

#20/01.7/06
610

"Deed"

Maria E. Sandman - To - Her & George Sandman

Know all Men by these Presents:

That Maria Elizabeth Sandman, widow, in consideration of Three Thousand Dollars to her paid by William Sandman and George Sandman, the receipt whereof is hereby acknowledged, does hereby Grant Bargain Sell & Convey to the said William Sandman and George Sandman their heirs & assigns forever

The following real estate situated in Section Thirtysix, Delhi Township Hamilton County, Ohio, part of the "Mc Micken Property" conveyed by deed recorded in Book 288 page 597 Hamilton County Records and being lots Twelve (12) and Thirteen (13) as described on a plat of subdivision of said property made by R.C. Phillips surveyor for Peter Zinn, commencing at a stone corner to Joseph Kennett in the center of a county road, supposed to be sixty feet wide, running thence in the center of said road North 32° 30' East 388 feet, thence South 65° 04' 29" East 165 feet; thence North 34° 06' 29" East 297 feet, thence North 66° 06' East 94 feet to where the center of a proposed 20 foot road, running through said property will intersect said county road; thence leaving said county road, thence leaving said county road running and running in the center of said proposed road North 44° 45' West 400 feet, thence North 25° 45' West 394 feet to a birch tree, thence North 69° 30' West 138 6/8 feet to another birch tree, thence South 77° 15' West 123 100 feet to the line of the Mc Micken Property, being the line also a track bought by said Zinn of J. J. Hill, thence running along the line of said Mc Micken Property South 27° 06' 15" East 1503 feet to a stone in the center of said county road the place of beginning, containing twenty seven acres and thirty hundredths the strict measure, ten feet wide of said premises bordering on said proposed 20 foot road being reserved with with the adjoining ten feet taken from Lot 11 to be used in common with the other owners of said Mc Micken Property, having a right thereto said Peter Zinn reserving the right to dedicate said 20 foot road for a public road, subject to the life estate of the grantor herein which is reserved herein, also subject to a right of way over ten feet along the line of the property of Henry Schwarzky adjoining in favor of Elizabeth Sandman Flehman and Jacob Flehman her husband as either may live.

And all the Estate Title & Interest of the said Grantor either in Law or Equity in and to the said premises; Together with all the privileges and appurtenances to the same belonging, To have and to hold the same to the only proper use of the said grantees their heirs and assigns forever

And the said Maria Elizabeth Sandman, for herself and her heirs executors and administrators hereby covenants with the said grantees their heirs & assigns, that she is the true and lawful owner of the said premises aforesaid has full power to convey the same and that the title so conveyed is Clear Free and Unincumbered; and further, that she will Warrant and defend the same against all claims of all persons whomsoever.

In Witness Whereof the said Maria Elizabeth Sandman has hereunto set her hand this 16th day of October in the year of our Lord one thousand nine hundred and six

Signed and acknowledged in presence of - }
John Sandman } Maria Elizabeth Sandman
John Wenzel } her
mark

State of Ohio County of Hamilton, ss.
Be it Remembered that on this 16th day of October in the year of our Lord one thousand nine hundred and six before me the subscriber a Notary Public in and for said county personally came Maria Elizabeth Sandman the grantor in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed. In Testimony Whereof I have hereunto subscribed my name and affixed my notarial seal, on the day & year last aforesaid.
John Wenzel Notary Public
Rec'd for Record Oct 17th 1906 at 11:25 AM Book 573 p 150

HCR (Ham. Co. Recorder) Index Books #22, 23, and 24. 1903-1909

Book #23, 1906-1908

Deed Book 955, pg. 609- 610, Oct. 17, 1906

Deed grantor (to) W. Sandman

Deed grantee (from) M.E. Sandman - Delhi Twp. Ham. Co.(Cinti.), Ohio, (Sec. 36, twm. 3, F.R. 1)

Received for record Oct. 17, 1906, 11:25 a.m. (fee \$1.25)

Maria E. Sandman "Deed" - to - Wm. and George Sandman

Know all men by these presents: That Maria Elizabeth Sandman, widow, in consideration of Three Thousand Dollars (3,000.00) to her paid by William Sandman and George Sandman the receipt whereof is hereby acknowledged does hereby grant, bargain sell and convey to the said William Sandman and George Sandman their heirs and assigns forever.

The following real estate situate in Section Thirty six (36), Delhi Township, Hamilton County, Ohio, part of the "McMicken Property" conveyed by deed recorded in Book 288, page 597 Hamilton County Records and being lots Twelve (12) and Thirteen (13) as described on a plat of subdivision of said property made by R.C. Phillips surveyor for Peter Zinn, commencing at a stone corner to Joseph Kennett in the center of a county road supposed to be sixty feet wide and running thence in the center of said road. North 32 degrees 30 feet, East 388 feet, thence North 65 degrees, East 429 feet, thence North 22 degrees, East 165 feet, thence North 34 degrees, East 297 feet, thence North 66 degrees, East 94 feet to where the center of a proposed 20 foot road running through said property will intersect said county road, thence leaving said county road and running and running in the center of said proposed road ----45 feet, West 400 feet, thence North 85 degrees 45 feet, West 394 feet to a beech tree, thence North 69 degrees 30 feet, West 138 60/100 feet to another beech tree, thence south 79 degrees 15 feet, West 643 50/100 feet to the line of the McMicken Property being the line also of a tract bought by said Zinn of R. J. Lee, thence running along the line of said McMicken Property South 27 degrees East 1303 feet to a stone in the center of said county road the place of beginning, containing twenty seven (27) acres and thirty hundredths strict measure (27 30/100), ten feet wide of said premises bordering on said proposed 20 foot road being reserved with the adjoining ten feet taken from Lot 11 to be used in common with the other owners of said McMicken Property having a right thereto said Peter Zinn reserving the right to dedicate said 20 foot road for a public road subject to the life estate of the grantor herein which is reserved herein also subject to a right of way over ten feet along the line of the property of Henry Schwartz adjoining in favor of Elizabeth Sandman Flieman and Jacob Flieman her husband as long as either may live.

And all the Estate, Title, and Interest of the said grantor either in Law or Equity in and to the said premises; Together with all the privileges and appurtenances to the same belonging, to have and to hold the same to the only proper use of the said grantees their heirs and assigns forever.

And the said Maria Elizabeth Sandman, for herself and her heirs executors and administrators hereby covenants with the said grantees their heirs and assigns, that she is the true and lawful owner of the said premises and has full power to convey the same and that the title so conveyed is clear free and unencumbered and further that she will warrant and defend the same against all claims of all persons whomsoever.

In witness whereof the said Maria Elizabeth Sandman has hereunto set her hand the 16th day of October in the year of Our Lord one thousand nine hundred and six (16 Oct. 1906).

Signed and acknowledged in the presence of:

John Sandman

Maria Elizabeth X (her mark) Sandman

John Weutzel

State of Ohio County of Hamilton ss

Be it remembered that on this 16th day of October in the year of Our Lord one thousand nine hundred and six (16 Oct. 1906) before me the subscriber a Notary Public in and for said county personally came Maria Elizabeth Sandman the grantor in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed. In testimony whereof I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid. (N.P. seal) John Weutzel Notary Public

Rec'd for record Oct. 17th 1906 at 11:25 a.m. ----Bk 5, p 150