

PROBATE COURT, OTTAWA COUNTY, OHIO.

T. Ewing Miller,

to

Theron B. Miller, individually and as Trustee.

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CERTIFICATE FOR TRANSFER
OF REAL ESTATE
DEVISED.

I, Judge and Ex-Officio Clerk of said Probate Court do hereby certify that there has been filed in this Court a certified copy of the will of T. Ewing Miller, deceased, Ohio, on the 24th day of September, 1909, and record in the Probate Court of Franklin County, of the records of the Probate Court of Franklin County, and that the premises herein- after described were by said will devised absolutely to Theron B. Miller, Ira H. Miller, and Louis G. Miller; that Louis G. Miller died intestate in December, 1908, unmarried, leaving as his only heirs at law and next of kin Theron B. Miller and Ira H. Miller and that his estate has been settled in the Probate Court, Franklin County, Ohio; that Ira H. Miller died testate and that a certified copy of his will has been filed in this court and that it is of record in the Probate Court of Franklin County, Ohio, in Will Record JJ, page 268 and that by said Will he devised all of his real estate to Theron B. Miller as trustee with power to convey,

And it appearing to the satisfaction of the Court that the terms of the said will have been fully carried out on the part of the devisee hereinbefore named, it is ordered that the following real estate be transferred upon the duplicate of Ottawa County to the name of Theron B. Miller individually and as trustee.

Situated in the County of Ottawa, in the State of Ohio, and in the Township of Put-in-Bay, and bounded and described as follows: On the main part of Middle Bass Island being part of main lot No. Four (4) of Earnest Frank's original survey of said Island being Lots Nos. Forty-eight (48), Forty-nine (49) and Fifty (50), of William Rehberg's Subdivision made by John Brown Jr. Deputy County Surveyor, and recorded in Ottawa County records in Port Clinton, Ohio. Also the water front from the bank north of Sunset Avenue in a line running northerly parallel with the east and west lines of above numbered lots.

Carl W. Sperling
Probate Judge.

Received for Record August 29, 1922 at 2:30 o'clock P.M.

Recorded September 1, 1922.

J. H. Faus.

Recorder.

Fee 60¢ Pd.

WARRANTY DEED

Know all Men by these Presents That Theron B. Miller, individually and as Trustee under the Will of Ira H. Miller, deceased, and Jessica E. Miller, his wife, of the Town of Middle Bass, County of Ottawa and State of Ohio Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by Charles R. Shields of the City of Columbus, County of Franklin and State of Ohio Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee Charles R. Shields his heirs and assigns forever, the following Real Estate situated in the County of Ottawa in the State of Ohio, and in the Township of Put-in-Bay and bounded and described as follows: On the main part of Middle Bass Island, being part of main lot No. four (4) of Earnest Frank's original survey of said Island, being Lots Numbers Forty-Eight (48) Forty-Nine (49) and Fifty (50) of William Rehberg's Subdivision made by John Brown Jr. Deputy County Surveyor, and recorded in Ottawa County records in Port Clinton, Ohio. Also the water front from the bank north of Sunset Avenue in a line running northerly parallel with the east and west lines of above numbered lots.

Also all of the contents of the cottage, including furniture, carpets, books, linens, china, silverware, etc.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee Charles R. Shields his heirs and assigns forever.

And the said Grantor Theron B. Miller, individually, and as trustee, under the will of Ira H. Miller, deceased for himself and his heirs, does hereby covenant with the said Grantee Charles R. Shields his heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except the taxes due in December, 1922, and thereafter and that he will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee Charles R. Shields his heirs and assigns against the lawful claims of all persons whosoever except as above noted

In Witness Whereof the said Grantor Theron B. Miller, individually and as trustee under the will of Ira H. Miller, deceased, and Jessica E. Miller, his wife who hereby releases her right of dower in the premises, have hereunto set their hands, this 21st day of August in the year of our Lord one thousand nine hundred and twenty-two (1922)

Signed and acknowledged in presence of

Stewart A. Hoover

Mary B. Whaley

Theron B. Miller individually and

Trustee under the Will of Ira H. Miller

deceased

Jessica E. Miller

The State of Ohio)
Franklin County) ss.

Be it Remembered That on this twenty first day of August, A. D. 1922, before me, the subscriber, a Notary Public in and for said county, personally came the above named Theron B. Miller, individually, and as trustee under the will of Ira H. Miller, deceased, and Jessica E. Miller, his wife the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

(Notarial Seal)

Stewart A. Hoover

Notary Public, Franklin County, Ohio

(Documentary Stamp Cancelled \$1.00)

Received for Record September 5, 1922 at 10:40 o'clock A. M.

Recorded September 11, 1922.

J. H. Faus, Recorder.

Fee 90¢ Pd.

WARRANTY DEED

Know all Men by these Presents That Theron B. Miller, individually and as Trustee under the Will of Ira H. Miller, deceased, and Jessica E. Miller, his wife, of the Town of Middle Bass, County of Ottawa and State of Ohio Grantors, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by Charles R. Shields of the City of Columbus, County of Franklin and State of Ohio Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee Charles R. Shields his heirs and assigns forever, the following Real Estate situated in the County of Ottawa in the State of Ohio, and in the Township of Put-in-Bay and bounded and described as follows: On the main part of Middle Bass Island, being part of main lot No. four (4) of Earnest Frank's original survey of said Island, being Lots Numbers Forty-Eight (48) Forty-Nine (49) and Fifty (50) of William Rehberg's Subdivision made by John Brown Jr. Deputy County Surveyor, and recorded in Ottawa County records in Port Clinton, Ohio. Also the water front from the bank north of Sunset Avenue in a line running northerly parallel with the east and west lines of above numbered lots.

Also all of the contents of the cottage, including furniture, carpets, books, linens, china, silverware, etc.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee Charles R. Shields his heirs and assigns forever. And the said Grantor Theron B. Miller, individually, and as trustee, under the will of Ira H. Miller, deceased for himself and his heirs, does hereby covenant with the said Grantee Charles R. Shields his heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except the taxes due in December, 1922, and thereafter and that he will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee Charles R. Shields his heirs and assigns against the lawful claims of all persons whomsoever except as above noted

In Witness Whereof the said Grantor Theron B. Miller, individually and as trustee under the will of Ira H. Miller, deceased, and Jessica E. Miller, his wife who hereby releases her right of dower in the premises, have hereunto set their hands, this 21st day of August in the year of our Lord one thousand nine hundred and twenty-two (1922)

Signed and acknowledged in presence of

Stewart A. Hoover
Mary B. Whaley

Theron B. Miller individually and
Trustee under the Will of Ira H. Miller
deceased

Jessica E. Miller

The State of Ohio)
Franklin County) ss.

Be it Remembered That on this twenty first day of August, A. D. 1922, before me, the subscriber, a Notary Public in and for said county, personally came the above named Theron B. Miller, individually, and as trustee under the will of Ira H. Miller, deceased, and Jessica E. Miller, his wife the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

(Notarial Seal) Stewart A. Hoover
Notary Public, Franklin County, Ohio
(Documentary Stamp Cancelled \$1.00)
Received for Record September 6, 1922 at 10:40 o'clock A. M.
Recorded September 11, 1922.
J. H. Faus, Recorder.

Edward C. Bodman and Wife T. Erving Miller

No. Warranty

This Indenture, Made the Eighth day of May in the year one thousand eight hundred and eighty nine Between Edward C. Bodman and Ida M. Bodman his wife of the City of New York of the First Part and T. Erving Miller of Columbus Ohio of the second part. Witnesseth that the said party of the first part, for and in consideration of the sum of Thirty Nine hundred and twenty five Dollars lawful money of the United States of America, to them in hand paid by the party of the second part at or before the sealing and delivery of these Presents the receipt whereof is hereby acknowledged, and the said party of the second part, his heirs, executors and Administrators, forever released and discharged from the same by these presents. Have granted, bargained, sold aliened, conveyed, released, conveyed and confirmed, and by these presents do Grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, and to his heirs and assigns forever all the following described real estate, Situate in the County of Ottawa in the State of Ohio, and in the Township of Port in Bay and bounded and described as follows. On the Main part of Middle Bass Island being part of Main lot No four (4) of Earnest Trunk's Original Survey of said Island, being lots No two forty eight (48) Forty nine (49) and Fifty (50) of William Rehberg's subdivision made by John Brown, Jr Deputy County Surveyor, and Recorded in Ottawa County records in Port Clinton Ohio Ohio. The Water front from the back North of Sunset Avenue in a line running Northward parallel with the East and West lines of above numbered lots. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and reversions remainders and remainders rents, issues and profits: and also all the estate, right, title interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, in or to the above described premises and every part and parcel thereof, with the appurtenances. Do have and do hold and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns, to his and their own proper use, benefit and behoof forever. And the said party of the first part for their heirs, executors and administrators, do covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that the said party of the first part at the time of the sealing and delivery of these presents, was lawfully seized in his own right of a good, absolute and indefeasible estate of inheritance in fee simple of and in all singular, the above granted, bargained and described premises, with the appurtenances, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And that the said party of the second part, his heirs and assigns shall and may at all times hereafter, peaceably and quietly have, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance, of the said party of the first part, his heirs or assigns, or of any other person or persons lawfully claiming or to claim the same, and that the same now are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever and also, that the said party of the first part, and his heirs, and all and every other person or persons, whatsoever lawfully or equitably deriving and estate, right, title or interest, of in or to the hereinbefore recited premises shall

Edward C. Bodman and wife T. Erving Miller

Narrative

This Indenture, Made the Eighth day of May in the year one thousand eight hundred and eighty nine Between Edward C. Bodman and Ida M. Bodman his wife of the City of New York of the First Part and T. Erving Miller of Columbus Ohio of the second part. Witnesseth that the said party of the first part, for and in consideration of the sum of Thirty nine hundred and twenty five Dollars lawful money of the United States of America, to them in hand paid by the party of the second part at or before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, and the said party of the second part, his heirs, executors and Administrators, forever released and discharged from the same by these presents. Have granted, bargained, sold aliened, conveyed, confirmed, released, conveyed and confirmed, and by these presents do Grant, bargain, sell, alien, convey, release, confirm and confirm unto the said party of the second part, and to his heirs and assigns forever all the following described real estate, Situate in the County of Ottawa in the State of Ohio, and in the Township of Port in Bay and bounded and described as follows. On the Main part of Middle Bass Island being part of Main lot No four (4) of Ernest Frank's Original Survey of said Island, being lots No forty eight (48) Forty nine (49) and Fifty (50) of William Rehberg's subdivision made by John Brown Jr Deputy County Surveyor, and Recorded in Ottawa County records in Port Clinton Ohio also the Water front from the bank North of Sunset Avenue in a line running Northwesterly parallel with the East and West lines of above numbered lots. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits: And also all the estate, right, title interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, in or to the above described premises and every part and parcel thereof, with the appurtenances. Do have and to hold and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns, to his and their own proper use, benefit and behoof forever. And the said party of the first part for their heirs, executors and administrators, do covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that the said party of the first part at the time of the sealing and delivery of these presents, was lawfully seized in his own right of a good, absolute and indefeasible estate of inheritance in fee simple of and in all singular the above granted, bargained and described premises, with the appurtenances, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And that the said party of the second part, his heirs and assigns, shall and may at all times hereafter, peaceably and quietly have, use, occupy, possess, and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance, of the said party of the first part, his heirs or assigns, or that the same now are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, incumbrances of what nature or kind soever. And also, that the said party of the first part, and his heirs, and all and every

Continued

and will at any time or times hereafter upon the reasonable request, and at the proper costs and charges in the law of the said party of the second part, his heirs and assigns make, do and execute in cause or process to be made done or executed all and every such further and other lawfully and reasonable acts, covenances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted in and to the said party of the second part, his heirs and assigns former as by the said party of the second part, his heirs or assigns, or his or their counsel learned in the law, shall be reasonably desired, advised or required. And the party of the first part for himself and his heirs, the above described and hereby granted and released premises and every part and parcel thereof, with the appurtenances unto the said party of the second part, his heirs and assigns, against the said party of the first part, and his heirs, and against all and every person and persons whatsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend his Witness Whereof, the said party of the first part have hereunto set their hand and seal the day and year first above written:

Signed, sealed and delivered
in the presence of
L B Howe

Edward C. Bodman }
Ida M Bodman }
E }
C }

Douglas Miller

State of New York / We Re' it Remembered that on this Tenth day of May in the New York County / One thousand eight hundred and eighty nine before me personally appeared Edward C. Bodman and Ida M. Bodman his wife who I am satisfied are the grantors in the within Indenture named; and I having first made known to them the contents thereof did acknowledge that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purpose therein expressed; and the said Ida M. Bodman wife of said Edward C. Bodman being by me privately examined, separate and apart from her said husband, did further acknowledge that she signed, sealed and delivered the same as her voluntary act and deed, freely, and without any fear, threats or compulsion of or from her said husband

Witnessed seal

L B Howe Notary Public 308 N.Y. City Co

State of New York / We I Edward F. Reilly, Clerk of the City and County of New York, City and County of New York / and also Clerk of the Supreme Court for the said City and County, the same being a Court of Record. Do hereby certify, that L. B Howe whose name is subscribed to the Certificate of the Proof or Acknowledgment of the annexed instrument, and thereon written was at the time of taking such proof and acknowledgment a Notary Public in and for said County, duly commissioned and sworn and authorized by the laws of said State to take the Acknowledgments and proofs of deeds or covenances for land Tenements or hereditaments in said State, further that I am well acquainted with the hand writing of such Notary Public and verily believe that the signature to said Certificate or proof or acknowledgment is genuine. In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court and County the 12 day of May 1889

Edward F. Reilly Clerk (Seal)

Received May 20th 1889 at 11. AM

Recorded May 28th 1889

Fred M. Cauffman Recorder