

DIAMOND ST. N.E.

N.W. COR.  
S.W. COR.

IP.  $S 85^{\circ} 50' E$   $1119.68$   $N 85^{\circ} 50' W$   $85.4'$

25'  $S 85^{\circ} 50' E$   $54910.10$   $S 85^{\circ} 50' W$   $54910.10$  IP.

TRACT # 2  
1.046 AC.

N.

IP.  $22.53$   $87.67'$   $N 81^{\circ} 06' E$   $11.64'$  IP.

PLAT # SURVEY

PT. S.W. Q. SEC. 1, PLAIN TWP (T-11, R. 8) STARK COUNTY O.

**BOLDT & GALLIGHER**  
 REG. SURVEYORS  
 No. 4852      No. 4680  
 5005 - 16th St. N.W.  
 CANTON, OHIO 44708  
 Dial 477-6426  
 OR 455-4942

Scale:  $1" = 50'$  Date: 12-5-65

ABSTRACT OF TITLE to the following described premises:

TRACT NO. 2: Known as and being a part of the Southwest Quarter Section 1, Plain Township (T-11, R. 8) Stark County, Ohio, bounded and described as follows:

Beginning for the same at the Northwest corner of said Southwest Quarter Section No. 1. Thence South 85 degrees 50 minutes East and along the North Quarter Section line and center line of Diamond Street a distance of 1119. feet to the true place of beginning for the tract of land herein described. Thence South 4 degrees 10 minutes West a distance of 543.53 feet to a point on J. & A. Wyles South line. Thence North 81 degrees 06 minutes East and along said South line a distance of 87.67 feet to a point on said line. Thence North 4 degrees 10 minutes East a distance of 523.64 feet to a point on the North Quarter Section line. Thence North 85 degrees 50 minutes West and along the North Quarter Section line a distance of 85.4 feet to the true place of beginning containing 1.046 acres of land, but subject to all legal highways.

No. 2

James Madison  
Pres. of the United States

to

Patent  
Dated June 3, 1810  
Rec. April 12, 1805  
Volume 439, Page 132

William Chapman

Grants a patent for the Southwest Quarter of land in Section 1, Township 11, Range 8, of the lands directed to be sold at Steubenville.

No. 3

William Chapman and  
Lucretia, his wife,

to

Warranty Deed \$830.00  
Dated May 5, 1812  
Rec. Dec. 23, 1815  
Volume C, Page 140

Henry Sigler

Conveys the Southwest Quarter of Section No. 1, Township 11, Range 8, Plain Township, Stark County, Ohio.

No. 4

Henry Sigler

to

Warranty Deed \$101.28  
Dated June 18, 1825  
Rec. December 4, 1826  
Volume F, Page 517

Andrew Christ

(No. 4 continued)

Conveys part of the Southwest (on the north side thereof) Quarter of Section 1, Township 11, Range 8, beginning for the tract hereby bargained and sold at the quarter post between Sections 1 and 2 in said Township, and running thence with the section line 26-1/2 perches to the West branch of Numishillen Creek, thence with said Creek South 87 degrees East 22 perches; thence South 75 degrees East 11 perches; thence south 81-1/2 degrees east 8.7 perches; thence North 85-1/2 degrees east 5 perches; thence North 7-1/2 degrees East 10.5 perches; thence South 68 degrees East 6 perches; thence North 85-1/2 degrees east 20.3 perches; thence North 71-1/2 degrees East 10-1/2 perches; thence North 82 degrees East 26 perches; thence North 67 degrees East 15.2 perches; thence North 60 degrees East 12 perches; thence North 12 perches; thence North 84 degrees East 8 perches; thence North 81 degrees East 14.20 perches; thence North (leaving said creek) 5 perches to the center post of said Section 1; thence West 160 perches to the place of beginning containing 25 acres and 32 perches of land.

Free and clear.

Elizabeth Sigler, wife of grantor, releases dower only and signs by her mark.

No. 5

Estate of Andrew Christ,  
deceased

Stark County, Ohio  
Probate Court

No. 1488 OS  
Doc. C, Page 52

1851 Oct.	28	Henry Christ. Exr. Bond \$3000.00 with John Bolender, W. G. Allen, Michael Joseph, and Maix Joseph, sureties.
	31	Bond filed and letters issued.
	Dec. 9	Inventory filed.
1854 Oct.	4	Final account filed.
1855 June	20	Partial account filed. Inventory filed.
	July 19	1 year's time allowed.
1856 July	11	Third partial account filed. Further time allowed.
1857 Feb.	13	Final account filed. Costs paid.

I find no application for letters of administration in file in the Probate Records of Stark County, Ohio.

The Inventory and Appraisement does not list any Real Estate.

Andrew Christ's Will

Dated February 3, 1851  
 Probated October 28, 1851  
 Will Record C, Page 40

ITEM FIRST devises property other than property abstracted to Polly Christ, wife of his son Henry, so long as she remains wife of Henry.

ITEM SECOND: I give and devise to the children of my son, John Christ, deceased, to-wit: Andrew Christ, Mary Ann Christ, and Harriet Christ, and their heirs, the farm on which I now reside in Plain Township, Stark County, Ohio, the same containing about 194 acres and being composed of three several tracts purchased by me from Michael Snider, Anthony Housel, and Henry Zigler. It being expressly, however, hereby provided, that, if Hannah Christ, widow of said John, should survive me, and still remain the widow of said John, unmarried, she shall have the use and occupancy of said farm, and the rents and profits thereof, so long as she shall remain the widow of said John, unmarried, but not longer. It is also my will that said children shall not, until the youngest one thereof, surviving, shall arrive to lawful age, sell, or in any manner dispose of said farm, or their respective interests therein, except to use and occupy the same, or receive the rents and profits thereof.

No. 7

Andrew Christ and  
 Susan Christ, his wife,

and

Levi A. Cocklin and  
 Mary Anna Cocklin, his wife

to

Harriett Christ

Quit-Claim \$3,000.00  
 Dated August 4, 1865  
 Rec. August 5, 1865  
 Volume 89, Page 54

Quit claims all right, title and interest of said grantors in and to the following:

Situated in the County of Stark and State of Ohio and bounded and described as follows:-

Being a part of the Northwest and Southwest Quarters of Section 1, Township 11, Range 8, beginning for the same at the Northeast corner of the Northwest Quarter of said Section 1; thence South 2-1/2 degrees West 44 chains and 35 links to the center of the creek; thence South 86-1/4 degrees West 3 chains and 21 links along the center of said creek; thence South 71-1/2 degrees

(No. 7 continued)

West 3 chains 85 links; thence South 60 degrees West 3 chains; thence South 78-1/2 degrees west 3 chains 50 links; thence South 87-1/2 degrees West 1 chain 76 links; thence North 2-1/2 degrees East 49 chains 75 links; thence North 87-1/2 degrees East 14 chains 12 links to the place of beginning, the same to contain 66.16 acres of land.

Susan Christ and Mary A. Cocklin, wives of Andrew Christ and Levi A. Cocklin, respectively, release dower and are also named in the granting clause.

Above deed shown for reference only.

No. 8

Andrew Christ, and  
Susan Christ, his wife,  
Harriet Christ

Quit Claim \$3,000.00  
Dated August 4, 1865  
Rec. September 26, 1865  
Volume 89, Page 55

to

Levi A. Cocklin

Quit claims all right, title and interest of grantors in and to the following:-

Being a part of the Northwest and Southwest Quarters of Section 1, Township 11, Range 8, beginning for the same at the Northwest corner of land owned by Harriet Christ; thence South 2-1/2 degrees West 49 chains 74 links to the center of the creek; thence South 87-1/2 degrees West 4 chains 29 links; thence South 71-3/4 degrees West 2 chains 68 links; thence South 88-1/2 degree West 4 chains 37 links; thence North 77 degrees West 2 chains 36 links; thence North 2 degrees East 50 chains 74 links; thence North 87-1/2 degrees East 13 chains 59 links to the place of beginning, to contain 66.16 acres of land.

Susain Christ releases dower, and is also named in the granting clause.

Marital status of Harriet Christ not given.

No. 9

Hannah Christ,  
widow of John Christ, deceased

and

Andrew Christ  
Levi A. Cocklin,  
Mary Ann Cocklin, his wife,  
Harriet Christ,  
heirs of said John Christ, deceased

Agreement  
Dated August 4, 1865  
Rec. August 5, 1865  
Volume 89, Page 57  
1 Witness  
No acknowledgement

Said agreement recites as follows:-

"This agreement made this 4th day of August, A. D. 1865, between Hannah Christ, widow of John Christ, deceased, of Plain Township, Stark County, and State of Ohio, of the first part, and Andrew Christ, Levi A. Cocklin, Mary A. Cocklin, his wife, and Harriet Christ, heirs of said John Christ, deceased, of the same place, witnesseth:

That, whereas, Andrew Christ, by his last will and testament has given and devised to the children of the above named John Christ, deceased, to-wit:- Andrew Christ, Mary Ann Christ, who is now intermarried with the above named Levi A. Cocklin, and Harriet Christ, his farm in Plain Township, Stark County, Ohio, containing about 194 acres and being comprised of three several tracts purchased by him, the said Andrew Christ, from Michael Snyder, Anthony Housel and Henry Ziegler, and

Whereas, it was provided by said Andrew Christ in his said last will and testament that the above named Harriet Christ, widow of said John Christ, deceased, should, while she remains the widow unmarried of said John Christ, for the use and occupancy of the above described farm and the rents and profits thereof, and

Whereas, it is also further provided by said last will and testament of said Andrew Christ that said children shall not, until the youngest surviving shall arrive at lawful age, sell or in any manner dispose of said farm or their respective interest therein, except to use and occupy the same or receive the rents and profits thereof, and

Whereas, said children have all arrived at lawful age and have agreed to divide said farm equally among themselves.

NOW, THEREFORE, the said Hannah Christ, widow as aforesaid, in consideration of the sum of \$100.00 to be paid to her annually (so long as she remains the widow of said John Christ, deceased, unmarried) by the heirs of said John Christ, deceased, and the granting of certain privileges and the performing of certain duties of said heirs as hereinafter specified, the said Hannah Christ, widow as aforesaid, hereby releases to said heirs her right to rents and profits of the above described farm.

The said Hannah Christ is to have the use and occupancy of the small house, the garden, the small stable, the privilege of using water from the spring and use of part of the spring house, the privilege of the house yard as she may desire without molestation to the heirs. The said Andrew Christ, son of said John Christ, deceased, hereby agrees to pay to the said Hannah Christ annually on the 1st day of September (the first payment to be made on the first day of September, A. D. 1866) the sum of thirty-three and one-third dollars, and

Whereas, that portion of the above mentioned farm containing the spring, buildings and orchard has been assigned to said Andrew and was considered more valuable than the parts assigned to said Mary Ann and Harriet,

Therefore, in consideration of the greater value of changing the said Andrew's portion, he hereby agrees to do and perform for the said Hannah Christ the following things, to-wit:-

Keep one cow, haul her fuel to the above mentioned premises and do her milling. The said Levi A. Cocklin and Mary A., his wife, hereby agree to pay to said Hannah Christ, annually on the first day of September (the first payment to be made on the first day of September, A. D. 1866) the sum of thirty-three and one-third dollars. The said Harriet Christ hereby agrees to pay to the said Hannah Christ annually on the first day of September (the first payment to be made on the first day of September, A. D. 1866) thirty-three and one-third dollars.

And it is hereby expressly agreed that if the said parties of the second part shall fail to perform their respective parts of the foregoing agreement, then the said Hannah Christ is to still retain her right to the occupancy, rents and profits of the aforesaid farm."

No. 10

Estate of  
Levi A. Cocklin, deceased

Stark County, Ohio  
Probate Court

No. 6902 OS  
Doc. J, Page 548

1903 Oct. 30 Application and request of heirs filed. John J. Cocklin, Admr. Bond of \$2,500.00 with Adam A. Cocklin, and Laura E. Cocklin, Phoebe Cocklin and Thomas Cocklin, sureties. Bond filed and approved. Letters issued. Appraisement ordered.

1903 Nov. 14 Inventory and appraisement filed.

1903 Dec. 3 Proof of publication filed.

1904 April 23 Sale bill filed.

1905 June 15 First account filed.

1906 June 25 Second account filed.

1907 Dec. 2 Third account filed.

1910 Sept. 9 Final account filed.  
Costs paid.

(No. 10 continued)

The application for letters of administration recites that Levi A. Cocklin died intestate on or about the 22nd day of October, 1903, leaving Mary Ann Cocklin, his widow, and the following his only heirs at law and next of kin:-

John J. Cocklin, son  
Laura E. Cocklin, daughter  
Adam Cocklin, son  
Phoebe Cocklin, daughter  
Thomas J. Cocklin, son

That all of said named children are over 15 years of age.

The Inventory and Appraisement lists no real estate.

No. 11

Estate of  
Mary Ann Cocklin, deceased

Stark County, Ohio  
Probate Court

No. 12897  
Doc. O, Page 549

1918 Aug. 14 Application filed. Adam A. Cocklin, Admr. Bond \$1000 with John J. Cocklin and Thomas J. Cocklin as sureties. Bond filed and approved. Letters issued.  
1918 Aug. 28 Inventory filed.  
1918 Sept. 1 Statement to County Auditor issued.  
1918 Nov. 18 Proof of publication and legal notice filed.  
1919 Aug. 15 Final account filed. Costs paid. No further record.

The application for letters of administration recites as follows:-

That Mary Ann Cocklin died intestate on or about the 1st day of August, 1918, leaving no widower and the following her only heirs at law and next of kin:-

John J. Cocklin, son  
Thomas Cocklin, son  
Adam A. Cocklin, son  
Laura E. Heiser, daughter  
Phoebe J. Roush, daughter



(No. 11 continued)

The inventory and appraisement lists the following described real estate:

"One lot	\$ 200.00
One-third int. in 58 A. Farm	\$2500.00

No. 12

Levi A. Cocklin, deceased

to

Adam A. Cocklin  
Thomas J. Cocklin  
John J. Cocklin  
Laura E. Heiser  
Phoebe J. Roush

Aff. of Transfer  
Dated April 4, 1919  
Rec. May 28, 1919  
Volume 682, Page 134

Recites that Levi A. Cocklin died intestate on the 22nd day of October, 1903, leaving the following named persons and portion inherited by them:-

Adam A. Cocklin	Son	1/5
Thomas J. Cocklin	Son	1/5
John J. Cocklin	Son	1/5
Laura E. Heiser	Daughter	1/5
Phoebe J. Roush	Daughter	1/5

The said decedent died seized of the following described premises:-

Situated in the Township of Plain, County of Stark and State of Ohio and known as and being part of the Northwest and part of the Southwest Quarters of Section 1, Township 11, Range 8, beginning at the end of the two following courses and distances; Beginning at the stone found at the Northeast corner of said Northwest Quarter of Section 1; thence South 88 degrees 35 min. West 14.13 chains along the North line of the Section to a stone found at the Northeast corner of a tract of land formerly deeded to Levi A. Cocklin; thence South 3 degrees 35 min. West 5.484 chains to the true place of beginning for the tract herein described; thence South 88 degrees 35 min. West 13.55 chains; thence South 3 degrees 8 min. West 37.526 chains to the South line of the aforesaid Northwest Quarter Section; thence continuing South 3 degrees 8 min. West 7.32 chains to the center of the creek; thence South 82 degrees 45 min. East 3.39 chains; thence North 83 degrees 50 min. East 10.04 chains; thence North 3 degrees 35 min. East 6.12 chains to the South line of the aforesaid Northwest Quarter Section; thence continuing North 3 degrees 35 min. East along the West line of a tract of land now owned by Adam Wise, and parallel with the East line of said Quarter Section 37.656 chains to the place of beginning, containing 59.86 acres of which 9.61 acres lie in the Southwest Quarter and 50.25 acres in the Northwest Quarter of Section 1.

No. 13

John J. Cocklin  
Thomas J. Cocklin  
Laura E. Heiser  
Phoebe J. Roush  
Adam A. Cocklin,  
being all the heirs at Law  
of Levi A. Cocklin and  
Mary A. Cocklin, deceased

Warranty Deed \$7000.00  
Dated April 2, 1919  
Rec. May 28, 1919  
Volume 682, Page 135

to

Monroe H. Mohler

Conveys same premises as shown in Section No. 12 above.

Also the right to the use of a private road reserved in a deed executed by Mary A. Cocklin, et al, to The Diamond Portland Cement Company and recorded in Volume 511, Page 443 of the Deed Records of Stark County, Ohio, to which reference is hereby made.

Lettie Cocklin, wife of Adam A. Cocklin; Anna A. Cocklin, wife of John J. Cocklin; Carrie E., wife of Thomas J. Cocklin; George E. Heiser, husband of Laura E. Heiser; John Roush, husband of Phoebe Roush, releases dower only.

The private road herein referred to is in the Northwest Quarter of Section 1.

No. 14

Estate of  
Monroe H. Mohler, deceased

Stark County, Ohio  
Probate Court

No. 21763  
Doc. W, Page 226

1929 June 7 Application for letters  
filed. Christian R. Wingerd  
Admr. Bond \$3500 with  
G. W. Wingerd and C. G.  
Boettler as sureties filed  
and approved. Letters  
issued.  
1929 July 3 Proof of publication.  
1934 Aug. 31 Affidavit on final settle-  
ment filed.  
1937 Dec. 20 Approved.

(No. 14 continued)

8/31/34 Petition to determine inheritance tax filed.

6/24/35 Hearing had. Estate found not subject to tax.

Costs paid.

The application for letters of administration recites that Monroe H. Mohler died intestate on or about March 11, 1929, leaving Mary Frances Mohler, his widow, and the following his only heirs at law and next of kin:-

Henry Mohler, son  
Anna E. Kintz, daughter  
Frank E. Mohler, son  
Dora E. Slutz, daughter  
James Mohler, son

No. 15

The Affidavit in lieu of Final Account, Showing Statement of No Assets recites as follows:-

"I, Christian R. Wingerd, Administrator of the estate of Monroe H. Mohler, deceased, do make solemn oath that no money or other property to the value of anything has come into my possession or into the possession of any other person for me, as such administrator, excepting such as that used to pay the immediate funeral expenses and expenses of the last illness and death of said decedent, and excepting real estate hereinafter described; that all the debts of said estate, including the funeral expenses, doctors' bills and expenses of last illness, are paid in full; that there is no property of any kind belonging to said estate, either in expectancy dependent upon the settlement of the estate of any deceased person, or upon the execution of any trust or otherwise that will come into my hands as such administrator, as I verily believe; that some of the debts of said estate have been paid by funds advanced by the widow and heirs, and by cash found on the person of the decedent.

I, administrator, hereby represent to the Court that the only asset in said estate at the present time there is a parcel of real estate, consisting of seventy acres located in Plain Township, Stark County, Ohio, and that the use of the same was not needed for the payment of debts of said estate, excepting the payment of taxes; that the heirs and beneficiaries are satisfied to have said property released from said estate and transferred over to the heirs in their respective proportions, subject, however, to the dower interest of Mary Frances Mohler, and subject to the payment of her year's support from the proceeds of said real estate."

No. 16

Monroe H. Mohler, deceased

to

Anna Kintz  
James Mohler  
Henry Mohler  
Dora Slutz  
Frank Mohler  
Mary F. Mohler, widow

Aff. of Transfer  
Dated April 1, 1931  
Rec. November 6, 1947  
Volume 1695, Page 313-314

Recites that Monroe H. Mohler died on the 11th day of March, 1929, leaving the following his only heirs at law, together with the portion of real estate inherited by each:-

Anna Kintz, daughter, 1/5  
James Mohler, son, 1/5  
Henry Mohler, son, 1/5  
Dora Slutz, daughter, 1/5  
Frank Mohler, son, 1/5

All of the above subject to the dower interest of Mary F. Mohler, widow.

That said decedent died seized of the following described premises

Being the same premises as shown in Section No. 12 of the Abstract. ALSO the right to the use of a private road reserved in a deed executed by Mary A. Cocklin, et al, to the Diamond Portland Cement Company and recorded in Volume 511, Page 443, of the Deed Records of Stark County, Ohio, to which reference is hereby made. Also other premises.

Private road referred to is in the Northwest Quarter of Section 1.

No. 17

Dora Slutz, deceased

to

Roy Slutz  
Irvin M. Slutz  
Percy J. Slutz  
Opal C. Locker  
Leroy F. Slutz  
Dorothy A. Slutz  
Florence E. Slutz

Aff. of Transfer  
Dated January 17, 1946  
Rec. November 7, 1947  
Volume 1695, Page 425

Recites that Dora Slutz died intestate on or about the 12th day of January, 1946, at Middlebranch, Ohio, leaving the following named persons,

(No. 17 continued)

together with the portion of her real estate inherited as follows:-

Roy Slutz	Widower	1/3
Irvin M. Slutz	Son	1/9
Percy J. Slutz	Son	1/9
Opal C. Locker	Daughter	1/9
Leroy F. Slutz	Son	1/9
Dorothy A. Slutz	Daughter	1/9
Florence E. Slutz	Daughter	1/9

That said decedent died seized of the following described premises, to-wit:-

Known as and being the undivided 1/5 interest in and to the following described premises:-

Situated in the Township of Plain, County of Stark and State of Ohio, and known as and being part of the Northwest and part of the Southwest Quarters of Section 1, Township 11, Range 8:- Beginning at the end of the two following courses and distances, beginning at a stone found at the Northeast corner of said Northwest Quarter of Section 1; thence South 88 degrees 35 min. West 14.13 chains along the North line of the Section to a stone found at the Northeast corner of a tract of land formerly deeded to Levi A. Cocklin; thence South 3 degrees 35 min. West 5.484 chains to the true place of beginning for the tract herein described; thence South 88 degrees 35 min. West 13.55 chains; thence South 3 degrees 8 min. West 37.526 chains to the South line of the aforesaid Northwest Quarter Section; thence continuing South 3 degrees 8 min. West 7.82 chains to the center of the creek; thence South 82 degrees 45 min. East 3.39 chains; thence North 83 degrees 50 min. East 10.04 chains; thence North 3 degrees 35 min. East 6.12 chains to the South line of the aforesaid Northwest Quarter Section; thence continuing North 3 degrees 35 min. East along the West line of a tract of land now owned by Adam Wise and parallel with the East line of said Quarter Section 37.656 chains to the place of beginning, containing 59.86 acres, of which 9.61 acres lie in the Southwest Quarter and 50.25 acres in the Northwest Quarter of Section 1.

ALSO the right to the use of a private road, reserved in a deed executed by Mary A. Cocklin, et al, to The Diamond Portland Cement Company and recorded in Volume 511, Page 443, of the Deed Records of Stark County, Ohio, to which reference is hereby made.

ALSO the following described premises:- Being the undivided 1/5 interest in the following:- Situated in the Township of Plain, County of Stark and State of Ohio, and known as and being part of the Northwest Quarter of Section 1, Township 11, Range 8, beginning for the same at the Southeast corner of a tract of land in said Quarter Section containing 7.43 acres, conveyed by Mary A. Cocklin and others to The Diamond Portland Cement

Company, being deed dated May 16, 1910, and recorded in Volume 511, page 443, of the Deeds of said County, said point of beginning being also the Northeast corner of lands owned and occupied by grantee in said Quarter Section; thence running North with the East line of said tract of 7.43 acres 340 feet; thence in a Southwesterly direction in a straight line to a point in the South line of said tract of 7.43 acres 475 feet West of said beginning point; and thence Easterly with said South line to the place of beginning, containing 1.85 acres of land.

EXCEPTING, HOWEVER, from the 59.86 acre tract, above described, the following described premises:- Located in the Northwest Quarter of Section 1, Township 11, Range 8, and beginning for the same at the Northeast corner thereof; thence North 85 degrees 47 min. West and with the North line of said Section 933 feet to a stone; thence South 3 degrees 35 min. West 402 feet; thence North 85 degrees 47 min. West 894.12 feet to an iron stake; thence South 3 degrees 21 min. West 339.55 feet to an iron stake which is the true place of beginning for the tract hereby described; thence South 85 degrees 47 min. East 491.60 feet to an iron stake; thence South 3 degrees 21 min. West 895 feet to an iron stake; thence North 85 degrees 47 min. West 491.60 feet to an iron stake; thence North 3 degrees 21 min. East 895 feet to the true place of beginning containing 10.095 acres of land. Subject to the life estate of Mary Mohler, therein.

ALSO the following described premises:- Situated in the Township of Plain, County of Stark and State of Ohio, and known as and being a part of the Northwest Quarter of Section 1, Township 11, Range 8, described as follows:- Commencing at a stone on the Northeast corner of said Quarter Section; thence North 85 degrees 47 min. West with the North line thereof 933 feet to a stone; thence South 3 degrees 35 min. West 402 feet; thence North 85 degrees 47 min. West 894.12 feet to an iron stake; thence South 3 degrees 21 min. West 516.55 feet to an iron stake and true place of beginning for the tract hereby conveyed; thence South 85 degrees 47 min. East 491.60 feet to an iron stake; thence South 3 degrees 21 min. West 179 feet to an iron stake; thence North 85 degrees 47 min. West 491.60 feet to an iron stake; thence North 3 degrees 21 min. East 179 feet to the true place of beginning, containing 2.019 acres of land.

Subject to same driveway rights as shown in a deed shown in Volume 1168, Page 207 being in the Northwest Quarter of Section 1.

Excepting from the 59.86 acre tract shown above, the 36/100 acre tract described in Volume 790, Page 268, being in the Northwest Quarter of Section 1.

No. 18

I find no Administration of the Estate of Dora Slutz.

No. 19

I find no record of the heirs of Dora Slutz except as shown in Section 17 herein.

No. 20

I find no petition to determine inheritance tax in the matter of Dora Slutz, deceased.

No. 21

Irvin W. Slutz and  
Ruth Slutz,  
husband and wife  
Percy J. Slutz and  
Mildred P. Slutz  
husband and wife  
Opal C. Locker and  
Glenwood J. Locker,  
wife and husband  
Leroy F. Slutz and  
Imogene M. Slutz,  
husband and wife  
Dorothy A. Slutz, unmarried  
Florence E. Slutz, unmarried

Warranty Deed \$1.00  
Dated January 17, 1948  
Rec. February 14, 1948, 9:15  
Volume 1724, page 380  
Two witnesses  
Christian R. Wingerd, N. P.  
Stark County, Ohio

to

Roy H. Slutz

Conveys same premises, together with roadway rights, as shown in Section 17 next above, and being 6/9 of said premises as therein described. Free and clear.

No. 22

In the Matter of the  
Guardianship of  
Mary Frances Mohler,  
an incompetent person

Stark County, Ohio  
Probate Court

No. 7981  
Gdn. Doc. J, Page 498

1932 Mar. 5 Application to adjudge  
Mary Frances Mohler an  
incompetent person filed.  
Hearing set for Mar. 9,  
1932, at 9 AM and notice  
ordered. Notice issued.

(No. 22 continued)

1932 Mar. 9 Notice returned served.  
Waiver of notice filed.  
Hearing had, Mary  
Frances Mohler adjudged  
an incompetent person.  
Application for letters  
filed. Christian R. Win-  
gerd, Guardian. Bond  
\$3500.00 with G. W.  
Wingerd and Celesta  
Wingerd as sureties filed  
and approved.  
Letters issued.

1932 June 6 Inventory filed.

1951 July 11 Final account filed.  
Costs paid.

The application for appointment of guardian recites that Mary Frances Mohler, aged 75 years, resides at Middlebranch, Ohio; that said Mary Frances Mohler is an incompetent person by reason of advanced age, and that by reason thereof she is incapable of taking proper care of herself and of her property. That the following named persons are the only known next of kin of said Mary Frances Mohler:-

Henry Mohler, son  
Anna E. Kintz, daughter  
Frank E. Mohler, son  
Dora C. Slutz, daughter  
James Mohler, son

Said application asks that Christian R. Wingerd be appointed Guardian of said Mary Frances Mohler,

Application for appointment of Christian R. Wingerd as guardian of Mary Frances Mohler recites that said Mary Frances Mohler has heretofore been adjudged an incompetent person; that said Mary Frances Mohler was 75 years of age on June 29, 1931 and that the value of her property is as follows:-

Personal	amounting to about \$1700.00
Real Estate	amounting to about \$1000.00

No. 23

Mary Frances Mohler  
Guardianship

Stark County, Ohio  
Probate Court

Gdn. Doc. J, page 498  
No. 7981



(No. 23 continued)

1948 Feb. 14 Application to sell Ward's dower interest in Real Estate filed.  
2/14/48 Hearing had.  
Court approves sale and release of Ward's vested right of dower in Real estate.  
No further record.  
Amount determined \$184.

APPLICATION TO SELL WARD'S DOWER in above case recites as follows:-

Christian R. Wingerd, Guardian of the Estate of Mary Frances Mohler, an incompetent person, Plaintiff vs- Mary Frances Mohler, Ward, Defendant;

Your applicant represents that he is the duly appointed, qualified and acting Guardian of Mary Frances Mohler, an incompetent person, now aged ninety-one (91) years; that the said Ward is the surviving spouse of Monroe H. Mohler, now deceased, who was, before his decease, seized of the following described real property:-

Situated in the Township of Plain, County of Stark and State of Ohio, and known as and being part of the Northwest and part of the Southwest Quarters of Section 1, Township 11, Range 8, containing 59.86 acres. (Premises more fully described in Section 17 of the Abstract).

Excepting from the 59.86 acre tract, the following described premises:-

Known as and being part of the Northwest Quarter of Section 1, Township 11, Range 8, 58/100 of an acre of land.

ALSO THE FOLLOWING described premises:-

Known as and being part of the Northwest Quarter of Section 1, Township 11, Range 8, containing 1.85 acres of land (premises more fully described in Section No. 17 of the Abstract).

Your applicant further represents that the heirs of the Estate of Monroe H. Mohler are about to sell the aforesaid premises and that parts thereof have been sold and there is a general state of confusion with relation to the Title of the same, and that said Ward has a vested right of dower in and to said real property herein described.

(No. 23 continued)

Your applicant further says that said Monroe H. Mohler departed this life on the 11th day of March, 1929; that said ward is now ninety-one years of age, having become ninety-one (91) years of age on the 29th day of June, 1947, and that the fair value of the ward's vested right of dower in said premises is One Hundred Sixty-four Dollars and Eighty cents (\$164. 80).

Your applicant further says that said heirs of said Monroe H. Mohler cannot convey clear Title to the aforesaid premises without a release of the dower interest of said Ward and that it would be fore the best interest of said ward that her said dower interest be sold.

Your applicant therefore prays that the Court grant him an order approving the sale of said ward's vested right of dower in said premises as provided by G. C. 10507-23 and authorizing him, on receipt of the purchase price to execute a deed releasing and conveying the same to the purchaser thereof.

JOURNAL ENTRY in the above case recites as follows:

This cause came on this day to be heard on the application of Christian R. Wingerd, Guardian of Mary Frances Mohler, the ward herein, for an order of the Court approving of the sale and release of his said ward's vested right of dower in the real estate described in said petition.

Whereupon, the Court, being fully advised in the premises finds that said Ward is the surviving spouse of Monroe H. Mohler, deceased, who at the time of his death was seized of the premises described in the petition.

That said Ward as such surviving spouse, has never released her right of dower and that the same has never been sold heretofore and that she now has a vested right of dower in said premises; that the heirs of said Monroe H. Mohler, deceased, who are the co-owners of said premises described above, are about to sell said premises, and that it would be fore the best interest of said Ward that her right of dower be sold.

The Court further find that said Ward is ninety-one (91) years of age, that the fair value of her dower interest in said premises is One Hundred Sixty-four Dollars and Eighty cents (\$164. 80).

And the Court being satisfied that it would be fore the best interest of said Ward that her vested right of dower in said premises be sold, the Court hereby approves such sale and orders that said Guardian be, and he is, hereby authorized to execute a deed releasing and conveying said vested right of dower to the purchaser on the receipt of the sum of One Hundred Sixty-four Dollars and Eighty cents (\$164. 80).

Florence E. Slutz  
Guardianship

Stark County, Ohio  
Probate Court

Gdn. Doc. N, page 394  
No. 12565

- 1948 Feb. 14 Application for appointment as Guardian of (Florence E. age 16, 2/18/47) filed.
- 1948 Feb. 14 Waiver of notice filed.  
2/14/48 Hearing set for Feb. 25, 1948, at 10:00 A. M. and notice ordered.  
2/14/48 Notice issued.
- 1948 Feb. 18 Notice returned served.  
2/25/48 Hearing had. Court finds guardianship necessary.
- 1948 Feb. 25 Application for Letters and selection of Guardian filed.  
2/25/48 Roy H. Slutz of Middlebranch, Ohio, Guardian.
- 1948 Feb. 25 Bond of \$1000.00 with Mildred P. Slutz and Frank E. Mohler as sureties filed and approved.
- 1948 Feb. 25 Letters issued.
- 1948 Mar. 2 Inventory filed. No further record.
- 1952 Sept. 15 First and final account filed.
- 1952 Sept. 26 Hearing set for Oct. 27, 1952 at 10:00 A. M. and notice by publication ordered.
- 1952 Oct. 27 Hearing had, account approved.

APPLICATION FOR APPOINTMENT OF GUARDIAN recites that Roy Slutz, of Middlebranch, Ohio, hereby makes application for the Guardianship of my daughter Florence E. Slutz, aged 16 years, February 18, 1947, minor, and heir of Dora Slutz, deceased.

The said Florence E. Slutz, in open Court do this day choose Roy Slutz guardian of her estate.

LETTERS OF GUARDIANSHIP recites: that the Honorable the Judge of the Probate Court, of the County of Stark and State of Ohio, has nominated and appointed, and by these Presents does nominate and appoint Roy Slutz, Guardian to the person and estate of Florence E. Slutz.

Roy Slutz, Guardian  
of the Estate of  
Florence E. Slutz,  
a minor 16 years of age,  
PLAINTIFF

Stark County, Ohio  
Probate Court

Gdn. Doc. N, Page 394  
Civ. Doc. 30, Page 411

vs

No. 12585

Florence E. Slutz, Minor,  
Middlebranch, Ohio  
Roy H. Slutz,  
Middlebranch, Ohio  
DEFENDANTS

- 3/2/48 Petition to sell minor's real estate filed.  
3/2/48 Summons issued.  
3/5/48 Summons returned served on Roy H. Slutz, Florence  
E. Slutz a minor, also on Roy H. Slutz, Guardian  
and person having care of said minor.  
No further record.  
3/ /48 Sale ordered.  
7/11/51 Order of sale returned. Property sold to Anna  
Kintz for \$122.22 cash. Sale confirmed and  
deed ordered.

PETITION in above case recites as follows:-

Now comes the plaintiff, Roy Slutz, Guardian of the person and estate of Florence E. Slutz, a minor, and says that he has heretofore been duly appointed and qualified as such guardian, and says that said ward is seized in fee simple of the following described real estate, situated in the Township of Plain, County of Stark and State of Ohio, and known as and being the undivided 1/45 interest in and to the following:-

Part of the Northwest and part of the Southwest Quarters of Section 1, Township 11, Range 8, containing 59.86 acres; said premises are more fully described in Section No. 17 of this Abstract.

Excepting, however, from the 59.86 acre tract, above described 10.095 acres of land located in the Northwest Quarter of Section 1, Township No. 11, Range 8; said premises being more fully described in Section No. 17 of the Abstract. Also excepting from the 59.96 acre tract, above described 56/100 of an acre; said premises are more fully described in Section No. 17 of the Abstract.

ALSO THE FOLLOWING: Known as and being the undivided 1/45 interest in the following: Known as and being part of the Northwest Quarter of Section No. 1, Township No. 11, Range 8, containing 1.85 acre

(No. 25 continued)

of land; said premises more fully described in Section No. 17 of the Abstract

Also the following: Known as and being the undivided  $1/9$  interest in and to the following described premises: Known as and being part of the Northwest Quarter of Section No. 1, Township No. 11, Range 8, containing 2.019 acres of land; said premises more fully described in Section No. 17 of the Abstract. Subject to same driveway and roadway rights as shown in Volume 1188, Page 207, Stark County, Ohio, Deed Records.

The value of said real estate as near as can be ascertained is One Hundred Eleven and  $11/100$  (\$111.11) Dollars for the undivided  $1/45$  interest and Eleven and  $11/100$  (\$11.11) Dollars for the undivided  $1/9$  interest, above recited, making a total valuation of One Hundred Twenty-two and  $22/100$  (\$122.22) Dollars; that said real estate is all subject to the dower interest of Mary Frances Mohler, now aged ninety-three (93) years.

There are no encumbrances on said real estate.

The ward, Florence E. Slutz, is not married. The defendant, Roy Slutz, is the father of said Ward. The plaintiff and the defendant are the only persons who have any interest in said real estate, and are all the persons entitled to the next estate of inheritance from this minor.

It is necessary to sell said real estate to preserve the value thereof and to separate the interest of this minor defendant from the interest held by other parties.

WHEREFORE, plaintiff prays that he may be authorized and ordered to sell said Minor's real estate according to the statutes in such case made and provided especially under the provisions of Sec. 10510-4 of the General Code, and that all requirements of law as to service of summons, appraisal and additional bond be waived, and for such other and further relief to which he may be entitled.

JOURNAL ENTRY in above case recites as follows:-

This matter came on to be heard upon the petition of Roy H. Slutz, guardian of Florence E. Slutz, for a summary order to sell real estate at private sale for the benefit of said Ward.

It appearing to the Court that the allegations of the petition are true, the Court finds that it is necessary to sell said real estate in order to protect the value of the interest of the minor and that the present actual market value of said real estate is less than Five Hundred (\$500.00) Dollars, to-wit:- One Hundred Twenty-two and  $22/100$  -- (\$122.22) -- Dollars; and that it would be for the best interest of said minor's estate to authorize said sale, it is therefore

(No. 25 continued)

ORDERED that Roy H. Slutz, guardian of said minor, proceed to sell said real estate at private sale at not less than One Hundred Twenty-two and 22/100 (\$122.22) Dollars, and for cash, and all requirements of law as to service of summons, appraisal and bond are hereby waived, and Roy H. Slutz, guardian, is ordered and permitted to execute a deed to the purchaser for said interest of said minor defendant, and that the executing and delivering of said deed shall have the same legal effect as though said interest were sold by said guardian and service of summons regularly had.

No. 26

Roy H. Slutz, Gdn. of  
Florence E. Slutz, a minor

to

Anna Kintz

Guardian's Deed \$122.22  
Dated July 11, 1949  
Rec. for Rec. July 11, 1951  
Volume 2001, Page 303

Recites proceedings had in Civil Docket 30, page 411, Case No. 12585, Stark County, Ohio, Probate Records, and more fully shown in Section No. 26 of the Abstract and his authority under Gdn. Doc. N, page 394, Stark County, Ohio, Probate Records.

Also conveys other premises.

Situated in the Township of Plain, County of Stark and State of Ohio, and being a part of the Northwest and part of the Southwest Quarters of Section No. 1, Township No. 11, Range No. 8, beginning at the end of the two following courses and distances; beginning at a stone found at the northeast corner of said Northwest Quarter of Section No. 1; thence south 88 degrees 35 min. west 14.13 chains along the north line of the Section to a stone found at the northeast corner of a tract of land formerly deeded to Levi A. Cocklin; thence south 8 degrees 35 min. west 5.484 chains to the true place of beginning for the tract herein described; thence south 88 degrees 35 min. west 13.55 chains; thence south 3 degrees 8 min. west 37.526 chains to the south line of the aforesaid Northwest Quarter Section; thence continuing south 3 degrees 8 min. west 7.82 chains to the center of the creek; thence south 82 degrees 45 min. east 3.39 chains; thence north 83 degrees 50 min. east 10.04 chains; thence north 3 degrees 35 min. east 6.12 chains to the south line of the aforesaid Northwest Quarter Section; thence continuing north 3 degrees 35 min. east along the west line of a tract of land now owned by Adam Wise and parallel with the east line of said Quarter Section 37.656 chains to the place of beginning, containing 59.86 acres, of which 9.61 acres lie in the Southwest Quarter and 50.25 acres in the Northwest Quarter of Section No. 1.

Also the right to the use of a private road, reserved in a deed executed by Mary A. Cocklin, et al, to The Diamond Portland Cement Company

(No. 26 continued)

and recorded in Volume 511, page 443, of the Deed Records of Stark County, Ohio, to which reference is hereby made.

No. 27

Frank Mohler, married,  
James Mohler, married,  
Henry J. Mohler, married, and  
Roy H. Slutz, unmarried

Warranty Deed \$1.00  
Dated June 16, 1949  
Rec. for Rec. July 11, 1951  
Volume 2001, page 305

to

Anna Kintz

Conveys the undivided 35/45 interest in and to the premises described in Section 26 of this Abstract, subject to the life estate of Mary Mohler.

Katherine Mohler, wife of Frank Mohler, Addie Mohler, wife of James Mohler, Laura Mohler, wife of Henry J. Mohler, and Mary F. Mohler by Christian R. Wingerd, Guardian of said Mary F. Mohler, and by authority of the Probate Court of Stark County, Ohio, in Gdn. Doc. J, page 497, on February 14, 1948, all release dower. The name "Addie Mohler" appears in the dower clause but she signs "Adeline Mohler".

Grantors claim title by reason of an Affidavit of Transfer recorded in Volume 1395, page 425, and deed recorded in Volume 1724, page 360, Stark County, Ohio, Deed Records.

No. 28

Anna Kintz, unmarried

Warranty Deed  
Dated & Ack'd. August 31, 1951  
Rec.  
Volume 2623, Page 139

to

Joseph W. Wyles  
Anna I. Wyles

Conveys the following described premises, situated in the Township of Plain, County of Stark and State of Ohio, and known as and being part of the Southwest Quarter of Section No. 1, Township No. 11, in Range No. 8, described as follows:

Commencing at the Northwest corner of said Quarter Section;

(No. 28 continued)

thence Eastwardly, along the North line of said Quarter Section, a distance of 846.68 feet to an iron pin at the Northwest corner of Anna Kintz's land and the true place of beginning for the tract herein described; thence South 85° 50' East, along the North line of said Quarter Section, a distance of 234 feet to an iron pipe; thence continuing South 85° 50' East, along the North line of said Quarter Section, a distance of 637.00 feet to an iron pin; thence South 3° 55' West a distance of 403.92 feet to an iron pin; thence South 81° 06' West, a distance of 682.64 feet to a point; thence North 76° 03' West, a distance of 81.37 feet to a point in creek; thence continuing North 76° 08' West a distance of 142.37 feet to a point; thence North 3° 25' East, a distance of 516.12 feet to the true place of beginning, containing 9.83 acres, be the same more or less, but subject to all legal highways.

(Surveyed October 23, 1959, by Guinter Royer, Reg. Surveyor).

NOTE: Anna Kintz signs by her Mark and her Signature.

No. 29

Joseph W. Wyles  
and  
Anna I. Wyles,  
husband and wife

to

William C. Mattevi

Warranty Deed \$1.00  
Dated & Ack'd. December  
21, 1965  
Rec. December 21, 1965  
Volume 3121, Page 408

Conveys premises as described at Section 28 of this Abstract.

No. 30

Andrew Christ

to

Jacob Christ

Mortgage \$2,000.00  
Dated November 2, 1820  
Rec. for Rec. (Not shown)  
on the record)  
Volume D, Page 464  
Cancelled

No. 31

Levi A. Cocklin and  
Mary Ann Cocklin, his wife

to

Jacob Kettering

Mortgage \$1,000.00  
Dated April 7, 1879  
Rec. April 7, 1879  
Volume 182, Page 3



No. 32

Cancelled by Henry Kettering, Administrator of the estate of Jacob Kettering, deceased.

No. 33

Henry Kettering was appointed administrator of the estate of Jacob Kettering as shown in Adm. Doc. F, Page 277, Stark County Probate Court.

No. 34

Levi A. Cocklin

to

William Pennock

Mortgage \$1,300.00  
Dated April 5, 1883  
Rec. April 6, 1883  
Volume 194, Page 198  
Cancelled

Conveys same premises as shown in Section No. 8 of this Abstract.

Given to secure note of even date and amount.

Marital status of grantor not given.

No. 35

Adam A. Cocklin and  
Kettie Cocklin,  
husband and wife

to

Edwin S. Correll

Mortgage \$300.00  
Dated May 29, 1916  
Rec. May 29, 1916  
Volume 577, Page 520  
Cancelled.

Given to secure note of even date and amount.

No. 36

Monroe H. Mohler and  
Mary F. Mohler,  
husband and wife

to

Adam A. Cocklin  
Thomas J. Cocklin  
John J. Cocklin  
Laura E. Heiser  
Phoebe J. Roush

Mortgage \$2,000.00  
Dated May 20, 1919  
Rec. May 23, 1919  
Volume 664, Page 409  
Cancelled by Thomas J.  
Cocklin only.

\* Given to secure note of even date and amount.

(No. 36 continued)

\*NOTE:- This mortgage has not been refiled as of February 1, 1966.

No. 37

Levi A. Cocklin

to

The Diamond Portland Cement Co.

Lease

Dated July , 1892

Rec. July 5, 1892

Volume 6, Page 54

Cancelled by separate  
instrument in Volume 511,  
Page 514

No. 38

No financing statement and security interest liens filed.

No. 39

No other leases or mechanic's liens.

No. 40

There are no federal taxes, delinquent personal taxes, recognition bonds, unemployment compensation tax liens or Division of Aid for the Aged liens.

No. 41

There are no judgments, pending suits or foreign executions against said premises.

No. 42

There are no matters in the probate court which in any manner affect the abstracted premises.

No. 43

December, 1965 taxes, paid.

*June 1966 Tax Payment \$33.68 Paid*  
There are no assessments shown on the tax duplicate.

\*\*\*\*\*

I hereby certify that the foregoing Abstract was collated by

me from the official records of Stark County, Ohio, and that I believe the same is correct and shows every instrument of record affecting the title to said premises as shown by the General Indexes in the several County offices in and for said County.

*Joseph K. Sweeney*  
Attorney-at-Law

Canton, Ohio  
January 31, 1966  
4:30 p. m.

*Re Routed no change  
March 9, 1966  
Joseph K. Sweeney  
atty*

Plain Township Historical Society