

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

In the Matter of the
Estate of Ethan Stone,
Deceased

ENTER

Chase M. Davies

PROBATE JUDGE

ORDER APPROVING AND
CONFIRMING SALE

Recorded Vol 362 page 12
Land Sale Record.

ENTERED

OCT 14 1965

MIN. VOL. _____

PAGE _____

COSTS PAID *10/14/65* ✓

DAH

APPLICATION
~~XXXXXXXX~~

Filed

Oct - 13 - 1965

PROBATE COURT

HAMILTON COUNTY, OHIO

In the Matter of the : No. 176
Estate of Ethan Stone, : APPLICATION FOR AUTHORITY
Deceased : TO 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 herein-after described and is entitled to receive the annual ground rent of \$17.00, heretofore reserved under lease recorded in Lease Book Page of the land records of Hamilton County, Ohio, said leasehold estate being described as follows:

Situate in the City of Cincinnati, County of Hamilton and State of Ohio;

Beginning at a point in the northwesterly line of River Road, 155.29 feet southwest from the intersection of said line with the southerly line of State Avenue, said point being the southwesterly corner of a lot of land owned by Delphy Jane Weichold as described in Registered Land Certificate No. 6729 of the Registered Land Records of Hamilton County, Ohio; thence North 46° West along the westerly line of said Weichold tract, 182.74 feet for the point and place of beginning of the premises herein conveyed; thence west along the southerly line of a tract of land owned by A. G. Wern, 56 feet to a point in the easterly line of Maryland Avenue; thence southwardly along the easterly line of Maryland Avenue, 60 feet to a point; thence north 87° 45' east, 23-1/2 feet to a point; thence 48-3/4° east, 94 feet to a point; thence North 38-1/4° East, 60 feet to a point in the westerly line of said Weichold property; thence North 46° West along the westerly line of Weichold property to the point of beginning.

Subject to an easement from Lora Piper and Edna Piper to The Cincinnati Gas and Electric Company dated November 30, 1948 and recorded in Deed Book 2339, page 36, granting the right and authority to set and maintain one stub and one anchor located at points on lines parallel to and 8 feet and 9.6 feet, respectively, north of the south boundary line of the above described property, which points are 42.2 feet and 52.2 feet, respectively, east of the east line of Maryland Avenue measured along said parallel lines.

Being the same premises conveyed to Albert C. Manthey
by deed dated September 14, 1956, and recorded in Deed
Book 2859, page 82, Hamilton County, Ohio, land records. 2

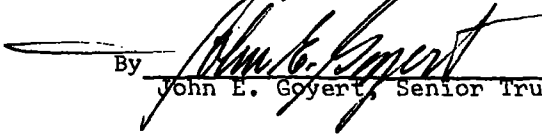
Further, that Albert C. Manthey is successor-lessee of
said premises by virtue of deed recorded in Deed Book 2859, page
82, Hamilton County, Ohio, land records, and as such is obliged
to pay said annual rent reserved, and all taxes and assessments
thereon; that the said Albert C. Manthey has made a bona fide
offer to said Trustee to purchase all of the Trustee's right,
title and interest in and to said premises in the sum of Six
Hundred Eighty Dollars (\$680.00) and to pay the expenses of this
proceeding in the amount of One Hundred Nine Dollars (\$109.00)
including the Trustee's counsel fee; and that in the opinion of
the Trustee it is in the best interests of the trust estate to
accept such offer and to release such interest in said premises
by quit claim deed to the purchaser thereof and to invest the
proceeds of sale according to law.

VOL 362 PAGE 11

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 quit claim to the
above described real estate.

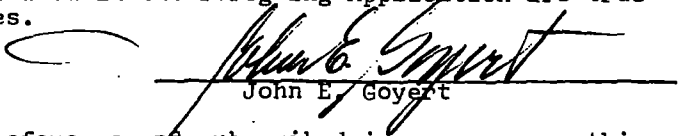
THE FIFTH THIRD UNION TRUST COMPANY
Successor Trustee under Last Will of
Ethan Stone, deceased

By


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

Sworn to before me and subscribed in my presence this
11th day of October, 1965.


EDWARD H. KOFF, Notary at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R. C. 2

PROBATE COURT
HAMILTON COUNTY, OHIO

In the Matter of the : No. 176 3
Estate of Ethan Stone, : AFFIDAVIT OF THREE DISINTERESTED
Deceased : PERSONS IN SUPPORT OF PRIVATE SALE

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

Filed 10-13-65

Barbara J. McElya, Alma B. Welsh, and
Wiley Dinsmore, 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;

Beginning at a point in the northwesterly line of River
Road, 155.29 feet southwest from the intersection of
said line with the southerly line of State Avenue, said
point being the southwesterly corner of a lot of land owned
by Delphy Jane Weichold as described in Registered Land
Certificate No. 6729 of the Registered Land Records of
Hamilton County, Ohio; thence North 46° West along the
westerly line of said Weichold tract, 182.74 feet for
the point and place of beginning of the premises herein
conveyed; thence west along the southerly line of a tract
of land owned by A. G. Wern, 56 feet to a point in the
easterly line of Maryland Avenue; thence southwardly along
the easterly line of Maryland Avenue, 60 feet to a point;
thence north 87° 45' east, 23-1/2 feet to a point; thence
48-3/4° east, 94 feet to a point; thence North 38-1/4°
East, 60 feet to a point in the westerly line of said
Weichold property; thence North 46° West along the west-
erly line of Weichold property to the point of beginning.

Subject to an easement from Lora Piper and Edna Piper to
The Cincinnati Gas and Electric Company dated November
30, 1948 and recorded in Deed Book 2339, page 36, grant-
ing the right and authority to set and maintain one stub
and one anchor located at points on lines parallel to
and 8 feet and 9.6 feet, respectively, north of the south
boundary line of the above described property, which points
are 42.2 feet and 52.2 feet, respectively, east of the
east line of Maryland avenue measured along said parallel
lines.

Being the same premises conveyed to Albert C. Manthey by
deed dated September 14, 1956 and recorded in Deed Book
2859, page 82, Hamilton County, Ohio, land records. 3

that upon being informed that the estate of Ethan Stone, deceased; 4
is the owner of the right to ground rent in said real estate, the
annual sum of \$17.00, do hereby value said ground rent and such
interest in the estate of Ethan Stone, deceased, in said real
estate at the sum of Six Hundred Eighty Dollars (\$680.00), 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

Alma B. Welsh

Wiley Summers

Sworn to before me and subscribed in my presence this

11 day of October, 1965.

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

4 Both Shepard
Notary Public, State of Ohio

PROBATE COURT
HAMILTON COUNTY, OHIO

5 ENTERED
OCT 13 1985
IMAGE NO. 1

In the Matter of the : No. 176
Estate of Ethan Stone, : ORDER AUTHORIZING TRUSTEE TO
Deceased : SELL AND RELEASE RIGHT TO
: GROUND RENT AT PRIVATE SALE
: AND TO EXECUTE DEED

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

Situate in the City of Cincinnati, County of Hamilton and State of Ohio;

Beginning at a point in the northwesterly line of River Road, 155.29 feet southwest from the intersection of said line with the southerly line of State Avenue, said point being the southwesterly corner of a lot of land owned by Delphy Jane Weichold as described in Registered Land Certificate No. 6729 of the Registered Land Records of Hamilton County, Ohio; thence North 46° West along the westerly line of said Weichold tract, 182.74 feet for the point and place of beginning of the premises herein conveyed; thence west along the southerly line of a tract of land owned by A. G. Wern, 56 feet to a point in the easterly line of Maryland Avenue; thence southwardly along the easterly line of Maryland Avenue 60 feet to a point; thence north 87° 45' east, 23-1/2 feet to a point; thence 48-3/4° east, 94 feet to a point; thence North 38-1/4° East, 60 feet to a point in the westerly line of said Weichold property; thence North 46° West along the westerly line of Weichold property to the point of beginning.

Subject to an easement from Lora Piper and Edna Piper to The Cincinnati Gas and Electric Company dated November 30, 1948 and recorded in Deed Book 2339, page 36, granting the right and authority to set and maintain one stub and one anchor located at points on lines parallel to and 8 feet and 9.6 feet, respectively, north of the south boundary line of the above described property, which points are 42.2 feet and 52.2 feet, respectively, east of the east line of Maryland Avenue measured along said parallel lines.

VOL 362 PAGE 13

Being the same premises conveyed to Albert C. Manthey by deed dated September 14, 1956, and recorded in Deed Book 2859, page 82, Hamilton County, Ohio, land records. 6

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 ground rental of \$17.00 reserved under a certain perpetual lease as shown by the land records of Hamilton County, Ohio, which the successor-lessee is 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 Albert C. Manthey by virtue of deed recorded in Deed Book 2859, page 82, of the land records of Hamilton County, Ohio; that the offer of said Albert C. Manthey to purchase such interest of the trust estate in said real estate for the sum of Six Hundred Eighty Dollars (\$680.00) 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 estate 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 Albert C. Manthey, 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 Albert C. Manthey to purchase the interest of the trust estate in the real estate hereinabove described for the sum of Six Hundred Eighty Dollars (\$680.00), and upon the payment of such sum or securing the sum to be paid, to execute and deliver a proper quit claim 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 said perpetual lease.

ENTERED

OCT 13 1965

IMAGE NO. 2 6

PROBATE COURT
HAMILTON COUNTY, OHIO

7

In the Matter of the : No. 176
Estate of Ethan Stone, : REPORT OF SALE AND TRUSTEE'S
Deceased : AFFIDAVIT; MOTION TO CONFIRM
SALE

Filed 10-14-65

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 Albert C. Manthey such interest of the Trustee in certain real estate described in said order, for the sum of Six Hundred Eighty Dollars (\$680.00); that such private sale was made after diligent endeavor to obtain the best price for the same and such price is the highest that said Trustee could obtain for said ground rent.

John E. Goyert
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
11th day of October 1965.

Edward H. Kopf
Notary Public, State of Ohio

EDWARD H. KOPF, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R. C.

MOTION TO CONFIRM SALE

Applicant herein, The Fifth Third Union Trust Company,

7

Successor Trustee under the will of Ethan Stone, deceased,
moves the Court for an order approving and confirming the
sale as hereinabove reported.

Booth Shepard
attorney

PROBATE COURT
HAMILTON COUNTY, OHIO

VOL 362 PAGE 15

9 ENTERED

OCT 14 1965

IMAGE NO. 1

In the Matter of the : No. 176
Estate of Ethan Stone, : ORDER APPROVING AND
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 to Albert C. Manthey 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;

IT IS THEREFORE 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

Daniel
PROBATE JUDGE

ENTRY FIXING AND ALLOWING
COMPENSATION OF TRUSTEE
AND COUNSEL

ENTERED

JAN 20 1966

IMAGE NO.

Booth Shepard
1505 Fifth Third
Bank Building
Cincinnati, Ohio 45202

W

PROBATE COURT
HAMILTON COUNTY, OHIO

E D
JAN 20 1966
IMAGE NO. 6

In the Matter of the : No. 176
Estate of Ethan Stone, : ENTRY FIXING AND ALLOWING
Deceased : COMPENSATION OF TRUSTEE
AND COUNSEL

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, for an order fixing compensation of said trustee and fixing the reasonable value of legal services of Booth Shepard, attorney, and authorizing payment thereof from funds of said trust estate.

On consideration thereof the Court fixes compensation of the said The Fifth Third Union Trust Company, successor trustee, for services in the period of October 23, 1963 to October 26, 1965, in the amount of \$ 200.00; and the Court further finds that the services of Booth Shepard, attorney, were of benefit to the trust estate and have a reasonable value of \$ 200.00.

It is therefore ordered that said trustee pay to said The Fifth Third Union Trust Company the amount of \$ 200.00, as aforesaid, less credits thereto for any advances, and to Booth Shepard, attorney, the amount of \$ 200.00, from funds of the trust estate, and include the same as items in the next account of said trustee.

No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

In the Matter of the Estate
of
Ethan Stone, Deceased

APPLICATION TO FIX AND
ALLOW COMPENSATION OF
TRUSTEE AND COUNSEL

FILED
JAN 20 1936

Carroll

Booth Shepard
1505 Fifth Third
Bank Building
Cincinnati, Ohio
45202

PROBATE COURT
HAMILTON COUNTY, OHIO

In the Matter of the : No. 176
Estate of Ethan Stone, : APPLICATION TO FIX AND
Deceased : ALLOW COMPENSATION OF
: TRUSTEE AND COUNSEL

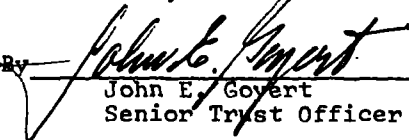
Now comes The Fifth Third Union Trust Company, of Cincinnati, Ohio, successor trustee under the will of Ethan Stone, deceased, by John E. Goyert, Senior Trust Officer, and make application for an allowance of compensation for its services in carrying out the terms of said trust during the period of October 23, 1963 to October 26, 1965.

Your applicant represents that as shown by its Seventh Current Account heretofore filed, it has collected income of the trust estate during such period in the amount of \$2,188.93, and that assets constituting the principal of such trust estate have a total value at the close of said period of \$8,535.34, at the appraised or cost value thereof.

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

Wherefore applicant prays the Court to fix the compensation of the said The Fifth Third Union Trust Company, successor trustee and counsel fee of Booth Shepard, attorney, each in the amount of \$ 200.00, and to authorize payment thereof from funds of the trust estate now on hand, including the same as items in the next account of said trustee.

THE FIFTH THIRD UNION TRUST COMPANY,
Successor Trustee under the Will of
Ethan Stone, Deceased

By 
John E. Goyert
Senior Trust Officer

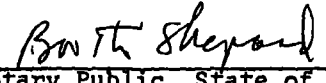
State of Ohio)
) ss
County of Hamilton)

John E Goyert, being first duly sworn says that he
is a senior trust officer of The Fifth Third Union Trust Company,
the applicant herein, 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
19 day of Jan, 1966



Notary Public, State of Ohio

Estate No. 176

PROBATE COURT
HAMILTON COUNTY, OHIO

In + Matter of the Estate

LITIGATION
1966 -
County preclosed
- Taxes were paid
Land annexed?
Applicant
Trustee for distributions

FILED

MAR 29 1966

CHASE M. DAVIES
PROBATE JUDGE EX OFFICIO CLERK

DEPUTY CLERK

PROBATE COURT
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE : NO. 176
ESTATE OF ETHAN STONE, : APPLICATION OF TRUSTEE FOR
DECEASED : INSTRUCTIONS

Now comes The Fifth Third Union Trust Company,
Successor Trustee under the Will of Ethan Stone, deceased,
by John E. Goyert, Senior Trust Officer, and represents that
said trustee has, or claims to have, an interest as lessor
under perpetual lease made by Ethan Stone, recorded in Deed
Book 79, page 129, of the Hamilton County, Ohio, Land
Records, said real estate being described as follows:

Situate in the City of Cincinnati, County of
Hamilton, State of Ohio, and being part of
Fractional Section Twenty-nine (29) in the
old Storrs Township, and bounded and described
as follows, to-wit:

Beginning at a stake on the north side of West
Sixth Street (formerly the Lower River Road)
fifty-six (56) feet east from the intersection
of the Price Hill Road (formerly Old Delhi Road)
with said West Sixth Street; thence east on the
north line of said West Sixth Street forty (40)
feet to Henry Hoefer's line, being a point where
there formerly was a stone in the ground marked
CBC; thence north seventy-one (71) feet on said
Hoefer's line to a stake; thence south eighty-two
(82) feet to the place of beginning, SUBJECT
HOWEVER, to the payment of Ten Dollars (\$10.00)
per annum as ground rent, as per lease from Ethan
Stone to Joseph Mayhew, recorded in Deed Book 79,
page 129 of the Hamilton County, Ohio, records.

Being the same premises conveyed to the grantor
herein by deed recorded in Deed Book 2862, page 258
of the Hamilton County, Ohio, land records.

Such claim of interest of the Trustee in said real estate is disputed by the City of Cincinnati, which asserts title to said real estate, having purchased the same through a forfeited land sale by the Auditor of Hamilton County, Ohio. The dispute has raised the following legal question: where there is a failure to pay real estate taxes by an owner of a perpetual leasehold estate, in whose name such property is listed for taxation, resulting in a forfeited land sale by the County Auditor, as provided by law, does such sale include in addition to the interest of the lessee of the perpetual leasehold estate, the interest of the lessor by way of a security interest for the payment of ground rent? There does not appear to be any final adjudication of this question in Ohio.

Applicant represents that there is owing the sum of \$130.00 on account of past due rents and that the additional sum of \$10.00 will become payable on the first day of May, 1966.

Notwithstanding such disputed claim a compromise and settlement of the claimed interests of the Trustee and the City of Cincinnati, is possible under the terms of which the Trustee would receive in payment for a release and quitclaim of all right or interest, the sum of \$365.00.

Said sum is inclusive of rentals now due and the right to future ground rents and legal expenses of the Trustee in the amount of \$100.00 incurred in such settlement.

Acceptance of the proposed settlement, in the opinion of the Trustee, will be in the best interests of the Trust.

Wherefore said Trustee prays for the direction of the Court with respect to its proper duties herein.

The Fifth Third Union Trust Company
Successor Trustee Under the Will of
Ethan Stone, Deceased

By *John E. Goyert*
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, applicant herein, 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
25 day of March, 1966.

BOOTH SHEPARD, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date Section 147 C.J.R.C.

Booth Shepard
Notary Public, State of Ohio

Estate No. 176

PROBATE COURT

HAMILTON COUNTY, OHIO

In the Matter of the Estate
of
ETHAN STONE, Deceased

ORDER INSTRUCTING TRUSTEE
ENTER

James M. Sciles
PROBATE JUDGE

ENTERED

MAR 29 1966

IMAGE NO. _____

J

PROBATE COURT
HAMILTON COUNTY, OHIO

FILED
MAR 29 1966
IMAGE 63. 1

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

This cause came on to be heard upon application of The Fifth Third Union Trust Company, successor Trustee under the Will of Ethan Stone, deceased for instruction of the Court with respect to the action to be taken by said Trustee on the proposed settlement of the right of the Trustee in certain real estate described in such application, which right is disputed by the City of Cincinnati, contending that as purchaser of said real estate at the forfeited land sale of the County Auditor it acquired the security interest and ground rent of the Trustee in addition to the perpetual leasehold estate therein, and upon the evidence adduced;

On consideration whereof the Court finds that it would be in the best interests of the trust estate to adopt such settlement, and upon receipt of the sum of \$365.00 that the Trustee release all of its right, title, or interest in said real estate.

IT IS THEREFORE ORDERED that the Trustee enter into a settlement of the matter in controversy with the City of Cincinnati, Ohio, and make and deliver its quitclaim deed to effect a conveyance of all right or title in said real estate on receiving payment in the sum of \$365.00, on account of the arrearage of rents and ground rents to become due, and legal expenses of the Trustee herein.

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

AUG 23 1966

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

Now comes The Fifth Third Union Trust Company,
Successor Trustee under the Will of Ethan Stone, deceased, by John
E. Goyert, Senior Trust Officer, and represents that said Successor
Trustee has, or may have, an interest in the following described
real estate, located in former Storrs Township, Cincinnati, Hamilton
County, Ohio, and more particularly described as follows:

~~XX~~ Being in
fractional section 29, Storrs Township, and now a
part of the City of Cincinnati, Hamilton County,
Ohio, and described as follows:

Commencing at the intersection of the Lower River
Road and the Cincinnati-Warsaw Turnpike, in Storrs
Township; thence on the Cincinnati-Warsaw Turnpike,
to the section line dividing sections 29 and 30;
thence along said section line to Lower River Road
and thence along said Lower River Road to the place
of beginning; being a triangular tract lying on the
north side of Lower River Road in fractional section
29 and known as No. 2150 Lower River Road, Cincinnati,
Ohio.

Applicant further represents that said triangular tract
was a part of a larger tract of land subject to a ground rent, in
favor of the said Ethan Stone, as provided in Deed Book 88, page 465,
of the land records of Hamilton County, Ohio. Said ground rent was in
the amount of \$100.00 per annum. Further, it appears that said tri-
angular tract was cut up from said larger tract of land, and sold at
Sheriff's sale in case No. 26404, Court of Common Pleas, Hamilton
County, Ohio, styled Jethro Mitchell vs. Ohio and Mississippi Railroad
Company.

The records of said case and the recording thereof are lost and not available in the public records of Hamilton County, Ohio.

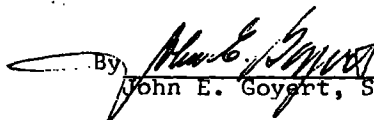
Following such sale by the Sheriff of Hamilton County no portion of said ground rent was, according to the records of applicant as such Successor Trustee, collected from the owner of said triangular tract. The entire ground rent of \$100.00 per annum has been paid since the time of such cut-up by the owner of the residue of such larger tract to-wit: The Baltimore and Ohio Railroad Company.

Applicant in the exercise of its best judgment believes that said triangular tract was relieved in the above mentioned proceeding from the burden of ground rent and the same was allocated to said residue of the larger tract.

Investigation does not show any payment of ground rent ever having been paid on account of such triangular tract, nor does it appear in any way that ground rent should have been paid. It further appears that said Successor Trustee has in fact no interest by way of ground rent and therefore that it is proper to perfect title to said real estate by quit claim of said successor trustee.

Wherefore applicant prays the court for instructions as to its duty in the premises.

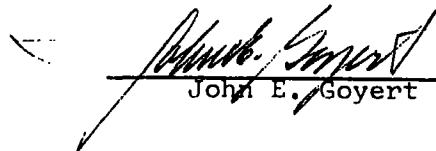
The Fifth Third Union Trust Company
Successor Trustee under the Will of
Nathan Stone, Deceased

By 
John E. Goyert, Senior Trust Officer

State of Ohio)
) ss.
County of Hamilton)

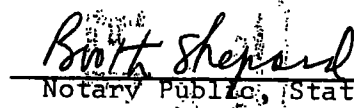
John E. Goyert, being first duly sworn, says he is a Senior Trust Officer of The Fifth Third Union Trust Company, applicant

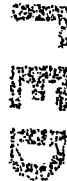
herein, and that the facts stated in the foregoing application are true as he verily believes.


John E. Goyert

Sworn to before me and subscribed in my presence this
18th day of August, 1966

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


Notary Public, State of Ohio



No, 176

PROBATE COURT

HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE

OF

ETHAN STONE

ORDER INSTRUCTING THE FIFTH

THIRD UNION TRUST COMPANY

SUCCESSOR TRUSTEE

ENTER

Charles M. Davies

PROBATE JUDGE

ENTERED

AUG 23 1966

IMAGE NO. _____

J

PROBATE COURT
HAMILTON COUNTY, OHIO

ENTERED

AUG 23 1966

IMAGE NO. 119

IN THE MATTER OF THE ESTATE : No. 176
OF : ORDER INSTRUCTING THE FIFTH THIRD
ETHAN STONE, DECEASED : UNION TRUST COMPANY SUCCESSOR
TRUSTEE

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 instructions and it appearing from such application that certain real estate therein described was formerly subject to a ground rent in favor of Ethan Stone, as reserved under the terms of a lease agreement recorded in Deed Book 88 at page 465 of the Hamilton County, Ohio land records; and further that, for reasons unknown, such ground rent has been assessed in its entirety upon the residue of a larger tract of land as described in said lease agreement and has been paid by the owner thereof, that is, The Baltimore & Ohio Railroad Company, as shown by the records of said Successor Trustee; and it further appearing that the described real estate was sold at Sheriff's sale in Case No. 26404, Court of Common Pleas, Hamilton County, Ohio, in which Jethro Mitchell was plaintiff and the Ohio Mississippi Railroad Company was defendant and in which the records of said case are lost; and that by virtue of the foregoing it is made to appear that said described real estate was relieved in the above mentioned proceeding from the burden of ground rent and that the same was therein allocated to said residue of the larger tract.

Therefore, to remove uncertainty and to perfect title to such real estate, described in said application, IT IS ORDERED that

RECEIVED

AUG 23 1966

IMAGE NO. 120

applicant, said The Fifth Third Union Trust Company as
Successor Trustee under the Will of Ethan Stone, deceased,
execute and deliver to the present owner of such real estate
its quit claim deed upon payment of costs and expenses including
the fee of counsel herein, by said owner.

RECEIVED
AUG 23 1966
FIVE
THIRD
UNION
TRUST
COMPANY
ATLANTA
GA

IN THE PROBATE COURT
HAMILTON COUNTY, OHIO

IN RE: Estate of Ethan Stone,
deceased

No. 176

ENTRY AUTHORIZING SALE OF GROUND
RENT AND REINVESTMENT OF PROCEEDS

ENTER

John M. Davis
PROBATE JUDGE

ENTERED

SEP 28 1966

FILED

AAH

ENTERED

SEP 28 1966

IMAGE NO. 1

IN THE PROBATE COURT
HAMILTON COUNTY, OHIO

In Re: Estate of
ETHAN STONE,
Deceased

No. 176

ENTRY AUTHORIZING SALE OF GROUND
RENT AND REINVESTMENT OF PROCEEDS

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 reinvestment of the proceeds, and upon three affidavits filed in support thereof.

On Consideration Whereof, the Court being fully advised finds that the ground rents reserved to the Estate of Ethan Stone therein amount to \$11.25 per annum, lessee to pay, in addition, all taxes, charges and assessments levied against said premises; that said leasehold is perpetual without privilege of purchase and is now owed by Edward Gibbs, subject to said ground rent.

The Court further finds that the offer made by Edward Gibbs to said The Central Trust Company, trustee as aforesaid, for the purchase of the fee simple title to said premises, to-wit; \$225.00 net to the trustee, based upon the capitalized value of said ground rent at five 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 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 agreed 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 Edward Gibbs and upon payment of said sum of \$225.00, together with the sum of \$65.00, agreed to be paid by said purchaser to cover the costs of this proceeding, including the compensation of said trustee and

ENTERED

SEP 28 1966

IMAGE NO. 2

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 Edward Gibbs a proper deed of quit-claim, releasing the premises above described from all obligations to the Estate of Ethan Stone

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 RENTS AT PRIVATE
SALE AND TO EXECUTE DEED

ENTER

Charles H. O'Brien
PROBATE JUDGE

ENTERED

BEG 19 1966

IMAGE NO. _____

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542 *BK*

ENTERED

DEC 19 1966

IMAGE NO. 1

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 RENTS 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 the offer of Delphy Jane Weichold to purchase the interest in said Trust Estate in the real estate described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Section 29, Town 4, Fractional Range 1, Storr's Township, beginning at a point in the northwesterly line of River Road, 96' east of the northeast corner of Maryland Avenue and River Road, thence northeastwardly along said northwesterly line of River Road, 25' 10", thence northwardly along the west side of J.P. Hofer's house and on a straight line with said house 64', thence westwardly 6' parallel with the north line of River Road, thence southwardly 17' 4" to a point in the west line of said lot 57' 4" north of the north line of River Road and thence southwestwardly 57' 4" to the place of beginning. Said boundary line on the north being fixed by a decree of court in case No. 133427, styled J. Franklin Smith vs. Jacob Hartnagel. Being the same premises in which the leasehold estate was conveyed to Delphy Jane Weichold by deed recorded in Deed Book 2059, page 291 of the Hamilton County, Ohio land records.

ALSO

Situate in the City of Cincinnati, Hamilton County, Ohio, to-wit: beginning at a point in the northwest line of River Road, 130.29' southwestwardly from the intersection of said line with the southerly line of State Avenue as located 12' south of the present curb on State Avenue; thence in the northwest line of River Road S 39° 17' W, 25 feet, thence N 46° W, 182.74 feet, thence S 88° 9' E, 37.12 feet and thence South 46° E, 153.18 feet to the place of beginning. Being the same premises in which the leasehold estate was conveyed to Delphy Jane Weichold as

IMAGE NO. 2

evidenced by Certificate of Title No. 6729 of
the Registered Land Records, 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 annual ground rents in the amounts of
\$13.125 and \$18.00, respectively reserved under certain
perpetual leases as shown by the land records of Hamilton
County, Ohio, which the Successor-Lessee is obliged to pay in
addition to taxes and assessments upon said real estate; that
such leasehold estates in said real estate are now vested in
Delphy Jane Weichold by virtue of deeds recorded in Deed
Book 2059 page 291 of the Hamilton County, Ohio land records
and Certificate of Title No. 6729 of the Registered Land
Records of Hamilton County, Ohio; that the offer of Delphy
Jane Weichold to purchase such interest of the trust estate
in said real estate for the sums of \$525.00 and \$720.00,
respectively, is the full value thereof and best prices obtain-
able; and that it is in the best interests of the trust estate
and of all persons having an interest in said trust estate
under the Will of Ethan Stone, deceased, that all the Trustee's
right, title, and interests in and to the foregoing parcels
of real estate be sold at private sale to Delphy Jane Weichold,
the owner of said leasehold estates.

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 Delphy Jane
Weichold, the owner of said leasehold estates.

It is therefore ORDERED that The Fifth Third Union
Trust Company, Successor-Trustee as aforesaid, be and hereby

IMAGE NO 3

is authorized and directed to accept said offer of Delphy Jane Weichold to purchase the interests of the trust estate in the real estate hereinabove described for the sums of \$525 00 and \$720 00, respectively, and upon the payment of such sums in the total amount of One thousand two hundred and seventy five dollars (\$1,275 00), or securing the same to be paid, to execute and deliver a proper quit claim deed conveying all the right, title and interest of the Trustee in and to said parcels of 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 rents under said perpetual leases

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE
DISINTERESTED PERSONS IN
THE SUPPORT OF PRIVATE SALE

FILED

DEC 19 1966

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK

BY _____

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

PROBATE COURT
HAMILTON COUNTY, OHIO

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

STATE OF OHIO :
COUNTY OF HAMILTON : SS:

being first duly sworn state that they are residents of
Hamilton County, Ohio, and that they have no interest in
the real estate described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Section 29, Town 4, Fractional Range 1, Storr's Township; beginning at a point in the northwesterly line of River Road, 96' east of the northeast corner of Maryland Avenue and River Road; thence northeastwardly along said northwesterly line of River Road, 25' 10"; thence northwardly along the west side of J.P. Hofer's house and on a straight line with said house 64'; thence westwardly 6' parallel with the north line of River Road, thence southwardly 17' 4" to a point in the west line of said lot 57' 4" north of the north line of River Road and thence southwestwardly 57' 4" to the place of beginning. Said boundary line on the north being fixed by a decree of court in case No. 133427, styled: J. Franklin Smith vs. Jacob Hartnagel. Being the same premises in which the leasehold estate was conveyed to Delphy Jane Weichold by deed recorded in Deed Book 2059, page 291 of the Hamilton County, Ohio land records.

ALSO

Situate in the City of Cincinnati, Hamilton County, Ohio, to-wit: beginning at a point in the northwest line of River Road, 130.29' southwestwardly from the intersection of said line with the southerly line of State Avenue as located 12' south of the present curb on State Avenue; thence in the northwest line of River Road S 39° 17' W, 25 feet; thence N 46° W, 182.74 feet; thence S 88° 9' E, 37.12 feet and thence South 46° E, 153.18 feet to the place of beginning.

that upon being informed that the Estate of Ethan Stone, deceased, is the owner to the right to ground rents in said real estate, the annual sums of \$13.125 and \$18.00, respectively, do hereby value said ground rents and such interest in the Estate of Ethan Stone, deceased, in said real estate at the sums of Five hundred and twenty-five dollars (\$525.00) and Seven hundred twenty dollars (\$720.00), respectively, and further that in their opinion said ground rents could not be sold for more at public sale.

Further, affiant said naught.

Gilbert A. Sheard

Evelyn M. Basty

Richard Cockeill

Sworn to before me and subscribed in my presence this
19 day of dec, 1966.

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

Borth Shepard
Notary Public, State of Ohio

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

Jan
FILED

DEC 19 1955

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

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

PROBATE COURT
HAMILTON COUNTY, OHIO

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

(A)

Now comes the Fifth Third Union Trust Company, of Cincinnati, 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 real estate herein described and is entitled to receive the annual ground rent of \$13.125, heretofore reserved under lease recorded in Deed Book 116, page 134 of the Hamilton County, Ohio, land records, said leasehold being described as follows

Situate in the City of Cincinnati, Hamilton County, Ohio, and in Section 29, Town 4, Fractional Range 1, Storr's Township, beginning at a point in the northwesterly line of River Road, 96' east of the northeast corner of Maryland Avenue and River Road, thence northeastwardly along said northwesterly line of River Road, 25' 10", thence northwardly along the west side of J.P. Hofer's house and on a straight line with said house 64', thence westwardly 6' parallel with the north line of River Road, thence southwardly 17' 4" to a point in the west line of said lot 57' 4" north of the north line of River Road and thence southwestwardly 57' 4" to the place of beginning. Said boundary line on the north being fixed by a decree of court in case No. 133427, styled. J. Franklin Smith vs. Jacob Hartnagel. Being the same premises in which the leasehold estate was conveyed to Delphy Jane Weichold by deed recorded in Deed Book 2059, page 291 of the Hamilton County, Ohio land records.

Further, that Delphy Jane Weichold is Successor-Lessee of said premises by virtue of deed recorded in Deed Book 2059, page 291 of the Hamilton County, Ohio land records, and as such is obliged to pay said annual rent reserved, and all taxes and assessments thereon, that the said Delphy Jane Weichold 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 \$525.00 and to pay the expenses of this proceeding, including the Trustee's counsel fee; and that in the opinion of the Trustee it is in the best interests of the trust estate to accept such offer and to release such interest in said premises by quit claim deed to the purchaser thereof, and to invest the proceeds of sale according to law.

(B)

Further, applicant represents to the Court that as such Trustee aforesaid, it is Successor-Lessor of the real estate herein described and is entitled to receive the annual ground rent in the amount of \$18.00, heretofore reserved under lease recorded in Lease Book 5, page 105 of the Hamilton County, Ohio land records, said leasehold estate being described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, to-wit: beginning at a point in the northwest line of River Road, 130.29' southwestwardly from the intersection of said line with the southerly line of State Avenue as located 12' south of the present curb on State Avenue; thence in the northwest line of River Road S 39° 17' W, 25 feet; thence N 46° W, 182.74 feet; thence S 88° 9' E, 37.12 feet and thence South 46° E, 153.18 feet to the place of beginning.
Being the same premises in which the leasehold estate was conveyed to Delphy Jane Weichold as evidenced by Certificate of Title No. 6729 of the Registered Land Records, Hamilton County, Ohio.

Further, that Delphy Jane Weichold is Successor-Lessee of said premises by virtue of issue to her of Certificate of Title No. 6729 of the Registered Land 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 Delphy Jane Weichold has made a bone 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 \$720.00 and to pay the expenses

of this proceeding, including the Trustee's counsel fee, and that in the opinion of the Trustee it is in the best interests of the trust estate to accept such offer and to release such interest in said premises by quit claim deed to the purchaser thereof, and invest the proceeds of sale 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 said Trustee to accept the foregoing two offers and to execute its deed of quit claim to the above described real estate.

THE FIFTH THIRD UNION TRUST COMPANY
Successor-Trustee under the Will
of Ethan Stone, deceased

By *John E. Goyert*
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 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 and subscribed to before me this 14 day of December, 1966.

Gilbert A. Sheard
Notary Public, State of Ohio

GILBERT A SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147 03 R C

PROBATE COURT
HAMILTON COUNTY, OHIO

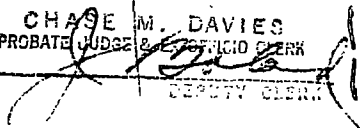
No. 176

IN THE MATTER OF THE
ESTATE OF ETHAN STONE,
DECEASED

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

FILED

DEC 20 1966

CHASE M. DAVIES
PROBATE JUDGE & CLERK
BY  DEPUTY CLERK

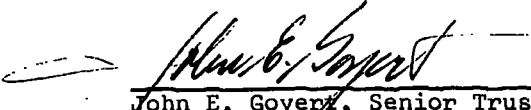
Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

PROBATE COURT
HAMILTON COUNTY, OHIO

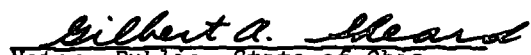
IN THE MATTER OF THE ESTATE : No. 176
:
OF : REPORT OF SALE AND TRUSTEE'S
: AFFIDAVIT; MOTION TO
ETHAN STONE, DECEASED : CONFIRM SALE

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 Delphy Jane Weichold such interest of the Trustee in the several parcels of real estate described in said order for the sums of \$512.00 and \$720.00, respectively; that such private sale was made after diligent endeavor to obtain the best price for the 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 December, 1966.


Notary Public, State of Ohio

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

MOTION TO CONFIRM SALE

Applicant herein The Fifth Third Union Trust Company, Successor-Trustee under the Will of Ethan Stone, deceased, moves the Court for an order approving and confirming the sale as hereinabove reported.

Booth Shepard
Booth Shepard, Attorney for
The Fifth Third Union Trust Company,
Successor-Trustee under the Will
of Ethan Stone, deceased

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF
THE ESTATE OF
ETHAN STONE, DECEASED

ORDER APPROVING AND
CONFIRMING SALE

ENTER

Chas. M. Davies
PROBATE JUDGE

RECORDED

DEC 28 1956

FILED

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

COSTS PAID

1/18/66 CCH
RK

ENTERED

DEC 28 1966

PROBATE COURT
HAMILTON COUNTY, OHIO

IMAGE NO. 1

IN THE MATTER OF THE ESTATE

No. 176

OF

ORDER APPROVING AND
CONFIRMING SALE

ETHAN STONE, DECEASED

This cause coming on to be heard upon the report of The Fifth Third Union Trust Company, Successor-Trustee, of its proceedings under the former Order of this Court, and upon the Motion to confirm the sale to Delphy Jane Weichold 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,

It is therefore ORDERED that the same be and hereby is approved and confirmed.

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

FILED

JAN 5 1967

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

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

PROBATE COURT
HAMILTON COUNTY, OHIO

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

Now comes the Fifth Third Union Trust Company, of Cincinnati, 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 real estate herein described and is entitled to receive the annual ground rent of \$15.00, heretofore reserved under an agreement of lease recorded in the Hamilton County, Ohio land records, said leasehold being described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, and being in Section 29, Town 4 Fractional Range 1, Miami Purchase, to-wit: Commencing at the point in the northerly line of West Sixth Street, 8.17 feet west of the northwest corner of West Sixth Street and State Avenue; thence westwardly along the north side of West Sixth Street, 25 feet; thence northwardly parallel with the west line of Thomas H. Cone's lot, 126 feet; thence eastwardly, 35 1/2 feet to the westerly line of said Thomas H. Cone's lot, and thence southwardly along the westerly line of said Thomas H. Cone's lot, 101 feet to the place of beginning.

Being the same premises in which a leasehold estate was assigned to Henry T. Shields and Stacey Shields by instrument recorded in Deed Book 2557, page 152, Hamilton County, Ohio Deed Records.

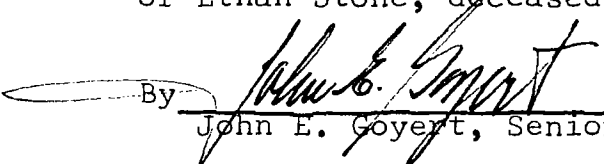
Further, that Henry T. Shields and Stacey Shields are Successor-Lessees of said premises by virtue of deed recorded in Deed Book 2557, page 152 of the Hamilton County, Ohio land records, and as such are obliged to pay said annual rent reserved, and all taxes and assessments thereon; that the said Henry T. Shields and Stacey Shields have 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 \$600.00; and that in the opinion of the Trustee it is in the best interests of the trust estate to accept such offer and to release such interest in said premises by quit claim deed to the purchaser thereof, and to invest the proceeds of sale 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 said Trustee to accept the foregoing offer and to execute its deed of quit claim to the above described real estate.

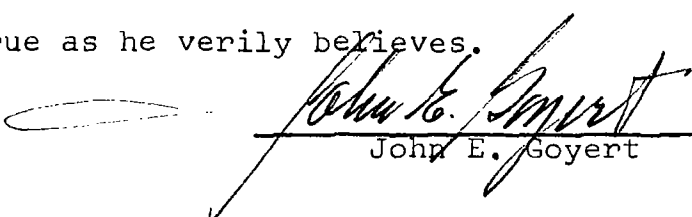
THE FIFTH THIRD UNION TRUST COMPANY
Successor-Trustee under the Will
of Ethan Stone, deceased

By


John E. Goyert, Senior Trust Officer

STATE OF OHIO :
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, and that the facts stated in the foregoing application are true as he verily believes.


John E. Goyert

Sworn to and subscribed to before me this 5th day
of January, 1967.


Notary Public, State of Ohio

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

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

ENTER

Charles M. Davies
PROBATE JUDGE

ENTERED

JAN 5 1967

IMAGE NO. _____

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

[Signature]

FILED

JAN 5 - 1967

IMAGE NO. 5

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

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 Henry T. Shields and Stacey Shields to purchase the interest in said trust estate in the real estate described as follows:

Situate in the City of Cincinnati, Hamilton County, Ohio, and being in Section 29, Town 4 Fractional Range 1, Miami Purchase, to-wit: Commencing at the point in the northerly line of West Sixth Street, 8.17 feet west of the northwest corner of West Sixth Street and State Avenue; thence westwardly along the north side of West Sixth Street, 25 feet, thence northwardly parallel with the west line of Thomas H. Cone's lot, 126 feet; thence eastwardly, 35 1/2 feet to the westerly line of said Thomas H. Cone's lot, and thence southwardly along the westerly line of said Thomas H. Cone's lot, 101 feet to the place of beginning.

Being the same premises in which a leasehold estate was assigned to Henry T. Shields and Stacey Shields by instrument recorded in Deed Book 2557, page 152, Hamilton County, Ohio Deed Records.

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 ground rental of \$15.00 reserved under a certain perpetual lease as shown by the land records of Hamilton County, Ohio, which the successor-lessee is obliged to pay in addition to taxes and assessments upon said real estate;

FILED

JAN 5 - 1967

IMAGE NO. 6

that such leasehold estate in said real estate is now vested in Henry T. Shields and Stacey Shields by virtue of deed recorded in Deed Book 2557, page 152, of the land records of Hamilton County, Ohio; that the offer of said Henry T. Shields and Stacey Shields to purchase such interest of the trust estate in said real estate for the sum of Six Hundred Dollars (\$600.00) 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 estate 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 Henry T. Shields and Stacey Shields, the owners 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 Henry T. Shields and Stacey Shields to purchase the interest of the trust estate in the real estate hereinabove described for the sum of Six Hundred Dollars (\$600.00), and upon the payment of such sum or securing the sum to be paid, to execute and deliver a proper quit claim deed conveying all the right, title and interest of the Trustee in and to said real estate to said purchasers, and releasing said real estate from all obligation to the estate of Ethan Stone, deceased, for the payment of ground rent reserved under said perpetual lease.

PROBATE COURT
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF
ETHAN STONE, DECEASED

AFFIDAVIT OF THREE
DISINTERESTED PERSONS IN
SUPPORT OF PRIVATE SALE

FILED

JAN 5 1967

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

Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621-1542

PROBATE COURT
HAMILTON COUNTY, OHIO

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

STATE OF OHIO :
COUNTY OF HAMILTON : SS:

GILBERT ASHEARD EVELYN BAATZ,
and ARTHUR KNECHT, 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 being in Section 29, Town 4
Fractional Range 1, Miami Purchase, to-wit:
Commencing at the point in the northerly line of
West Sixth Street, 8.17 feet west of the north-
west corner of West Sixth Street and State
Avenue, thence westwardly along the north side of
West Sixth Street, 25 feet; thence northwardly
parallel with the west line of Thomas H. Cone's
lot, 126 feet; thence eastwardly, 35 1/2 feet to
the westerly line of said Thomas H. Cone's lot,
and thence southwardly along the westerly line of
said Thomas H. Cone's lot, 101 feet to the place
of beginning.

Being the same premises in which a leasehold estate
was assigned to Henry T. Shields and Stacey Shields
by instrument recorded in Deed Book 2557, page 152,
Hamilton County, Ohio Deed Records.

that upon being informed that the estate of Ethan Stone,
deceased, is the owner of the right to ground rent in said
real estate, the annual sum of \$15.00, do hereby value said
ground rent and such interest in the estate of Ethan Stone,
deceased, in said real estate at the sum of Six Hundred

Dollars (\$600.00), and further that in their opinion said ground rent could not be sold for more at public sale.

Further affiants saith naught,

Gilbert A. Sheard

Emory W. Bant

Arthur Knecht

Sworn to before me and subscribed in my presence this
5 day of January, 1967.

Booth Shepard

Booth Shepard, Notary Public,
My Commission has no expiration
date, Section 147.03 R.C.

Notary Public, State of Ohio

RECORDED
INDEXED
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147.03 R.C.

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

JAN 6 1967

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK
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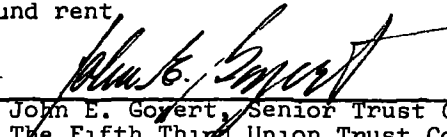
Booth Shepard
1505 Fifth Third Bank Building
Cincinnati, Ohio 45202
621- 1542

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 Henry T. Shields and Stacey Shields such interest of the Trustee in certain real estate described in said order, for the sum of Six Hundred Dollars (\$600.00), that such private sale was made after diligent endeavor to obtain the best price for the 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 5th day of January, 1967.


Notary Public, State of Ohio

GILBERT A. SHEARD, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147 03 R C

MOTION TO CONFIRM SALE

Applicant herein, The Fifth Third Union Trust Company, Successor Trustee under the will of Ethan Stone, deceased, moves the Court for an order approving and confirming the sale as hereinabove reported.

B. H. Shepard

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10 NO. 176

PROBATE COURT

HAMILTON COUNTY, OHIO

VOL. 1

IN THE MATTER OF THE ESTATE OF

ETHAN STONE, DECEASED.

TENTH CURRENT ACCOUNT

OF

RECEIPTS AND DISBURSEMENTS

RECORDED A-C FILM No. ~~7527~~

FILED

APR 5 1972

CHASE M. DAVIES
PROBATE JUDGE & EX-OFFICIO CLERK

12
1790
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#1

ENTERED

APR 5 1972

IMAGE NO.

THE FIFTH THIRD BANK

as Trustee herein.

Booth Shepard,

1

FILED

4/5/72

CHASE M. DAVIES
PROBATE JUDGE & CLERK

BY

176

I, Francis J. Fisher, an Assistant Trust Officer of The Fifth Third Bank, hereby certify that there was on deposit, October 29, 1971, with the said Bank, to the credit of The Fifth Third Bank, as Trustee under the Will of Ethan Stone, deceased, the sum of Six Hundred Thirty-eight and 53/100ths. Dollars, (\$619.53), as shown by the Tenth Current Account of said Trustee of date of October 29, 1971.

Francis J. Fisher
Assistant Trust Officer

NOTARY PUBLIC.

ALBERTA SITZMAN

Notary Public, Hamilton County, Ohio
My Commission Expires July 21, 1973

mlr

IN THE COURT OF COMMON PLEAS, PROBATE DIVISION, HAMILTON COUNTY, OHIO.

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

NO. 176

Mar. 3, 1953, The Fifth Third Bank, appointed Trustee under the Will of Ethan Stone,
deceased. (Succeeding The Cincinnati Bank & Trust Co.)
Oct. 23, 1970, Ninth Current Account filed.

Trust No. T-4101
28535000
Tenth Current Account
of
THE FIFTH THIRD BANK
as Trustee herein.

PRINCIPAL ACCOUNT

Oct. 31, 1969,	Total Cash Balance, as per Ninth Current Account,	\$	137.37		
	Total Receipts, as per this Account,		<u>456.80</u>	\$	594.17
	Total Disbursements, as per this Account,			<u>347.94</u>	\$ 246.23

INCOME ACCOUNT

	Total Cash Balance, as per Ninth Current Account,	\$	200.82		
	Total Receipts, as per this Account,		<u>2,662.37</u>	\$	2,863.19
	Total Disbursements, as per this Account,			<u>2,489.89</u>	<u>373.30</u>
Oct. 29, 1971,	Total Cash Balance,			\$	619.53

For Receipts and Disbursements in detail, see pages hereto attached.
24 Vouchers (Nos. 1 to 24, incl.) for Disbursements filed herewith.

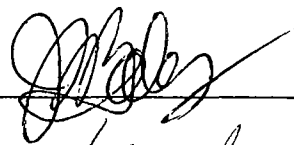
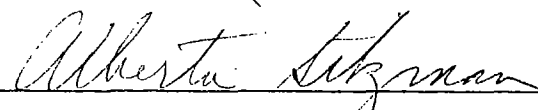
Cincinnati, Ohio, October 29, 1971.

STATE OF OHIO)
COUNTY OF HAMILTON)

SS:-

J.W. Bales, being duly sworn, says that he is a Trust Officer of The Fifth Third Bank, 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 21st day of March A.D., 1972.

NOTARY PUBLIC.

ALBERTA SITZMAN

Notary Public, Hamilton County, Ohio
My Commission Expires July 21, 1973

mlr

SECURITIES HELD AT DATE OF THIS ACCOUNT

DESCRIPTION

3,000 Par Val

U.S. Treas Bds 4 1/4% due 5/15/74	
Bond No. 63502 for	1,000 P.V.
Bond No. 80296 for	1,000 "
Bond No. 4101 for	500 "
Bond No. 6802 for	500 "
	<u>3,000 P.V.</u>

10,000 Par Val

U.S. Treas Bds 4 1/4% due 8/15/92-87	
Bond No. 11127H for	5,000 P.V.
Bond No. 17950L for	1,000 "
Bond No. 13529K for	1,000 "
Bond No. 21672B for	1,000 "
Bond No. 21674D for	1,000 "
Bond No. 2463C for	500 "
Bond No. 2462B for	500 "
	<u>10,000 P.V.</u>

Securites exhibited in Open Court and Statement from
Bank attached.

March 15 1978 James E. Barnett
DEPUTY CLERK, IN THE COURT OF COMMON PLEAS,
PROBATE DIVISION, HAMILTON COUNTY, OHIO.

R E A L E S T A T E

- 1 Ground Rent-Calvin Ave 2519 Ethan Stone Trust
Richard Puryear-Lessee
- 1 Ethan Stone Trust-Ground Rent-Located 522
Davenport Ave. Alma Morel-Lessee
- 1 Ground Rent-Davenport 522 Ethan Stone Trust
Alma Morel-Lessee
- 1 Ground Rent-Davenport Ave 542 Ethan Stone Trust
Albert J. Morel-Lessee
- 1 Ground Rent-Elberon 2351 Ethan Stone Trust
H. Fischer & E. Roller-Lessee
- 1 Ground Rent-Elberon 2359 Ethan Stone Trust
George W. Leary-Lessee
- 1 Ground Rent-Elberon 2403 Ethan Stone Trust
Miss Alma Flade-Lessee
- 1 Ground Rent-Elberon 2407 Ethan Stone Trust
C. Wm. & Mary Kinzeler-Lessee
- 1 Ground Rent-Galvin Ave. 2454 Ethan Stone Trust
Louis L. Bronner-Lessee
- 1 Ground Rent-Galvin Ave. 2466 Ethan Stone Trust
Henry Peter-Lessee
- 1 Ground Rent-Galvin 2468 Ethan Stone Trust
Mrs. Margaret Halibauer-Lessee

SECURITIES HELD AT DATE OF THIS ACCOUNT

DESCRIPTION

- 1 Ground Rent-Galvin Ave. 2523-Ethan Stone Trust
William Hoeltge-Lessee
- 1 Ground Rent-Grand Ave. 452-Ethan Stone Trust
Frank J. Longano-Lessee
- 1 Ground Rent-Galvin Ave. 2448-Ethan Stone Trust
Namon & Leafy Kiser-Lessee
- 1 Ground Rent-Maryland Ave. 609-Ethan Stone Trust
Everett Rogers-Lessee
- 1 Ground Rent-Maryland Ave. 611-Ethan Stone Trust
Everett Rogers-Lessee
- 1 Ground Rent-Maryland Ave. 612-Ethan Stone Trust
Fred & Lilly Crider-Lessee
- 1 Ground Rent-Maryland Ave. 613-Ethan Stone Trust
Thresia Drexler-Lessee
- 1 Ground Rent-Maryland Ave. 615-Ethan Stone Trust
Ted J. Goodwin-Lessee
- 1 Ground Rent-Mt. Hope & Elberon-Ethan Stone Trust
Packer Corp.-Lessee
- 1 Ground Rent-River Rd. 2304-Ethan Stone Trust
Steven Reality Co-Lessee
- 1 Ground Rent-River Rd. 2410-14-Ethan Stone Trust
Sun Oil Co-Lessee
- 1 Ground Rent-River Rd. 2408-Ethan Stone Trust
Sun Oil Co-Lessee
- 1 Ground Rent-River Rd.-2440-Ethan Stone Trust
Earl C. Marcum-Lessee
- 1 Ground Rent-River Rd. 2442-Ethan Stone Trust
Hubert Ease-Lessee
- 1 Ground Rent-River Rd. 2444-Ethan Stone Trust
Mr. Jenkins-Lessee
- 1 Ground Rent-River Rd. 2448-Ethan Stone Trust
Alice Bolington-Lessee
- 1 Ground Rent-River Rd. 2454-Ethan Stone Trust
Irvin J. Hamant-Lessee
- 1 Ground Rent-River Rd. 2456-Ethan Stone Trust
Rose & Walter Riddle-Lessee
- 1 Ground Rent-River Rd. 2458-Ethan Stone Trust
Oakley Williams-Lessee & H. Peters
- 1 Ground Rent-River Rd. 2462-Ethan Stone Trust
Henry Peters-Lessee
- 1 Ground Rent-River Rd. 2464-Ethan Stone Trust
Marie Hesselbrock-Lessee

SECURITIES HELD AT DATE OF THIS ACCOUNT

DESCRIPTION

- 1 Ground Rent-River Rd. 2466-Ethan Stone Trust
Iola Leistler-Lessee
- 1 Ground Rent-River Rd. 2468-Ethan Stone Trust
Gilbert Bryant-Lessee
- 1 Ground Rent-River Rd. 2500-Ethan Stone Trust
Willoughby-Lessee
- 1 Ground Rent-River Rd. 2510-Ethan Stone Trust
Irwin R. McDine-Lessee
- 1 Ground Rent-River Rd. 2512-Ethan Stone Trust
Stella Reiber-Lessee
- 1 Ground Rent-River Rd. 2514-Ethan Stone Trust
Stella Reiber-Lessee
- 1 Ground Rent-River Rd. 2516-Ethan Stone Trust
Beverly Gibson-Lessee
- 1 Ground Rent-River Rd. 2546-Ethan Stone Trust
Frank Bugno-Lessee
- 1 Ground Rent-River Rd. 2548-Ethan Stone Trust
James & Lela Simpson-Lessee
- 1 Ground Rent-River Rd. 2628-Ethan Stone Trust
Mary & Wm. Spurlock-Lessee
- 1 Ground Rent-River Rd. 2630-Ethan Stone Trust
Charles Truss-Lessee
- 1 Ground Rent-River Rd. 2632-Ethan Stone Trust
Albert Schweir-Lessee
- 1 Ground Rent-Storrs Twp Sec 29-Ethan Stone Trust
B & O R R-Lessee

R E C E I P T S

DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1969				
11/14	3,000 U.S. Treas Bds 4 1/4% due 5/15/74	Interest	63.75	
12/30	The Fifth Third Bank	Withdrawal from Savings Acct #71279		
		Invested Income	38.74	
1970				
1/20	Howard & Irene Willoughby	Ground Rent 2/1/70 to 1/31/71 at 2500 River Rd.	60.00	
2/13	10,000 U.S. Treas Bds 4 1/4% due 8/15/82-87	Interest	212.50	
4/27	B & O Railroad Co.	Ground Rent 5/1/70 to 4/30/71 at Section 29 Storrs Township	422.75	
5/6	Sun Oil Co.	Ground Rent 5/1/70 to 4/30/71 at 2408 River Rd.	30.00	
5/15	3,000 U.S. Treas Bds 4 1/4% due 5/15/74	Interest	63.75	
5/19	George W. Leary	Ground Rent 5/1/70 to 4/30/71 at 2359 Elberon Ave.	6.00	
5/25	T. Drexler	Ground Rent 5/1/70 to 4/30/71 at 613 Maryland	13.00	
5/28	Margaret Halibauer	Ground Rent 5/1/70 to 4/30/71 at 2468 Galvin	2.50	
6/2	S. Reiber	2512 River Rd. \$10.00 2514 River Rd. \$10.00	20.00	
6/16	Packer Corp.	Ground Rent 7/1/70 to 6/30/71 at N.W.C. Mt. Hope & Elberon	4.25	
6/17	Hazel Fisher	Ground Rent 5/1/70 to 4/30/71 at 2351 Elberon	6.50	
6/24	Frank Bugano	Ground Rent 5/1/70 to 4/30/71 at 2546 River Rd.	26.00	
6/24	Alice Bolington	Ground Rent 5/1/70 to 4/30/71 at 2448 River Rd. - front	1.50	
6/24	Alma Morel	Ground Rent 5/1/70 to 4/30/71 at 522 Davenport	1.00	
6/24	A. J. Morel	Ground Rent 5/1/70 to 4/30/71 at 522 Davenport	2.30	
6/24	Gilbert Bryant	Ground Rent 5/1/70 to 4/30/71 at 2468 River Rd.	5.00	
6/24	A. J. Morel	Ground Rent 5/1/70 to 4/30/71 at 542 Davenport	5.50	
6/24	Albert Schweir	Ground Rent 5/1/68 to 4/30/71 at 2632 River Rd.	15.00	
6/24	Albert Hesselbrock	Ground Rent 1/1/70 to 12/31/70 at 2464 River Rd.	5.00	
6/25	I. Leistler	Ground Rent 4/1/68 to 4/30/71 at 2466 River Rd.	15.00	
6/25	Alma Flade	Ground Rent 5/1/70 to 4/30/71 at 2403 Elberon	1.75	
6/25	W. Hoeltge	Ground Rent 6/1/70 to 5/31/71 at 2523 Galvin	13.50	
6/26	H. East	Ground Rent 5/1/70 to 4/30/71 at 2442 River Rd.	1.25	
6/26	E. Marcus	Ground Rent 5/1/70 to 4/30/71 at 2440 River Rd.	1.25	
7/1	C. Truss	Ground Rent 5/1/70 to 4/30/71 at 2630 River Rd.	5.00	
7/7	L. Brunner	Ground Rent 5/1/70 to 4/30/71 at 2454 Galvin	1.50	
7/8	I. McDine	Ground Rent 6/1/70 to 5/31/71 at 2510 River Rd.	10.00	
7/8	H. Peters	Ground Rent 1/1/70 to 12/31/70 at 2466 Galvin	7.50	
-1-		TOTAL AMOUNT CARRIED FORWARD	1,061.79	.00

R E C E I P T S

DATE	FROM	FOR	AMOUNT	
			INCOME	PRINCIPAL
1970		Total Amount Brought Forward:	1,061.79	.00
7/14	J. Reed	Ground Rent 6/1/69 to 4/31/71 2519 Galvin	9.00	
7/15	N & L Kiser	Ground Rent 5/1/70 to 4/30/71 at 2448 Galvin	.50	
7/16	O. Williams	Ground Rent 7/1/69 to 6/30/70 at 2458 River Rd.	12.00	
7/16	O. Williams	Ground Rent 5/1/70 to 4/30/71 2448 River Rd.	1.50	
7/22	J. Simpson	Ground Rent 5/1/70 to 4/30/71 at 2548 River Rd.	30.00	
7/30	F. Longano	Ground Rent 5/1/70 to 4/30/71 at 452 Grand Ave.	7.00	
8/14	10,000 U.S. Treas Bds 4 1/4% due 8/15/92-87	Interest	212.50	
9/23	Francis L. Lind	Attorney Fee Court Costs & Payment to Trustee Quit Claim deed 2457 Elberon		152.40
10/23	Aubrey Belt & Mary Belt	Attorney Fee Court Costs & Payment to Trustee Quit Claim deed 2459 Elberon		152.40
11/4	Orville Bromwell & Ura Bromwell	Attorney Fee Court Costs & Payment to Trustee Quit Claim deed 2714 River Rd		152.00
11/13	3,000 U.S. Treas Bds 4 1/4% due 5/15/74	Interest	63.75	
1971				
1/12	H. Willoughby	Ground Rent 2/1/71 to 1/31/72 at 2500 River Rd.	60.00	
2/12	10,000 U.S. Treas Bds 4 1/4% due 8/15/92-87	Interest	212.50	
2/19	10,000 U.S. Treas Bd 4 1/4% due 8/15/92	Interest	.01	
5/6	B & O Railroad Co.	Ground Rent 5/1/71 to 4/30/72 at Section 29 Storrs Township	422.75	
5/6	Sun Oil Co.	Ground Rent 5/1/71 to 4/31/72 at 2408 River Rd.	30.00	
5/17	3,000 U.S. Treas Bds 4 1/4% due 5/15/74	Interest	63.76	
5/18	G. Leary	Ground Rent 5/1/71 to 4/30/72 at 2359 Elberon	6.00	
5/25	G. Bryant	Ground Rent 5/1/71 to 4/30/72 at 2468 River Rd.	5.00	
6/4	Foster & Kleiser Co.	Ground Rent 7/1/71 to 6/30/72 at Mt. Hope & Elberon	4.25	
6/9	T. Drexler	Ground Rent 5/1/71 to 4/30/72 at 613 Maryland	13.00	
6/14	A. Flade	Ground Rent 5/1/71 to 4/30/72 at 2403 Elberon Ave.	1.75	
6/21	J. Simpson	Ground Rent 5/1/71 to 5/31/71 at 2548 River Rd.	30.00	
6/25	S. Reiber	Ground Rent 5/31/71 to 6/1/72 at 2512 River Rd.	10.00	
6/25	S. Reiber	Ground Rent 7/1/72 to 5/31/73 at 2514 River Rd.	10.00	
6/30	F. Bungo	Ground Rent 5/1/71 to 5/31/72 at 2546 River Rd.	26.00	
7/12	M. Halibauer	Ground Rent 7/1/71 to 7/31/71 at 2468 Galvin Ave.	2.50	
8/6	A. Morel	Ground Rent 5/1/71 to 4/30/72 at 522 Davenport	2.30	
8/6	A. Morel	Ground Rent 5/1/71 to 4/30/72 at 522 Davenport	1.00	
-2-		TOTAL AMOUNT CARRIED FORWARD	2,298.86	456.80

DISBURSEMENTS

[illegible]

176

Estate of Ethan
Stone

Order Instructing
Successor-Trustee

ENTER

Chase M. Davies

PROBATE JUDGE

8/2/72

COSTS PAID

ENTERED

AUG 2 1972

MIN. VOL. _____

PAGE _____

RK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED
AUG 2 1972
IMAGE NO. 100 83

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

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

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Betty Jean Buchanan and Francis S. Buchanan for the real estate described in the petition upon payment to said Trustee of the sum of \$100.00 and of the costs herein, and that said sum be invested according to law.

#176

Application for
Instructions to
Successor-Trustee

Ethan Stone

FILED

AUG 2 1972

PROBATE DIVISION, COURT OF COMMON PLEAS
CHASE M. DAVIES, Judge
BY E. Carroll
DEPUTY CLERK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

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

Situate in the City of Cincinnati, Hamilton County, Ohio, in Storrs Township, and being more particularly described as follows:

Situate in the City of Cincinnati, County of Hamilton, State of Ohio, and being part of Lot Nos. 57 and 58 of Thomas M. Jackson's Heirs Partition Estate, as recorded in Plat Book 5, page 242, of the Hamilton County Records, and being more particularly described as follows:

Beginning at a point in the east line of Grand Avenue (a 60 foot street), said point being South 0° 45' West 70.00 feet from the point of intersection of the east line of Grand Avenue and the south line of Jack Alley (an undeveloped way), said point of intersection also being the northwest corner of said Lot No. 58; said point of beginning being also the southwest corner of a lot heretofore conveyed by grantors to Sylvia Slutz; thence South 81° 48' East for a distance of 157.00 feet; thence South 69° 42' East for a distance of 103.00 feet; thence South 83° 17' 42" East for a distance of 115.50 feet to a point in the west line of Waltham Avenue (an undeveloped street); thence South 11° 00' East along the west line of Waltham Avenue for a distance of 62.62 feet; thence North 85° 15' West for a distance of 151.19 feet; thence North 80° 15' West for a distance of 74.00 feet; thence North 63° 15' West for a distance of 104.00 feet; thence North 89° 15' West for a distance of 63.00 feet to a point in the east line of Grand Avenue; thence North 0° 45' East along the east line of Grand Avenue for a distance of 61.42 feet to the place of beginning.

Being the same premises conveyed by deed recorded
in Deed Book 3425, page 101, Hamilton County,
Ohio Records, dated July 20, 1965.

Betty Jean Buchanan and Francis S. Buchanan have offered to
pay the sum of \$100.00 to the Trustee for release by quit
claim deed of the Trustee of any interest in said real
estate, thereby confirming and perfecting their title to
the premises above described. The Trustee believes that
it would be in the best interests of the decedent's trust
estate, to accept the offer of said persons and to invest
such above mentioned amount, according to law.

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

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

By Francis J. Fisher
~~John Bales, Trust Officer~~

Francis J. Fisher, Ass't. Trust Officer

STATE OF OHIO)
 SS:
COUNTY OF HAMILTON)

Francis J. Fisher
~~John Bales~~, being first duly sworn says that he is
~~an~~ ^{Assistant} Trust Officer of The Fifth Third Bank, Successor-Trustee
under the Will of Ethan Stone, deceased, and that the facts
stated in the foregoing application are true as he verily
believes.

Francis J. Fisher
~~John Bales~~
Francis J. Fisher

Sworn to and subscribed to before me this 1st
day of August, 1972.

Gilbert A. Sheard
Notary Public, State of Ohio

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

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF ETHAN STONE, DECEASED

APPLICATION FOR INSTRUCTIONS
TO SUCCESSOR-TRUSTEE

FILED

AUG 15 1972

PROBATE DIVISION, COURT OF COMMON PLEAS
CHASE M. DAVIES, Judge
BY W. S. Sully
DEPUTY CLERK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

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

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

Situate in the City of Cincinnati, Hamilton County, Ohio, in Storrs Township, and being more particularly described as follows:

Situate in Sections 29 and 35, Town 4, Fractional Range 1, Storrs Township, and in the City of Cincinnati, Hamilton County, Ohio, and beginning at a point in the northerly line of West Sixth Street, now Riverside Drive, where the same is intersected by the easterly line of Church Street, now McConnell Street; thence North 50° 35' West along the easterly line of said McConnell Street, 258.64 feet to an iron pipe in the easterly line of McConnell Street; said point being the real place of beginning; thence North 50° 35' West along the easterly line of McConnell Street 229.15 feet to an iron pipe; thence North 58° 11' East 78.20 feet to a point; thence South 50° 35' East 200.26 feet to a point; thence South 36° 32' West 74.14 feet to an iron pipe; said pipe being set in the easterly line of McConnell Street, and being the place of beginning.

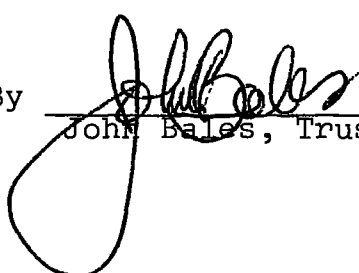
Being part of the same premises conveyed by deed recorded in Deed Book 2846, page 310, Hamilton County, Ohio, records.

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

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

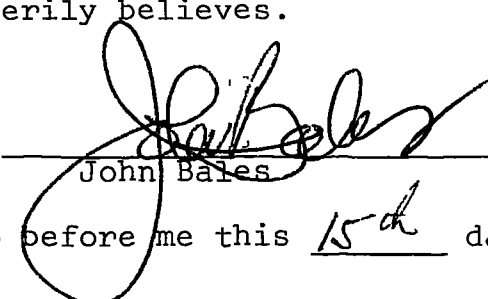
THE FIFTH THIRD BANK,
Successor-Trustee under the
Will of Ethan Stone, deceased

By

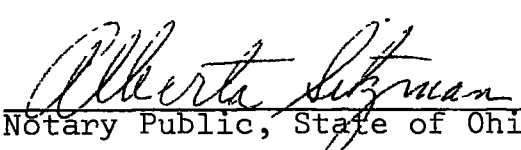

John Bales, Trust Officer

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

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


John Bales

Sworn to and subscribed to before me this 15th day of August, 1972.


Notary Public, State of Ohio

ALBERTA SITZMAN
Notary Public, Hamilton County, Ohio
My Commission Expires July 21, 1973

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

No. 176

IN THE MATTER OF THE ESTATE
OF ETHAN STONE, DECEASED

ORDER INSTRUCTING SUCCESSOR-
TRUSTEE

ENTER

Chase M. Davies
PROBATE JUDGE

COSTS PAID *15 Aug 72*

~~FILED~~

ENTERED

PROBATE DIVISION, COURT OF COMMON PLEAS
CHASE, M. DAVIES, Judge.
AUG 15 1972
BY _____ DEPUTY CLERK

MIN. VOL. _____

PAGE _____

PK

COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

ENTERED

AUG 15 1972

38

IMAGE NO.

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

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

Now, therefore, it is ORDERED that the Trustee execute and deliver its quit claim deed in favor of Robert L. Tarter and Jacquelyn L. Tarter for the real estate described in the petition upon payment to said Trustee of the sum of \$100.00 and of the costs herein, and that said sum be invested according to law.

Gilbert A. Heard,
atty for estate