

Abraham Karn's Exec. vs. one No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Know all men, that, whereas, J. W. Underwood, as executor of the last will and testament of Abraham Karn, deceased, on the tenth day of September, A. D. one thousand eight hundred and eighty nine, filed his petition in case No. 2020, in the Probate Court of Miami County, Ohio, against Marion Karn, Asa Karn, Edna Karn, Joseph Karn, Baudie Youart, George Youart, her husband, Aleada Deal and Henry Deal, her husband, Elizabeth Burkholder and Addison E. Burkholder, her husband, and W. H. H. Syc, praying for the sale of the real estate hereinafter described, to pay the debts of said decedent, to wit;

Situate in the County of Miami, State of Ohio, and in the township of Monroe: Being the south west quarter of section twenty seven (27), town four (4), range six (6), E., containing one hundred and sixty (60) acres, more or less.

And whereas, such proceedings were afterwards had upon said petition, that, on the 21st day of October, A. D. 1889, it was by said court ordered and adjudged as follows: This day this cause came on to be heard upon the pleadings and the evidence, and after argument of counsel was submitted to the court, whereupon, after due consideration thereof, the court find, that due and legal notice has been given the defendants of the pendency of this action, and that the said defendants are in default, and the court further find that the allegations of the said petition are true, and that it is necessary to sell the real estate in the petition described, to pay the debts of said decedent, Abraham Karn, and the legacies provided for in his will. It is therefore ordered by the court that said plaintiff proceed by the oaths of H. M. Evans, Christian Keom and C. L. Jacobs, three judicious, disinterested men of the vicinity, freeholders, and not of kin to either party, - after being duly sworn, - do, upon actual view of the premises in the petition described, make a just valuation thereof in money, and return his proceedings herein by December 10th, 1889.

And whereas, on the 10th day of December, A. D. 1889, in pursuance of said order and judgment, an order of sale was issued out of said court, under the seal thereof, to said J. W. Underwood, as such executor aforesaid, directed, commanding him to execute the said order, and of the same, together with his proceedings thereon, to make due return: and whereas, the said premises having been duly appraised and advertised, according to law and the order of the court, and the provisions of the statute in such case made and provided having been fully complied with, the said J. W. Underwood, as executor aforesaid, did, on the 10th day of February, A. D. 1890, at private sale, sell said premises hereinbefore described and set out in petition, to Ellis H. Kerr, for the sum of Eight Thousand (\$8000⁰⁰) Dollars, one-third cash, one-third in one year, and one-third in two years, with 6% interest on deferred payments, which sum being the highest and best bid for the same, and the full amount of the appraised value thereof, the said premises were then and there sold to said Ellis H. Kerr, for the sum and upon the terms above mentioned; and whereas, on the 10th day of February, A. D. 1890, the said court having examined the proceedings of the said J. W. Underwood, as

Executor aforesaid, under said order of sale, and being satisfied that said sale was made in all respects according to law and the order of the court, ordered that said sale be confirmed, and that said J. W. Underwood, as Executor aforesaid, should execute a deed to said Ellis H. Kerr, conveying said premises in petition described, in fee simple. Now, therefore, J. W. Underwood, as Executor aforesaid, in consideration of said sum of \$8000⁰⁰. Eight thousand dollars, paid, or secured to be paid to me by said Ellis H. Kerr, the receipt whereof is hereby acknowledged, and by virtue of the proceedings, orders, etc., aforesaid, do hereby grant, bargain, sell and convey unto said Ellis H. Kerr, his heirs and assigns forever, the said real estate, so as aforesaid sold and above described: To have and to hold the same, with the appurtenances, to the said Ellis H. Kerr, his heirs and assigns forever, as fully and completely as said J. W. Underwood, as such executor as aforesaid, by virtue of the proceedings, orders, etc., and of the statute in such case made and provided, may, can, or should convey the same.

In witness whereof, the said J. W. Underwood, as executor of the last will and testament of Abraham Karn, has herewith set his hand and seal the tenth day of February, A. D. one thousand eight hundred and ninety. Signed, sealed and acknowledged in presence of-

J. A. Kerr.

H. H. Williams.

J. W. Underwood, Executor *seal*.

of Abraham Karn, dec'd.

State of Ohio, County of Miami, ss:

Be it known, that on this 10th day of February, A. D. 1890, before the subscriber, a Notary Public in and for said County, personally appeared J. W. Underwood, Executor of the last will and testament of Abram. Karn, dec'd, grantor in the foregoing deed, and as such, acknowledged the signing and sealing thereof to be his voluntary act and deed for the uses and purposes therein specified. Witness my hand and notarial seal the day and year aforesaid.

seal, J. A. Kerr, Notary Public,

Resid Feb. 10, 1890 at 4:30 P.M.

Recorded Feb. 22, 1890.

Miami County, Ohio.

J. C. Davis, R. M. C.

Sheriff Miami Co. to Geo. W. Harschman.

Know all men by these presents: That, whereas, George W. Harschman, at the Jan. 10th term of the Court of Common Pleas, within and for the County of Miami, A. D. 1888, recovered a judgment in said Court against Belle H. White, et al, for the sum of six thousand three hundred & fifty five dollars and twenty seven cents debt, and one dollar and cents, costs of suit, and an order for the sale of mortgaged premises, and whereas, the said George W. Harschman afterward, on the third day of December, A. D. 1889, and out of the Clerk's Office of said Court, an order