State Avenue where the north line of Section 29, Storrs Township, intersects the same; thence westwardly along the north line of said Section 29, two hundred and thirteen and 09/100 (213.09) feet to the east line of Price Hill Road; thence southwardly along the east line of the Price Hill Road, fifty and 21/100 (50.21) feet to a stake; thence eastwardly parallel to the north line of said Section 29, one hundred fifty-two (152) feet to a

point; thence northwardly parallel to the line of Price Hill Road, twenty-three and 50/100 (23.50) feet to a stake; thence eastwardly on a line parallel to the north line of said Section 29, Storrs Township, eighty-six and 05/100 (86.05) feet to the west line of State Avenue; and thence northwesterly along State Avenue, Thirty-eight and 33/100 (38.33) feet to the place of beginning. Said Price Hill Road is now called Maryland Avenue. Subject to the provisions for ground rent shown in Lease recorded in Book No. 59, page 486 of the Hamilton County, Ohio, Records, and any other provisions in said lease which may be applicable to said property.

Being the same premises conveyed to Joseph M. Rheins by Deed recorded in Deed Book 3084, page 262, of the Deed Records of Hamilton County, Ohio.

ALSO, the following described real estate, to-wit:

The following perpetual leasehold estate situated in the City of Cincinnati, Hamilton County, Ohio, Section 29, township 4, fractional range 1, Storrs Township:

Beginning on the west side of Plank Road, now Walker Mill Road, and leading from the Ohio River to Warsaw, at the southeast corner of a piece of land leased by Ethan Stone to Horace Pease by indenture dated August 29, 1929, and recorded in Deed Book 59, page 486, Hamilton County, Ohio, Records; thence west on the said Pease south line to the southwest corner of said lot leased to said Pease 198 feet, 3 inches; thence south at right angles 25 feet; thence east at right angles to the west side of Plank Road 221 feet, 6 inches; thence northwardly along the west side of said Road 33 feet to the place of beginning.

Being the same premises leased perpetually to Ruth and Joseph Hitchens by Ethan Stone at an annual rental of \$16.00 payable in quarterly installments of \$4.00, September 1, December 1, March 1, and June 1 of each year, recorded in Deed Book 71, page 217, Hamilton County, Ohio, Records.

The above described property fronting 33 feet on the westerly side of Walker Mill Road now known as State Avenue by 198 feet 3 inches in depth on its north line and 221 feet 6 inches in depth on its south line and 25 feet wide in the rear, and lying 2.74 feet north of River Road.

Being the same premises conveyed to Grantor herein by deed from Frank L. Sefton, Irene Sefton, Raymond H. Suddendorf, and Marie C. Suddendorf dated November 30, 1957, and recorded in Deed Book 2936, page 241, Hamilton County, Ohio, Deed Records.

Being the same premises conveyed to Joseph M. Rheins, by Deed recorded in Deed Book 3019, page 197 of the Deed Records of Hamilton County, Ohio.

2

348 PAGE 415

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Further, that Joseph M. Rheins is successor-lessee of said premises by virtue of Deeds recorded in Deed Book 3084, page 262, and Deed Book 3019, page 197, of the Deed Records of Hamilton County, Ohio, and as such is obliged to pay said annual rent reserved, and all taxes and assessments thereon; that the said Joseph M. Rheins 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 Sixteen Hundred Dollars (\$1600.00), and to pay the costs of this proceeding and attorney's fees therefor; and that in the opinion of said Trustee it is in the best interests of the trust estate to accept such offer for the release of such interest in said premises by proper quitclaim to the purchaser thereof and to reinvest the proceeds according to law.

WHEREFORE, The Fifth Third Union Trust Company, successor 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

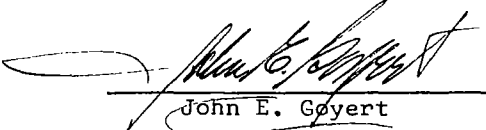

John E. Goyert, Senior Trust Officer

STATE OF OHIO:

SS:

COUNTY OF HAMILTON:

JOHN E. GOYERT, being first duly sworn, says that he is a Senior 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.

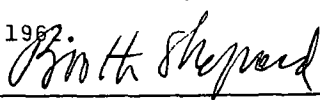

John E. Goyert

Sworn to before me and subscribed in my presence this

18 day of October, 1962.

NOTARY PUBLIC, STATE OF OHIO

My Commission Expires

 3
Notary Public

2

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

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

FILED

JUL 19 1962

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

Filed 7-19-62

STATE OF OHIO:

SS:

COUNTY OF HAMILTON:

Barbara J. McElya, Francis T. Bartlett, and Marie

N. Trefzger, 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, County of Hamilton and State of Ohio and in Section 29, Storrs Township, to-wit:

Beginning at a point in the southwesterly line of State Avenue thirty-eight and 33/100 (38.33) feet southeastwardly from the intersection of said southwesterly line of State Avenue with the north line of said Section 29, Storrs Township; thence in the southwesterly line of State Avenue south 43° 27' east thirty-three and 27/100 (33.27) feet to a point; thence North 87° 38' west one hundred seven and 88/100 (107.88) feet to a point; thence North 2° 44' west twenty-three and 50/100 (23.50) feet to a point; thence south 87° 26' east eighty-six and 05/100 (86.05) feet to the place of beginning; all as shown on plat of survey recorded in Plat Book 29, page 434, of the Records of the Surveyor of Hamilton County, Ohio.

ALSO, the following described perpetual leasehold estate, situate in the City of Cincinnati, County of Hamilton, State of Ohio, and in Section 29, Storrs Township, to-wit:

Beginning at a stake on the west line of State Avenue where the north line of Section 29, Storrs Township, intersects the same; thence westwardly along the north line of said Section 29, two hundred and thirteen and 09/100 (213.09) feet to the east line of Price Hill Road; thence southwardly along the east line of the Price Hill Road, fifty and 21/100 (50.21) feet to a stake; thence eastwardly parallel to the north line of said Section 29, one hundred fifty-two (152) feet to a

BOOK 348 PAGE 408

4

point; thence northwardly parallel to the line of Price Hill Road, twenty-three and 50/100 (23.50) feet to a stake; thence eastwardly on a line parallel to the north line of said Section 29, Storrs Township, eighty-six and 05/100 (86.05) feet to the west line of State Avenue; and thence northwesterly along State Avenue; Thirty-eight and 33/100 (38.33) feet to the place of beginning. Said Price Hill Road is now called Maryland Avenue. Subject to the provisions for ground rent shown in Lease recorded in Book No. 59, page 486 of the Hamilton County, Ohio, Records, and any other provisions in said lease which may be applicable to said property.

Being the same premises conveyed to Joseph M. Rheins by Deed recorded in Deed Book 3084, page 262, of the Deed Records of Hamilton County, Ohio,

ALSO, the following described real estate, to-wit:

The following perpetual leasehold estate situated in the City of Cincinnati, Hamilton County, Ohio, Section 29, township 4, fractional range 1, Storrs Township:

Beginning on the west side of Plank Road, now Walker Mill Road, and leading from the Ohio River to Warsaw, at the southeast corner of a piece of land leased by Ethan Stone to Horace Pease by Indenture dated August 29, 1929, and recorded in Deed Book 59, page 486, Hamilton County, Ohio, Records; thence west on the said Pease south line to the southwest corner of said lot leased to said Pease 198 feet, 3 inches; thence south at right angles 25 feet; thence east at right angles to the west side of Plank Road 221 feet, 6 inches; thence northwardly along the west side of said Road 33 feet to the place of beginning.

Being the same premises leased perpetually to Ruth and Joseph Hitchens by Ethan Stone at an annual rental of \$16.00 payable in quarterly installments of \$4.00, September 1, December 1, March 1, and June 1 of each year, recorded in Deed Book 71, page 217, Hamilton County, Ohio, Records.

The above described property fronting 33 feet on the westerly side of Walker Mill Road now known as State Avenue by 198 feet 3 inches in depth on its north line and 221 feet 6 inches in depth on its south line and 25 feet wide in the rear, and lying 2.74 feet north of River Road.

Being the same premises conveyed to Grantor herein by deed from Frank L. Sefton, Irene Sefton, Raymond H. Suddendorf, and Marie C. Suddendorf dated November 30, 1957, and recorded in Deed Book 2936, page 241, Hamilton County, Ohio, Deed Records.

Being the same premises conveyed to Joseph M. Rheins, by Deed recorded in Deed Book 3019, page 197 of the Deed Records of Hamilton County, Ohio.

BOOK

348

PAGE

241

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 \$40.00, do hereby value said ground rent and such interest of the estate of Ethan Stone, deceased, in said real estate at the sum of Sixteen Hundred Dollars (\$1600.00), and further that in their opinion said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Barbara J. McElya
Barbara J. McElya

Francis T. Bartlett
Francis T. Bartlett

Marie N. Trefzger
Marie N. Trefzger

Sworn to before me and subscribed in my presence this
18 day of July, 1962.

BOTH SHEPARD
Notary Public, State of Ohio

BOTH SHEPARD
NOTARY PUBLIC, STATE OF OHIO
BY

3

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

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

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

ENTERED

JUL 19 1962

MIN. VOL.

752

PAGE

493

8

PROBATE COURT, HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : No. 176

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

Entered 7-19-62
Vol 6 752 - 493

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 the offer of Joseph M. Rheins to purchase the interest of said trust estate in the real estate described as follows:

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

Beginning at a point in the southwesterly line of State Avenue thirty-eight and 33/100 (38.33) feet southeastwardly from the intersection of said southwesterly line of State Avenue with the north line of said Section 29, Storrs Township; thence in the southwesterly line of State Avenue south 43° 27' east thirty-three and 27/100 (33.27) feet to a point; thence North 87° 38' west one hundred seven and 88/100 (107.88) feet to a point; thence North 2° 44' west twenty-three and 50/100 (23.50) feet to a point; thence south 87° 26' east eighty-six and 05/100 (86.05) feet to the place of beginning; all as shown on plat of survey recorded in Plat Book 29, page 434, of the Records of the Surveyor of Hamilton County, Ohio. BOOK 348 PAGE 408

ALSO, the following described perpetual leasehold estate, situate in the City of Cincinnati, County of Hamilton, State of Ohio, and in Section 29, Storrs Township, to-wit:

Beginning at a stake on the west line of State Avenue where the north line of Section 29, Storrs Township, intersects the same; thence westwardly along the north line of said Section 29, two hundred and thirteen and 09/100 (213.09) feet to the east line of Price Hill Road; thence southwardly along the east line of the Price Hill Road, fifty and 21/100 (50.21) feet to a stake; thence eastwardly parallel to the north line of said Section 29, one hundred fifty-two (152) feet to a

point; thence northwardly parallel to the line of Price Hill Road, twenty-three and 50/100 (23.50) feet to a stake; thence eastwardly on a line parallel to the north line of said Section 29, Storrs Township, eighty-six and 05/100 (86.05) feet to the west line of State Avenue; and thence northwesterly along State Avenue, Thirty-eight and 33/100 (38.33) feet to the place of beginning. Said Price Hill Road is now called Maryland Avenue. Subject to the provisions for ground rent shown in Lease recorded in Book No. 59, page 486 of the Hamilton County, Ohio, Records, and any other provisions in said lease which may be applicable to said property.

Being the same premises conveyed to Joseph M. Rheins by Deed recorded in Deed Book 3084, page 262, of the Deed Records of Hamilton County, Ohio,

ALSO, the following described real estate, to-wit:

The following perpetual leasehold estate situated in the City of Cincinnati, Hamilton County, Ohio, Section 29, township 4, fractional range 1, Storrs Township:

Beginning on the west side of Plank Road, now Walker Mill Road, and leading from the Ohio River to Warsaw, at the southeast corner of a piece of land leased by Ethan Stone to Horace Pease by Indenture dated August 29, 1929, and recorded in Deed Book 59, page 486, Hamilton County, Ohio, Records; thence west on the said Pease south line to the southwest corner of said lot leased to said Pease 198 feet, 3 inches; thence south at right angles 25 feet; thence east at right angles to the west side of Plank Road 221 feet, 6 inches; thence northwardly along the west side of said Road 33 feet to the place of beginning.

Being the same premises leased perpetually to Ruth and Joseph Hitchens by Ethan Stone at an annual rental of \$16.00 payable in quarterly installments of \$4.00, September 1, December 1, March 1, and June 1 of each year, recorded in Deed Book 71, page 217, Hamilton County, Ohio, Records.

The above described property fronting 33 feet on the westerly side of Walker Mill Road now known as State Avenue by 198 feet 3 inches in depth on its north line and 221 feet 6 inches in depth on its south line and 25 feet wide in the rear, and lying 2174 feet north of River Road.

Being the same premises conveyed to Grantor herein by deed from Frank L. Sefton, Irene Sefton, Raymond H. Suddendorf, and Marie C. Suddendorf dated November 30, 1957, and recorded in Deed Book 2936, page 241, Hamilton County, Ohio, Deed Records.

Being the same premises conveyed to Joseph M. Rheins, by Deed recorded in Deed Book 3019, page 197 of the Deed Records of Hamilton County, Ohio.

and upon the Affidavits of three disinterested persons resident in Hamilton County, Ohio, and upon the evidence; upon 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 \$40.00 reserved under certain perpetual leases made by Ethan Stone as shown by the land records of Hamilton County, Ohio, which lessee and successor-lessees are obliged to pay, in addition to taxes and assessments upon said real estate; that such leasehold estate in said real estate is now vested in said Joseph M. Rheins by virtue of deeds recorded in Deed Book 3084, page 263 and Deed Book 3019, page 197, of the Deed Records of Hamilton County, Ohio; that the offer of said Joseph M. Rheins to purchase such interest of the trust estate in said real estate for the net sum of Sixteen Hundred Dollars (\$1600.00), 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 Joseph M. Rheins, the owner of said leasehold estate.

IT IS THEREFORE ORDERED that The Fifth Third Union Trust Company, successor Trustee as aforesaid, be and hereby is authorized and directed to accept said offer of Joseph M. Rheins to purchase the interest of the trust estate in the real estate hereinabove described for the sum of Sixteen Hundred Dollars (\$1600.00), 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 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
ground rent reserved under perpetual leases recorded in Lease
Book 59, page 486, of the Hamilton County, Ohio, records and
in Deed Book 71, page 217, Hamilton County, Ohio, records.

34
PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

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

FILED

JUL 20 1962

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 : 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 a Senior 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 Joseph M. Rheins such interest of the Trustee in certain real estate described in said order, for the net sum of Sixteen Hundred Dollars (\$1600.00); 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 obtain for said ground rent.

John E. Goyert, Senior 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 20
day of July, 1962.

BOOTH SHEPARD
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires

Notary Public, State of Ohio

BOOK 348 PAGE 410

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.

THE FIFTH THIRD UNION TRUST CO.
BY
SENIOR TRUST OFFICER

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PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

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

ORDER APPROVING AND
CONFIRMING SALE.

ENTERED

JUL 20 1962

MIN. VOL.

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PROBATE COURT, HAMILTON COUNTY, OHIO

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

*Entered 7-20-62
Vol 752-520*

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 to Joseph M. Rheins 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.

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

collect in cost

FILED

APR 24 1963

CHASE M. DAVIES
PROBATE JUDGE & EX OFFICIO CLERK
BY *C. R. Turner*
DEPUTY CLERK

PROBATE COURT
HAMILTON COUNTY, OHIO

12

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

Filed 4-24-63

Now comes The Fifth Third Union Trust Company of Cincinnati, Ohio, 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 \$1.25, reserved under certain perpetual leases made by Ethan Stone as appears in the land records of Hamilton County, Ohio, said premises being described as follows:

Situate in the City of Cincinnati, County of Hamilton and State of Ohio, and being part of Lot No. One (1) in a subdivision of land of Taylor, Fuller and Company in Storrs Township and more particularly described as follows:

Beginning at a point in the east line of Grand Avenue, said point being one hundred sixty and 57/100 (160.57) feet south of the southeast corner of Bassett Road, also known as Waltham Road, and Grand Avenue; thence east at right angles to Grand Avenue one hundred forty (140) feet; thence south parallel to Grand Avenue sixty (60) feet; thence west at right angles to Grand Avenue one hundred forty (140) feet to a point in the east line of Grand Avenue; thence north along said east line of Grand Avenue sixty (60) feet to the place of beginning.

Being the same premises in which a perpetual leasehold estate was conveyed by Anna M. Young and Richard Young to Clifford Graler and Violet Graler by deed recorded in Deed Book 2745, page 628, Hamilton County, Ohio records.

Further, that Clifford Graler and Violet Graler are successor-lessees of said premises by virtue of Deeds recorded in Deed Book 2519, page 6 and Deed Book 2745, page 628, of the Deed Records of Hamilton County, Ohio, and as such are obliged to pay said annual rent reserved, and all

BOOK 348 PAGE 411
12

taxes and assessments thereon; that the said Clifford Graler and Violet Graler have entered into a contract to sell their said interest in said premises to Jack Dunaway Kelly, which last mentioned person 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 Fifty Dollars (\$50.00), and to pay the costs of this proceeding and attorney's fees therefor; and that in the opinion of said Trustee it is in the best interests of the trust estate to accept such offer for the release of such interest in said premises by proper quitclaim to the purchaser thereof and to reinvest the proceeds according to law.

WHEREFORE, The Fifth Third Union Trust Company, successor 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*
John E. Goyert, Senior Trust Officer

STATE OF OHIO:
COUNTY OF HAMILTON: SS:

JOHN E. GOYERT, being first duly sworn, says that he is a Senior 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.

John E. Goyert
John E. Goyert

Sworn to before me and subscribed in my presence
this 24 day of April, 1963.

NOTARY PUBLIC
STATE OF OHIO

Beverly H. Shepard 13
Notary Public

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE DISIN-
TERESTED PERSONS IN SUPPORT
OF PRIVATE SALE

FILED

APR 24 1963

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK
BY G. R. Turner
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:

SS:

COUNTY OF HAMILTON:

Barbara J. McElya, 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, County of Hamilton and State of Ohio, and being part of Lot No. One (1) in a subdivision of land of Taylor, Fuller and Company in Storrs Township and more particularly described as follows:

Beginning at a point in the east line of Grand Avenue, said point being one hundred sixty and 57/100 (160.57) feet south of the southeast corner of Bassett Road, also known as Waltham Road, and Grand Avenue; thence east at right angles to Grand Avenue one hundred forty (140) feet to a point in the east line of Grand Avenue sixty (60) feet to the place of beginning.

Being the same premises in which a perpetual leasehold estate was conveyed by Anna M. Young and Richard Young to Clifford Graler and Violet Graler by deed recorded in Deed Book 2745, page 628, Hamilton County, Ohio records.

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 \$1.25, do hereby

BOOK 348 PAGE 412

14

Filed 1-24-63

14

value said ground rent and such interest to the estate of
Ethan Stone, deceased, in said real estate at the sum of
Fifty Dollars (\$50.00) and further that in their opinion
said ground rent could not be sold for more at public sale.

Further affiants saith naught.

Barbara J. McElya
Barbara J. McElya

Francis T. Bartlett
Francis T. Bartlett

William C. Kelly
William C. Kelly

Sworn to before me and subscribed in my presence this
24 day of April, 1962.

RODIN SHEPARD
Notary Public, State of Ohio

Bruce H. Shepard
Notary Public, State of Ohio

3
No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

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

ENTERED

APR 21 1963

MIN. VOL.

PAGE

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84

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PROBATE COURT
HAMILTON COUNTY, OHIO

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

*Entered - 4-24-62
No. 762-84*

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 the offer of Jack Dunaway Kelly to purchase
the interest of said trust estate in the real estate described
as follows:

Situate in the City of Cincinnati, County of
Hamilton and State of Ohio, and being part
of Lot No. One (1) in a subdivision of land
of Taylor, Fuller and Company in Storrs Town-
ship and more particularly described as
follows:

Beginning at a point in the east line of
Grand Avenue, said point being one hundred
sixty and 57/100 (160.57) feet south of the
southeast corner of Bassett Road, also known
as Waltham Road, and Grand Avenue; thence
east at right angles to Grand Avenue one
hundred forty (140) feet; thence south
parallel to Grand Avenue sixty (60) feet;
thence west at right angles to Grand Avenue
one hundred forty (140) feet to a point in
the east line of Grand Avenue; thence north
along said east line of Grand Avenue sixty
(60) feet to the place of beginning.

Being the same premises in which a perpetual
leasehold estate was conveyed by Anna M. Young
and Richard Young to Clifford Graler and
Violet Graler by deed recorded in Deed Book
2745, page 628, Hamilton County, Ohio Records.

and upon the Affidavits of three disinterested persons resi-
dent in Hamilton County, Ohio, and upon the evidence; upon
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 \$1.25 reserved under certain
perpetual leases made by Ethan Stone as shown by the land

BOOK 348 PAGE 413

16

16

17
records of Hamilton County, Ohio, which lessee and successor-lessees are obliged to pay, in addition to taxes and assessments upon said real estate; that such leasehold estate in said real estate is now vested in said Clifford Graler and Violet Graler by virtue of deeds recorded in Deed Book 2519, page 6 and Deed Book 2745, page 628, of the Deed Records of Hamilton County, Ohio, which parties have contracted to sell their interest in said premises to Jack Dunaway Kelly; that the offer of said Jack Dunaway Kelly to purchase such interest of the trust estate in said real estate for the net sum of Fifty Dollars (\$50.00), 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 interest 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 Jack Dunaway Kelly, the transferee of said leasehold estate.

IT IS THEREFORE ORDERED that The Fifth Third Union Trust Company, successor Trustee as aforesaid, be and hereby is authorized and directed to accept said offer of Jack Dunaway Kelly to purchase the interest of the trust estate in the real estate hereinabove described for the sum of Fifty Dollars (\$50.00), 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 the right, title and interest in 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 ground rent reserved under perpetual leases made by the said Ethan Stone during his lifetime.

BOOK 348 PAGE 414

17

4
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

FILED

APR 25 1963

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

STATE OF OHIO:
COUNTY OF HAMILTON: SS:

Filed 4-25-63

JOHN E. GOYERT, being first duly sworn, says that he is a Senior 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 Jack Dunaway Kelly such interest of the Trustee in certain real estate described in said order, for the net sum of Fifty Dollars (\$50.00); 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 obtain for said ground rent.

[Signature]
John E. Goyert, Senior 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
25 day of April, 1963.

[Signature]
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.

[Signature] 18
Atty for Trustee

5

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

ORDER APPROVING/AND
CONFIRMING SALE.

ENTERED

APR 25 1963

ADM. VOL.

762

FILE

111

COSTS PAID 4/15/63

AK

PROBATE COURT
HAMILTON COUNTY, OHIO

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

Entered 4-25-62
Loc 762-111

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 to Jack Dunaway Kelly
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.

19
348 PAID 4/25/62

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

APPLICATION OF THE FIFTH THIRD
UNION TRUST COMPANY, SUCCESSOR
TRUSTEE FOR INSTRUCTIONS

FILED

SEP 16 1983

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 : APPLICATION OF THE FIFTH THIRD
 : UNION TRUST COMPANY, SUCCESSOR
ETHAN STONE, DECEASED : TRUSTEE FOR INSTRUCTIONS

Now comes The Fifth Third Union Trust Company, of Cincinnati, Ohio, successor Trustee under the will of Ethan Stone, deceased, and respectfully represents that it has been made to appear to said successor Trustee by one Carl K. Gieringer that he is owner of a permanent leasehold interest in the real estate described as follows:

Situate in the City of Cincinnati in the County of Hamilton, and State of Ohio, being parts of lots Nos. One hundred and three (103), One hundred and four (104), One hundred and five (105), One hundred and six (106), and One hundred and seven (107) in D. F. Goodhue's Subdivision as recorded in Plat Book Number 5, page 230 of the plat records of Hamilton County, Ohio, Beginning at the southwest corner of Ansonia Avenue and Elberon Avenue; thence west along the south side of Ansonia Avenue 35.75 feet to the northwest corner of said lot No. 103; thence southwesterly along the westerly line of said lots Nos. 103, 104, 105 and 106 to the north line of Elberon Avenue; thence along the north line of Elberon Avenue a distance of 41.41 feet; thence north along the westerly line of Elberon Avenue to the place of beginning.

Being the same premises conveyed to Carl K. Gieringer by deeds recorded in Deed Book 3188, page 507 and Deed Book 3195, page 410 of the land records of Hamilton County, Ohio.

Further that by a proceeding in the Court of Common Pleas of Hamilton County, Ohio, under Docket No. 99828, in which a former Trustee of the Trust Estate herein was plaintiff, and one Runzer, et al, were defendants, an apportionment of ground rent due to said Trustee under a certain perpetual lease from Ethan Stone, was decreed by said Court, and a part of the original rental specified in such lease was imposed on each of certain lots and parcels enumerated in said decree; that by the terms of said decree it was ordered that those lots not enumerated therein should henceforth be free of any burden for payment of such ground rent, as follows:

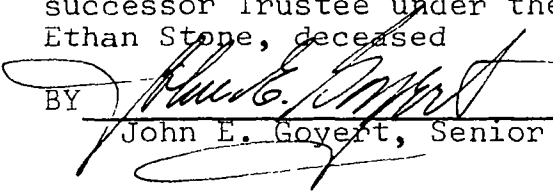
"WHEREFORE, it is considered and adjudged by the Court that the owners of lots not named in said apportionment go hence without day without recovering any costs herein and that their lots which are not enumerated in said apportionment be forever released from the payment of any ground rent of said original leasehold; . . ."

Further, that said enumeration shows that the aforesaid described real estate was not among those parcels enumerated, all of which your applicant has caused to be verified by its inspection of the public records, and that therefore said real estate was so released from any obligation for payment of ground rent to this successor Trustee; notwithstanding, the fee simple title to said real estate was retained and was not then, and in so far as is now known, has not since then been conveyed to any owner of the perpetual leasehold in the subject real estate; and accordingly said present owner, Carl K. Gieringer, has requested that The Fifth Third Union Trust Company of Cincinnati, Ohio, successor Trustee as aforesaid, execute and deliver to him its deed conveying to him such fee simple title, and has agreed to pay the costs and expenses of this proceeding.

WHEREFORE, applicant prays the Court for an order instructing said successor Trustee in the premises and, if the Court shall so order, directing the execution by said successor Trustee of its quitclaim deed in favor of Carl K. Gieringer upon his payment or giving adequate security for payment of the costs of this proceeding and the reasonable expenses of the successor Trustee.

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

BY


John E. Goyert, Senior Trust Officer

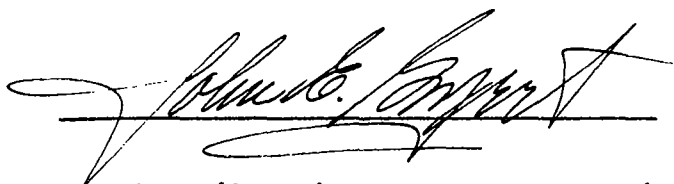
STATE OF OHIO,

SS:

COUNTY OF HAMILTON,

John E. Goyert, being first duly sworn says that he is a Senior 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
16 day of Sept., 1963.


Notary Public

BOOTH SHEPARD
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

ORDER DIRECTING SUCCESSOR
TRUSTEE TO EXECUTE DEED

ENTER

W. Davis
PROBATE JUDGE

ENTERED

SEP 18 1983

MIN. VOL. 767

PAGE 47

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE	:	No. 176
OF	:	ORDER DIRECTING SUCCESSOR
ETHAN STONE, DECEASED	:	<u>TRUSTEE TO EXECUTE DEED.</u>

This cause came on to be heard upon the application of The Fifth Third Union Trust Company of Cincinnati, Ohio, successor Trustee under the will of Ethan Stone, deceased, asking that the Court instruct and direct said successor Trustee with respect to the real estate described in said application and with respect to the request of Carl K. Gieringer, the owner of a permanent leasehold interest therein, that the said successor Trustee convey and release to him the fee simple title thereto by reason of the decree of the Court of Common Pleas of Hamilton County, Ohio, in cause No. 99828 wherein an order of apportionment was made of certain ground rents reserved under the permanent leasehold granted by said Ethan Stone, thereby relieving forever said real estate of any burden for payment of said ground rent or portion thereof; and upon the representations in said application contained and on the evidence adduced;

In consideration whereof the Court finds that said Carl K. Gieringer is the owner of a permanent leasehold interest in the real estate described in said petition, and that by order of the Court of Common Pleas of Hamilton County, Ohio, in said cause, such real estate was forever relieved of the burden of any rental reserved under the original permanent leasehold granted by Ethan Stone, deceased, and that accordingly there is no benefit to be derived by the trust estate as a result of retention by said successor Trustee of any incorporeal right in the described property;

THEREFORE, IT IS ORDERED that upon payment or securing of payment of the costs and expenses of this proceeding including fee of Counsel for said successor Trustee by Carl K. Gieringer, The Fifth Third Union Trust Company as such successor Trustee deliver to the said Carl K. Gieringer a proper quitclaim of any interest of the trust estate herein, in the real estate described in said application.

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

ENTRY FIXING NOVEMBER 12, 1963,
AS TIME OF HOLDING OF ELECTION

ENTERED

OCT 15 1963

PROBATE JUDGE

ENTER

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : No. 176
OF : ENTRY FIXING NOVEMBER 12, 1963,
ETHAN STONE, DECEASED : AS TIME OF HOLDING OF ELECTION

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, to fix the time of holding of an election among the Protestant communicants of former Storrs Township, Hamilton County, Ohio, to decide to what denomination of Protestant Christians certain income of the trust estate herein shall be paid, during the ten year period commencing on May 1, 1964; and it appearing to the court that the last such election was held on April 21, 1954, in accordance with the prior order of this Court; and that said Trustee has ascertained among parties known by it to be interested that said election may be held on November 12, 1963, at the several polling places hereinafter mentioned;

IT IS THEREFORE ORDERED that said election be held on November 12, 1963, and that the following locations be designated as polling places:

Education Building
Price Hill Methodist Church
704 Elberon Avenue
Corner of Elberon & Phillips Streets
Cincinnati, Ohio

Price Hill United Church of Christ
McPherson and VanVey Streets
Cincinnati, Ohio

St. Martin's Church,
Evangelical Protestant
2652 River Road
Cincinnati, Ohio

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

NO 176

PROBATE COURT

HAMILTON COUNTY, OHIO

1/546
IN THE MATTER OF THE ESTATE OF
ETHAN STONE, DECEASED.

SIXTH CURRENT ACCOUNT

OF

RECEIPTS AND DISBURSEMENTS

(FIFTH)
THIRD UNION TR CO. TR

FILED

FEB 8 1964

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

ENTERED

FEB 8 1964

MIN. VOL. 272

PAGE 31

THE FIFTH THIRD UNION TRUST CO.
AS TRUSTEE HEREIN.

Recorded A/C Reel # *7*

31-2

Booth Shepard,

ATTOR

PROBATE COURT, HAMILTON COUNTY, OHIO.

In the Matter of the Estate of }
Ethan Stone, deceased. }

No. 176

Feb 8, 1964

Mar. 3, 1953, The Fifth Third Union Trust Company, appointed Trustee under the Will of
Ethan Stone, deceased. (Succeeding The Cincinnati Bank & Trust Company)
Nov. 22, 1961, Fifth Current Account filed.

Trust No. T-4101
Sixth Current Account
of
THE FIFTH THIRD UNION TRUST COMPANY
as Trustee herein.

PRINCIPAL ACCOUNT

Oct. 19, 1961, Cash Balance, as per Fifth Current Account, \$ 38.71
Total Receipts, as per this Account, 1,993.70 \$2,032.41
Transfer Principal to Income, 4.90
Total Disbursements, as per this Account, 1,732.25
Oct. 23, 1963 Cash Balance, \$ 295.26

INCOME ACCOUNT

Oct. 19, 1961, Cash Balance, as per Fifth Current Account, \$ 232.11
Transfer Principal to Income, 4.90
Total Receipts, as per this Account, 2,233.65 \$2,470.66
Total Disbursements, as per this Account, 1,660.52
Oct. 23, 1963, Cash Balance, \$ 810.14
Oct. 23, 1963, Total Cash on Hand, \$1,105.40

For Receipts and Disbursements in detail, see pages hereto attached.
21 Vouchers (Nos. 108 to 128, incl.) for Disbursements filed herewith.

Cincinnati, Ohio, October 23, 1963.

State of Ohio,)
County of Hamilton.) SS:

John E. Goyert, being duly sworn, says that he is a Senior Trust Officer of
The Fifth Third Union Trust Company, Trustee herein, 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 8 day of November A. D., 1963.

BOOTH SHEPARD
NOTARY PUBLIC, STATE OF OHIO

Notary Public.

J
J
N

CASH AND SECURITIES HELD AT DATE OF THIS ACCOUNT

	<u>Description</u>		<u>Appraised or Cost Value</u>
\$2,200. ✓	Par Value, U. S. Treasury 2-1/2% Bonds, due 6/15/67-62, Bond Nos. 11088J, 21660L, 22955E, 3 for \$500. ea. ✓ Bond Nos. 50811A/12B, 42277H/78J/79K/80L, 70224D, ✓ 7 for \$100.00 ea. ✓	\$1,500.00 ✓ <u>700.00 ✓</u> \$2,200.00 ✓	2,200.00 ✓
\$1,500. ✓	" " U. S. Treasury 2-1/2% Bonds, due 6/15/72-67, Bond Nos. 105112B, 19614D, 77728J, 3 for \$500. ea. ✓	\$1,500.00 ✓	1,444.38 ✓
\$3,100. ✓	" " U. S. Treasury 2-1/2% Bonds, due 9/15/72-67, Bond No. 30653C for Bond Nos. 82682B, 95942B, 78762B/3C, 131651A/2B/3C/ 4D, 8 for \$100.00 ea. ✓ Bond No. 10966F for Bond No. 15696F for Bond Nos. 146262B, 181392B, 2 for 100. ea. ✓ Bond No. 47625E for Bond No. 133455E for	\$ 500.00 ✓ 800.00 ✓ 50.00 ✓ 50.00 ✓ 200.00 ✓ 500.00 ✓ <u>1,000.00 ✓</u> \$3,100.00 ✓	2,911.81 ✓
	The Fifth Third Union Trust Company, Invested Income Savings, Account #71279 ✓		139.33 ✓
	Cabinet-Supreme Savings & Loan Association, Invested Income Savings Account #149 ✓		547.65 ✓
	*Miscellaneous Ground rents under perpetual leases of property in fractional section 29 Storrs Township, Cincinnati, Ohio.		<u>1.00</u>
October 23, 1963,	Total Securities at Appraised or Cost Value,	7,244.17 ✓	
	Cash Balance,	<u>1,105.40 ✓</u>	
October 23, 1963,	Total Estate at Appraised or Cost Value,		\$ 8,349.57 ✓

Securities exhibited in Open Court and Statement from Bank attached.
* Except: Misc. ground Rents

10/29/63

J. Raymond
Deputy Clerk, Probate Court, -
Hamilton County, Ohio.

R E C E I P T S				
DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1961				
Dec. 15	U. S. Treas. 2-1/2% Bds. 6/15/72	Interest	18.75	
	U. S. Treas. 2-1/2% Bds. 6/15/67	Interest, 27.50		
		Less Prem. Amort., .40	27.10	.40
1962				
Jan. 4	The Fifth Third Union Trust Co.	Savings Acct. #71279 Poor Fund.		14.00
" 23	Howard Willoughby, 2500 River Road, Cin'ti., Ohio.	Rent for year beginning February 1, 1962.	60.00	
Feb. 12	Marie Hesselbrock, 3302 W. 8th St., Cin'ti., Ohio.	Rent for year beginning January 1, 1962.	5.00	
" 13	Irwin R. McDine, 2510 River Road, Cin'ti., Ohio.	Rent for year beginning June, 1962.	10.00	
" 16	Walter & Jacob Riddle, 2456 River Road, Cin'ti., Ohio.	Rent for year beginning July 1, 1961.	8.00	
" 28	Wm. F. Hoeltge, 2523 Galvin Ave. Cin'ti., Ohio.	Rent for year beginning June 1, 1962.	13.50	
Mar. 5	Wilford Jenkins, 2444 River Rd. Cin'ti., Ohio.	Rent for year.	3.00	
	Fred & Lilly Crider, 612 Maryland Cin'ti., Ohio.	Rent for year.	3.00	
" 6	Henry Peters, 2466 Galvin Ave. Cin'ti., Ohio.	Rent for year.	15.00	
	Clemens Peters, 2466 Galvin Ave. Cin'ti., Ohio.	Rent for year.	7.50	
" 15	U. S. Treas. 2-1/2% Bds. 9/15/72	Interest	16.88	
	Joseph Rheins, 605 State Ave., Cin'ti., Ohio.	Rent due May 1, 1962.	12.00	
	Joseph Rheins, 603 State Ave., Cin'ti., Ohio.	Rent due May 1, 1962.	12.00	
" 19	Joseph Rheins, 601 State Ave., Cin'ti., Ohio.	Rent due May 1, 1962.	16.00	
April 30	Everett Rogers, 611 Maryland, Cin'ti., Ohio.	Rent due January 1, 1962.	13.00	
May 2	B. & O. R. R. Co., 202 B. & O. Bldg. Baltimore, Maryland.	Rent due May 1, 1962.	422.75	
" 3	Sun Oil Co., 2408 River Road, Cin'ti., Ohio.	Rent due May 1, 1962.	7.50	
	Sun Oil Co., 2408 River Road, Cin'ti., Ohio.	Rent due May 1, 1962.	22.50	
" 10	Namon & Leafy Kiser, 2448 Galvin Ave., Cin'ti., Ohio.	Rent due May 1, 1962.	.50	
" 15	C. C. Smith, 2616 River Road, Cin'ti., Ohio.	Rent due May 1, 1962.	6.00	
	Mrs. Delphy & Nelson Weichold 2207 Raeburn Drive, Cin'ti., O. Nelson Weichold, 2207 River Dr. Cin'ti., Ohio.	Rent for year.	13.12	
" 16	Chas. Truss, 420 Hawthorne, Cin'ti., Ohio.	Rent due for year.	18.00	
	Mrs. Budd, 2546 River Road, Cin'ti., Ohio.	Rent due for year.	5.00	
" 17	Ted Goodwin, 1307 Regent St., Cin'ti., Ohio.	Rent due for year.	26.00	
	Miss Alma E. Flade, 2403 Elberon Ave., Cin'ti., Ohio.	Rent due for year.	6.50	
" 18	Frank J. Longano, 914 Union Central Bldg., Cin'ti., Ohio.	Rent due for year.	1.75	
	George W. Leary, 2359 Elberon Ave., Cin'ti., Ohio.	Rent due for year.	7.00	
" 21	Gilbert Bryant, 2468 River Road Cin'ti., Ohio.	Rent due for year.	6.00	
" 22	Edith Weber, 2312 River Road, Cin'ti., Ohio.	Rent due for year.	5.00	
	Clifford & Viola Graler, 6180 Berkinshaw Drive, Cin'ti., Ohio.	Rent due for year.	12.50	
	S. Clifford Jones, 822 York, Newport, Kentucky.	Rent due for year.	1.25	
	Robert Halfforth, 2316 River Rd. Cin'ti., Ohio.	Rent due for year.	7.00	
	Robert Halfforth, 2316 River Rd. Cin'ti., Ohio.	Rent due for year.	12.50	
		Rent due for year.	12.50	
-1-		TOTAL AMOUNT CARRIED FORWARD	834.10	14.40

DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1962		Total Amounts Brought Forward:	834.10	14.40
May 22	Albert J. Morel, 522 Davenport, Cin'ti., Ohio.	Rent for year.	5.50	
	Alma Morel, 522 Davenport, Cin'ti., Ohio.	Rent for year.	1.00	
	Alma Morel, 522 Davenport, Cin'ti., Ohio.	Rent for year.	2.30	
	Alice Bolington, 2450 River Road Cin'ti., Ohio.	Rent for year.	3.00	
	Thresia Drexler, 613 Maryland, Cin'ti., Ohio.	Rent for year.	13.00	
" 23	Mrs. Hazel Fisher & Miss Edith Roller, 2351 Elberon Ave. Cin'ti.	Rent for year.	6.50	
" 29	Mrs. Margaret Halibauer, 2468 Galvin Ave., Cin'ti., Ohio.	Rent for year.	2.50	
June 1	Louis L. Brunner, 2454 Galvin Ave Cin'ti., Ohio.	Rent for year.	1.50	
	James & Lila Simpson, 2548 River Road, Cin'ti., Ohio.	Rent for year.	30.00	
" 4	Irvin J. Hamant, 2454 River Road Cinti., Ohio.	Rent for year.	3.00	
	Richard Puryear, 2519 Galvin Ave. Cinti., Ohio.	Rent for year.	4.50	
	The Packer Corp., 1820 Central Cinti., Ohio.	Rent for year.	4.25	
" 7	Stella Reiber, 1013 Hill, Cinti. Ohio.	Rent for year.	10.00	
	Stella Reiber, 1013 Hill, Cinti. Ohio.	Rent for year.	10.00	
	Hubert East, 2446 River Road, Cinti. Ohio.	Rent for year.	1.25	
" 11	Wm. F. Hoeltge, 2523 Galvin Ave. Cinti., Ohio.	Rent for year.	13.50	
	Fred & Lilly Crider, 612 Maryland Cinti., Ohio.	Rent for year.	3.00	
" 15	U. S. Treas. 2-1/2% Bds. 6/15/72	Interest	18.75	
	U. S. Treas. 2-1/2% Bds. 6/15/67	Interest, 27.50		
" 26	Stephen Monar, 498 Mt. Hope, Cinti., Ohio.	Less Prem. Amort., .40	27.10	.40
	Stephen Monar, 494 Mt. Hope, Cinti., Ohio.	Rent for year.	2.25	
	Stephen Monar, 498 Mt. Hope, Cinti., Ohio.	Rent for year.	6.00	
	Stephen Monar, 498 Mt. Hope, Cinti., Ohio.	Rent for year.	2.00	
	Stephen Monar, 498 Mt. Hope, Cinti., Ohio.	Rent for year.	4.00	
	Mary & Wm. Sperlock, 2628 River Road, Cinti., Ohio.	Rent for year.	5.00	
July 19	Earl C. Marcum, 2440 River Road, Cinti., Ohio.	Rent for year.	1.25	
" 20	Beverly Hoeltge, 2521 Galvin Ave. Cinti., Ohio.	Rent for year ending May, 1962.	10.00	
	Mrs. Helen Bloom, 892 Lexington Ave., Cinti., Ohio.	Rent for year ending May, 1962.	12.50	
" 23	Steven Realty Co., 2304 River Road, Cinti., Ohio.	Rent for year.	15.00	
" 26	Albert Schwier, 2632 River Road Cinti., Ohio.	Rent for May, 1962.	5.00	
	Albert Schwier, 2632 River Road Cinti., Ohio.	Rent for year beginning May 1, 1962.	5.00	
Aug. 2	Iola Metzler, 2466 River Road Cinti., Ohio.	Rent for year ending May, 1962.	5.00	
	Joseph M. Rheins	Release of ground rents covering three Parcels known as 601, 603, & 605 State St., Storrs Township, Cinti., Ohio.		1,600.00
" 8	Walter & Jacob Riddle, 2456 River Road, Cinti., Ohio.	Rent for year ending July, 1962.	8.00	
Sept. 17	U. S. Treas. 2-1/2% Bds. 9/15/72	Interest	16.87	
Oct. 19	Albert Manthey, 1641 Hoffer, Cinti., Ohio.	Rent due October 19, 1962.	17.00	
-2-		TOTAL AMOUNT CARRIED FORWARD	1,109.62	1,614.80

DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1962		Total Amounts Brought Forward:	1,109.62	1,614.80
Dec. 17	U. S. Treas. 2-1/2% Bds. 6/15/72	Interest	18.75	
	U. S. Treas. 2-1/2% Bds. 6/15/67	Interest, 27.50		
" 31	The Fifth Third Union Trust Co.	Less Prem. Amort., .40	27.10	.40
	Savings Acct. #71279	To write down withdrawal for Christmas Baskets.		14.00
1963				
Jan. 28	Howard W. & Irene M. Willoughby 2500 River Rd., Cinti., Ohio.	Rent for year.	60.00	
Mar. 8	Mrs. Ora L. Whitford, 1112 Broadway, Cinti., Ohio.	Rent for year due February 1, 1963.	9.38	
" 15	U. S. Treas. 2-1/2% Bds. 9/15/72	Interest	38.76	
April 5	Henry Peters, 2466 Galvin Ave. Cinti., Ohio.	Rent due January 1, 1963.	15.00	
	Clemens Peters, 2466 Galvin Ave. Cinti., Ohio.	Rent due January 1, 1963.	7.50	
" 26	B. & O. R. R. Co., 202 B. & O. Bldg. Baltimore, Maryland.	Rent due May 1, 1963.	422.75	
" 29	Clifford & Viola Graler, 6180 Berkinshaw Drive, Cinti. 30, O.	Rent due May 1, 1963.	1.25	
	Marie Hesselbrock, 3302 W. 8th. St., Cinti., Ohio.	Rent due January 1, 1963.	5.00	
	Jack Dunaway Kelly	Purchase of ground rent at 464 Grand Ave. Cinti., Ohio.		140.00
" 30	Geo. F. Zachritz, Jr.	Balance of Court Costs on sale of 464 Grand Ave., Cinti., Ohio.		3.50
May 3	Sun Oil Co., 2408 River Road, Cinti., Ohio.	Rent due May 1, 1963.	22.50	
	Sun Oil Co., 2408 River Road, Cinti., Ohio.	Rent due May 1, 1963.	7.50	
" 6	C. C. Smith 2616 River Road, Cinti., Ohio.	Rent due May 1, 1963.	6.00	
" 13	Thresia Drexler, 613 Maryland Ave., Cinti., Ohio.	Rent due May 1, 1963.	13.00	
" 23	J. McDine, 2510 River Road, Cinti., Ohio.	Rent due June 1, 1963 & May 31, 1964.	10.00	
" 24	Mrs. Margaret Hallbauer, 2468 Galvin, Cinti., Ohio.	Rent due May 1, 1963.	2.50	
" 28	Nelson Weichold, 2207 Raeburn Dr., Cinti., Ohio.	Rent due May 1, 1963.	18.00	
	Mrs. Delphy & Nelson Weichold 2207 Raeburn Dr. Cinti., Ohio.	Rent due May 1, 1963.	13.12	
	Ted J. Goodwin, 615 Maryland Ave. Cinti., Ohio.	Rent due May 1, 1963.	6.50	
" 29	Gilbert Bryant, 2468 River Road Cinti, Ohio.	Rent due May 1, 1963.	5.00	
" 31	Namon & Leafy Kiser, 2448 Galvin Ave., Cinti., Ohio.	Rent due May 1, 1963.	.50	
	Irvin J. Hamant, 6573 Visitain Drive, Cinti. 11, Ohio.	Rent due May 1, 1963.	3.00	
	Steven Realty Co., 114 West 6th. St., Cinti. 2, Ohio.	Rent due May 1, 1963.	15.00	
	Mrs. Henrietta Budd, 2546 River Road, Cinti., Ohio.	Rent due May 1, 1963.	26.00	
June 3	Packer Corp., Mt. Hope & Elberon Cinti., Ohio.	Rent due July 1, 1964.	4.25	
	S. Clifford Jones, 822 York St. Newport, Kentucky.	Rent due May 1, 1963.	7.00	
	Mrs. Hazel Fischer & Miss Edith Roller, 2351 Elberon Ave. Cinti.	Rent due May 1, 1963.	6.50	
	Miss Alma E. Blade, 2403 Elberon Ave., Cinti., Ohio.	Rent due May 1, 1963.	1.75	
" 4	Robert Haliforth, 2316 River Rd. Cinti., Ohio.	Rent due May 1, 1963.	12.50	
" 5	Edith Weber, 2312 River Road, Cinti., Ohio.	Rent due May 1, 1963.	12.50	
	Mr. Everett Rogers, 611 Maryland Ave., Cinti., Ohio.	Rent due May 1, 1963.	13.00	
	Stephen Monar, 498 Mt. Hope, Rd. Cinti., Ohio.	Rent due May 1, 1963.	2.25	
-3-		TOTAL AMOUNT CARRIED FORWARD	1,923.48	1,772.70

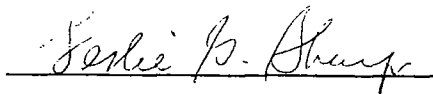
	DATE	FROM	FOR	AMOUNT	
				INCOME	PRINCIPAL
	1963		Total Amounts Brought Forward:	1,923.48	1,772.70
	June 5	Stephen Monar, 494 Mt. Hope Rd. Cinti., Ohio.	Rent due May 1, 1963.	6.00	
		Stephen Monar, 498 Mt. Hope Rd., Cinti., Ohio.	Rent due May 1, 1963.	4.00	
		Stephen Monar, 498 Mt. Hope Rd., Cinti., Ohio.	Rent due May 1, 1963.	2.00	
	" 7	Mr. Jenkins 422 Rockdale, Cinti. 29, Ohio.	Rent due May 1, 1963.	3.00	
	" 10	Alma Morel, 522 Davenport Ave., Cinti., Ohio.	Rent due May 1, 1963.	1.00	
		Alma Morel, 522 Davenport Ave., Cinti., Ohio.	Rent due May 1, 1963.	2.30	
	" 11	Alice Bolington, 2450 River Road Cinti., Ohio.	Rent due May 1, 1963.	3.00	
		James & Lela Simpson, 2548 River Road, Cinti., Ohio.	Rent due May 1, 1963.	30.00	
		Louis L. Brunner, 2454 Galvin Ave. Cinti., Ohio.	Rent due May 1, 1963.	1.50	
	" 12	Richard Puryear, 2519 Galvin Ave. Cinti., Ohio.	Rent due June 1, 1963.	4.50	
		Stella Reiber, 2514 River Road Cinti., Ohio.	Rent due June 1, 1963.	10.00	
		Stella Reiber, 2514 River Road, Cinti., Ohio.	Rent due June 1, 1963.	10.00	
	" 13	Albert J. Morel, 542 Davenport Ave., Cinti., Ohio.	Rent due May 1, 1963.	5.50	
	" 17	U. S. Treas. 2-1/2% Bds. 6/15/67	Interest	27.50	
		U. S. Treas. 2-1/2% Bds. 6/15/72	Interest	18.75	
		Frank J. Longano, 914 Union Central Bldg., Cinti., Ohio.	Rent due May 1, 1963.	7.00	
	" 18	George W. Leary, 2359 Elberon Ave., Cinti., Ohio.	Rent due May 1, 1963.	6.00	
	" 19	Beverly Hoeltge, 5961 Crittenden Dr., Cinti., Ohio.	Rent due May 1, 1963.	10.00	
	" 24	William F. Hoeltge, 2523 Galvin Ave., Cinti., Ohio.	Rent due May 1, 1963.	13.50	
		Albert Manthey, 1641 Hoffer St. Cinti., Ohio.	Rent due May 1, 1963.	17.00	
	" 26	Edward E. Stegner	Deposit on purchase price of ground rent at 2320 River Road, Cinti., Ohio.		21.00
		Edward E. Stegner	Ground Rent at 2320 River Road, due 5/1/61 and 5/1/62.	9.00	
	" 27	Mary & Wm. Spurlock, 2628 River Road, Cinti., Ohio.	Rent due May 1, 1963.	5.00	
		Mrs. Ora L. Whitford, 1112 Broad- way, Cinti., Ohio.	Rent due May 1, 1963.	9.38	
	July 1	Albert Schwier, 2632 River Road, Cinti., Ohio.	Rent due May 1, 1963.	5.00	
	" 2	Hubert East, 2446 River Road, Cinti., Ohio.	Rent due May 1, 1963.	1.25	
	" 9	Mrs. Helen Bloom, 892 Lexington Ave., Cinti., Ohio.	Rent due May 1, 1963.	12.50	
		Iola Metzler, 2466 River Road Cinti., Ohio.	Rent due May 1, 1963.	5.00	
	" 22	Edward E. Stegner	Purchase of Realty known as 2320 River Road, Cinti., Ohio.		180.00
	" 26	Carl K. Geieringer	Deposit to cover part of expenses of trans- ferring Elberon Ave. Property.		20.00
	Aug. 13	Earl C. Marcum, 2440 River Road, Cinti., Ohio.	Rent due May 1, 1963.	1.25	
	Sept. 10	Walter & Jacob Riddle, 2456 River Road, Cinti., Ohio.	Rent for year 1963.	8.00	
	" 13	Fred & Lilly Crider, 612 Maryland Ave., Cinti., Ohio.	Rent due May 1, 1963.	3.00	
	" 16	U. S. Treas. 2-1/2% Bds. 9/15/72 67.	Interest	38.74	
		Charles Truss, 2630 River Road, Cinti., Ohio.	Rent due May 1, 1963.	5.00	
	" 23	Robert Haliforth, 2316 River Rd. Cinti., Ohio.	Rent due May 1, 1963.	12.50	
			TOTAL AMOUNT CARRIED FORWARD	2,221.65	1,993.70

DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1963		Total Amounts Brought Forward:	2,221.65	1,993.70
Oct. 18	Oakley Williams, 2458 River Rd., Cinti., Ohio.	Rent for year beginning July 1, 1961.	12.00	
		TOTAL RECEIPTS	2,233.65	1,993.70
TOTAL AMOUNT CARRIED FORWARD				

DISBURSEMENTS

DATE	VO NO	PAID TO	FOR	AMOUNT	
				INCOME	PRINCIPAL
1961					
11/8	108	The Fifth Third Union Trust Co. Exchange Department	Trustee's fee to 10/19/61 200.00 Less fees taken on account 131.03	68.97	
	109	Booth Shepard	Legal services to 10/19/61 per Order of Court.	100.00	
11/27	110	The Fifth Third Union Trust Co. Trust Department	Cash paid Probate Court for cost of filing 5th. Current Account.	13.70	
1962					
1/5	111	Hemsath Sons Grocery	Christmas Baskets (Poor Fund)	72.00	
4/18	112	The Fifth Third Union Trust Co. Trust Department	Commission on income 227.73 @ 6%	13.66	
4/27	113	Auditor of the City of Cincinnati	Rental due Ministerial fund on May 7, 1962 on lease to Ethan Stone recorded in Deed Book W2, page 205, Hamilton County, Ohio records.	40.00	
9/10	114	Widow's and Old Men's Home	Payment for year beginning May 1, 1962.	60.00	
	115	The Cincinnati Orphan Asylum	Payment for year beginning May 1, 1962.	100.00	
10/15	116	The Fifth Third Union Trust Co. Trust Department	Commission on income 864.89 @ 6%.	51.89	
12/26	117	St. Martin's Church School	Income payment for 1962.	400.00	
12/26	118	State Avenue Methodist Church	Income payment for 1962.	400.00	
12/31	119	H. Hemsath Sons Grocery	12 Christmas Baskets delivered 12/23/62.	58.00	14.00
1963					
1/4	120	C. J. Devine & Co.	1,750. U. S. Treas. 2-1/2% Bds. 9/15/72-67 @ 90-16/32 1,583.75 Interest 9/15/62 to 1/4/63 13.42	13.42	1,583.75
			Bond No. 133455E for 1000. Bond No. 47625E for 500. Bond Nos. 146262B, 181392B, 2 for 100 ea. Bond No. 15696F for 50.		
4/15	121	The Fifth Third Union Trust Co. Trust Department	Commission on income 207.49 @ 6%.	12.45	
4/26	122	Booth Shepard	Legal services in re: sale of 464 Grand Ave. to Jack D. Kelly 75.00 Court Costs. 18.50		93.50
4/29	123	Auditor of the City of Cincinnati	Rental due Ministerial fund on May 6, 1963 on lease to Ethan Stone recorded in Deed Book W2 page 205 Hamilton County, Ohio records.	40.00	
7/22	124	Booth Shepard	Balance of Court Costs on sale to Edward E. Stegner 18.50 Overpayment by Mr. Stegner 2.50		21.00
9/10	125	Widow's & Old Men's Home	Payment for year beginning May 1, 1963.	60.00	
	126	The Cincinnati Orphan Asylum	Payment for year beginning May 1, 1963.	100.00	
10/1	127	Booth Shepard	Balance of expenses of transfer of 482 Mt. Hope Ave., to Carl K. Gieringer.		20.00
10/15	128	The Fifth Third Union Trust Co. Trust Department	Commission on income 940.44 @ 6%	56.43	
TOTAL DISBURSEMENTS				1,660.52	1,732.25
TOTAL AMOUNT CARRIED FORWARD					

I, Leslie G. Sharp, as Assistant Trust Officer of
The Fifth Third Union Trust Company, hereby certify that there
was on deposit, October 23, 1963, with the said Trust Company,
to the credit of The Fifth Third Union Trust Company, as Trustee
under the Will of Ethan Stone, deceased, the sum of One Thousand,
One Hundred Five and 40/100ths. Dollars (\$1,105.40), as shown by
the Sixth Current Account of said Trustee of date of October 23,
1963.


Assistant Trust Officer.