


11336

Nellie R. Washburn, Guardian

GUARDIAN'S DEED.

to
Austin M. Ojeda



KNOW ALL MEN BY THESE PRESENTS: That, Whereas, on the 28th day of August 1919 Nellie R. Washburn was duly appointed as Guardian of Eliza Washburn, by the Probate Court of Franklin County, Ohio, and afterwards, to-wit: on the 8th day of September, 1919, said Guardian filed her certain petition and then and thereby commenced an action in the Probate Court of Franklin County, Ohio, against Nellie R. Washburn and Eliza Washburn and numbered on the Docket of said Court as Case No. 37352, praying among other things, for an order of sale of certain real estate therein mentioned and hereinafter described.

And Whereas, such proceedings were had in said action, that on the 15th day of September, 1919, said Court finding the allegations of the petition true and that said real estate ought to be sold as prayed for in said petition, ordered that the same be appraised and on the 27th day of September, 1919, said Court further ordered that said Nellie R. Washburn proceed according to law to sell the said real estate at private sale for not less than the appraised value thereof.

And on the same day, in pursuance of said order and judgment, an order of sale with said real estate therein described, was issued out of said Court, under the seal thereof to the said Nellie R. Washburn as Guardian as aforesaid, directed, commanding her to execute the said order, and of the same, together with her proceedings thereon, to make due return;

And Whereas, said Nellie R. Washburn having caused said premises to be appraised, and the report of such appraisement to be filed in said Probate Court, and having on the 2nd day of October, 1919, returned said order of sale to said Court as commanded, with her proceedings thereon, stating in substance that in obedience to said order she duly sold said premises for the highest price obtainable, and after diligent effort to obtain the best price, to Austin M. Ojeda for \$15,300.00, being more than the appraised value, thereof.

And Whereas, on the 2nd day of October, 1919, the said Court having examined the proceedings of the said Nellie R. Washburn aforesaid, under said order of sale, and it appearing to the Court that said sale was in all respects legally made, ordered that the same be approved and confirmed, and that said Nellie R. Washburn should execute and deliver a proper deed to the purchaser, of the real estate so sold.

All of which will more fully appear by the records of said Court, to which reference is here made.

Now, therefore I, the said Nellie R. Washburn, as Guardian of Eliza Washburn aforesaid, by virtue of said judgment, order of sale, sale and confirmation and of the statute in such cases made and provided, and of the powers vested in me and for and in consideration of the premises, and the sum of Fifteen Thousand and Three Hundred (\$15,300.00) Dollars paid, or secured to be paid to me by said Austin M. Ojeda the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said Austin M. Ojeda his heirs and assigns forever, the following REAL ESTATE, situated in the County of Franklin, in the State of Ohio and in the City of Columbus and Township of Clinton and bounded and described as follows:

Beginning at a point in the center of the Columbus and Worthington Turnpike and 2.72 chains north 10 and $\frac{1}{4}$ degrees west from the point where said center of said pike crosses to the south line of the Second Quarter Section, Township No. 1, Range 18 United States

Military Lands: thence north 87 degrees west 14.48 chains to a stone thence north 3 degrees east 2.27 chains to a stone; thence south 86 and $\frac{3}{4}$ degrees east 13.87 chains to the center of said pike; thence south 10 and $\frac{1}{4}$ degrees east 2.30 chains with the center of said pike to the place of beginning, containing 3.09 acres of land; excepting therefrom a parcel of land off the south side thereof, heretofore conveyed to William Kimball, described as follows:

Commencing at the southeast corner of said tract of land and from thence running north along the line of the center of said Columbus and Worthington turnpike Sixty-four feet (64 feet) to a point; thence west on a line parallel with the south line of said above described tract of land Two Hundred and Fifty-five feet (255 feet) more or less to a point; thence south on a line parallel with the center line of said pike Sixty-four feet (64 feet) to a point on the south line of said above described tract of land and thence east along the said south line of said above described tract of land Two Hundred and Fifty Five Feet (255 feet) to the place of beginning: which said premises so conveyed to the said William Kimball were conveyed to him by two separate deeds one of record in Deed Book No. 339, at page 84, the other of record in Deed Book 431, page 420, Recorder's Office, Franklin County, Ohio.

And subject to all legal highways.

And subject to an alley way along the south side of said tract of land and a street along the west side of said tract, eight feet (8 ft.) off of the south side thereof and Twenty-feet (20 feet) of off the west side thereof having been dedicated as such alley and street respectively, as shown on the Recorded Plat of J. R. Hunts Subdivision of record in Plat Book No. 10, pages 264 and 265, of Record in the Recorder's Office, Franklin County, Ohio.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, to the said Austin M. Ojeda his heirs and assigns forever, as fully and completely as I, the said Nellie R. Washburn, as such Guardian by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

IN WITNESS WHEREOF, The said Nellie R. Washburn as such Guardian has hereunto set her hand, this 2nd day of October, A. D. 1919.

Signed and acknowledged in presence of

Charles S. M. Krumm

Nellie R. Washburn, Guardian

Charles D. McVay.

of Eliza Washburn.

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this second day of October, 1919 1919, before me, the subscriber, a Notary Public in and for said County, personally came the above named Nellie R. Washburn as Guardian of Eliza Washburn the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed as such Guardian 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.

Charles D. McVay,

(SEAL)

Notary Public, Franklin County, Ohio.

Transferred Oct. 3, 1919.

W. A. Fishinger, Recorder.

Filed Oct. 3, 1919 at 11:00 A. M.

By Shirley Sloan Deputy.

Recorded Oct. 13, 1919.

Fee \$1.40

