

200

204

1961

Administrator's or Executor's

DEED

From

William Meikle, Administrator
of the estate of James Elmer
Snyder, deceased,

To

Harold A. Minnich and Lucette
E. Minnich, husband and wife,
Monroe, Indiana Port 47

Recorded... Feb 2 1961

at 15:36 o'clock A. M.

Received... Feb 6 1961

In Mercer County

Record of Deeds, Vol.

Page

Deed... M. C. C. Recorder

Recorder's Fee - \$ 4.00

TRANSFERRED

TRANSFERRED 19

FEB 2 1961

By TOM JIMMERMAN

COUNTY AUDITOR

MERCER COUNTY, OHIO

Barrett Brothers, Publishers, Springfield, Ohio

William Meikle, Atty

Prob. 203-A

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Administrator's or Executor's Deed

(Public Sale, Appraisement in Inventory)

Know all Men by these Presents:

That Whereas, on the sixth day of July 1960
William Meikle

duly appointed and qualified as Administrator
of the estate of James Elmer Snyder deceased, late of
Mercer County, Ohio, by the Probate Court of said County; and
afterwards, to-wit: on the 16th day of September 1960, said
Administrator filed his certain petition and then and
thereby commenced an action in the Probate Court of Mercer

County, Ohio, against Iona Snyder, surviving spouse; Grace Platt; Edith
Nye; Jackson L. Snyder; Boyd Snyder; J. Harold Snyder; Wilson Snyder;
Robert F. Snyder; Myrtle Snyder as guardian of Robert F. Snyder,
Incompetent; Division of Aid for the Aged, Ohio Dept. of Public
Welfare; and Ralph Snyder, if living, and if deceased, the unknown
heirs, devisees, legatees, executors, administrators and assigns of
Ralph Snyder; Defendants

and numbered on the Docket of said Court as Case No. 14670, 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 5th
day of December 1960, said Court, finding the allegations of the petition
true, that an appraisement of such real estate is contained in the inventory, and
that said real estate ought to be sold as prayed for in said petition, ordered
that another appraisement be dispensed with, and further ordered that the said
William Meikle, Administrator of the estate of James Elmer Snyder, do
proceed according to law to sell said real estate at public sale for not less than two-
thirds of the appraised value thereof, free and clear of any and all dower interest
therein of Iona Snyder, surviving spouse.

And on the same day, in pursuance of said order and judgment, an order of
sale with said real estate therein described, was issued by said Court, under the
seal thereof, to the said William Meikle, Administrator of the estate
of James Elmer Snyder, do as Administrator
as aforesaid, commanding him to execute the said order, and of the same to-
gether with his proceedings thereon, to make due return.

And Whereas, said William Meikle, Administrator
having on the 23rd day of January 1961 returned said order of sale
to said Court as commanded, with his proceedings thereon, stating in substance
that in obedience to said order he duly advertised the real estate therein
described for sale, for five consecutive weeks before the day of sale, in the
Rockford Press

a newspaper printed and of general circulation in said Mercer
County, Ohio, stating in said notice the time, place and terms of said sale, and on
the 14th day of January 1961, he attended on the
premises in Blackcreek Township and at the hour of 10:30 o'clock
A. M., he offered said real estate (hereinafter described) for sale, when
Harold A. Minnich and Lucrecia E. Minnich, husband and wife,
of Monroe, Indiana

bid to pay for the same the sum of twenty four hundred----- Dollars,
which being the highest and best bid that was offered, and being more than
two-thirds the appraised value of said premises he then and there sold the
same to said Harold A. Minnich and Lucrecia E. Minnich for that sum.

And Whereas, on the 23rd day of January 1961, the said Court
having examined the proceedings of the said Administrator
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 Administrator 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 refer-
ence is here made.

Now, therefore, I, the said William Meikle, Administrator of the estate
of James Elmer Snyder, deceased, as

aforesaid, by virtue of said judgment, order of sale, sale and confirmation
and of the statutes 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 twenty four hundred----- Dollars (\$2,400.00), paid
or secured to be paid to me by said Harold A. & Lucrecia E. Minnich the
receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to the said Harold A. Minnich and Lucrecia E. Minnich, their

heirs and assigns forever, the following Real Estate, situated in the County
of Mercer in the State of Ohio and in
the Township of Blackcreek, and bounded and described as follows:

Commencing at the northwest corner, on the state line between the
State of Ohio, and Indiana, of the southwest quarter of the southwest
quarter of section seven (7), town four (4) south, range one (1)
east, thence east about five hundred fifty nine (559) feet to a
certain ditch, thence southwest along the aforesaid ditch to the
above named state line, thence north on the above named state line
for seven hundred seventy (770) feet to the place of beginning, and
containing five (5) acres more or less, subject to all legal roads.

The last transfer is recorded in Deed Volume 77 at page 403,
Mercer County Recorder's Office, Celina, Ohio. The Administrator
will pay the December 1960 installment of taxes, and the purchasers
shall pay all taxes and assessments thereafter.

James Elmer Snyder was also known as James E. Snyder
and J.E. Snyder, they being one and the same person, as duly
recited in the petition to sell real estate.



free and clear of any dower as aforesaid.

204 192

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Harold A. Minnich and Lucrecia E. Minnich, their heirs and assigns forever, as fully and completely as William Meikle, the said

Administrator as such Administrator 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 William Meikle, Administrator of the estate of James Elmer Snyder, decd as such Administrator has hereunto set his hand, this 25th day of January 1961

Signed and acknowledged in presence of

Isabel M. Jordan
Marcia Snyder

William Meikle
as Administrator of the estate
of James Elmer Snyder, deceased.

The State of Ohio, Mercer County.

Be It Remembered, That on this 25th day of January 1961 before me, the subscriber, a notary public in and for said County, personally came the above named William Meikle, Administrator as Administrator of the estate of James Elmer Snyder, deceased, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed as such Administrator 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.

This Instrument prepared by:

William Meikle, Attorney,
Celina, Ohio

Isabel M. Jordan
Isabel M. Jordan, Notary Public
Mercer County, Ohio
My Commission Expires March 8, 1963