PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH WINKLER, JUDGE

Anita L Alexander, Administrator, *et alia*
Plaintiff(s)

-VS-

CASE NO. CS 2023001620

Howard Dixon, *et alia*
Defendant(s)

ORDER TO APPRAISE

To: Anita L Alexander, Administrator of the Estate of Mabel Alexander
Greeting:

Upon application by the Plaintiff, the Court has ordered the real estate, described in Exhibit A and attached hereto and made a part hereof, appraised.

Furthermore, the Court has appointed Scott Steiber

appraiser to appraise the real estate described in Exhibit A. The appraiser is ordered, without unnecessary delay, to appraise said real estate upon actual view, at its true market value.

You are therefore ordered to faithfully execute the foregoing order of this court and to file with this court an appraisal of said real estate.

In witness whereof, I have hereunto set my hand the Seal of this court at Cincinnati, Ohio this 1 day of December, 2025.

Ralph Winkler, Judge
Judge and Ex-Officio Clerk

By: Robin Reidmt
Deputy Clerk

FILED
RALPH WINKLER
JUDGE & EX-OFFICIO CLERK
01/22/2026
HAMILTON COUNTY
PROBATE COURT
CONFIRMATION # 1137203

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"Exhibit A"
DESCRIPTION OF REAL ESTATE

LOT NO. 66 OF MONNING PARK PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 1, OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO.

THE ABOVE DESCRIBED LAND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH IN DEEDS TO CARL T. MARKLEY FROM ANNA AUGUSTA MONNING, ET AL, FROM MARY MARGARET MONNING, ET AL AND FROM MARY T. MONNING AND HUSBAND, ALL FILED ON THE 21ST DAY OF OCTOBER, 1916 AND RECORDED IN DEED BOOK 1126, PAGES 23 THROUGH 33 ... INCLUSIVE, HAMILTON COUNTY, OHIO RECORDS.

SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O. L. 814 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL

PROBATE COURT OF HAMILTON COUNTY, OHIO
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OATH AND RETURN OF APPRAISER

Personally appeared before me the undersigned Scott Stocker within and for said County Hamilton who upon being duly sworn, say that he/she will, to the best of their knowledge and ability, and upon actual view of the premises in the foregoing order described, truly and impartially appraise the same at its fair cash value, and perform such other duties as may be required by the foregoing order.

Appraiser

Sworn to and subscribed before me this 13th day of January, 20 26

Michael W. Jordan
Notary Public, State of Ohio
My Commission Expires:
November 19, 2030

Notary Public

He/She, the undersigned, appraiser in this case, appointed by the Probate Court, after being duly sworn, and upon actual view of the premises in the foregoing order described, do appraise said real estate at its fair cash value as follows.

The Exterior was Viewed and the Home is considered to be in Poor Condition for the Market.

Fair Cash Value $125,000