

PARTIAL ABSTRACT

OF

TITLE

to Lot No. 61 and Lot No. 16  
in Cent. Middlebranch,  
Plain Township, Stark County,  
Ohio.

*From  
Snyder  
to Grandma  
Grandpa*

HUBER J. SNYDER, ATTY.

Plain Township Historical Society



PARTIAL ABSTRACT OF TITLE

Partial abstract of title to Lot No. Sixty-One (61) and Lot No. Sixteen (16) in Central Middlebranch, Plain Township, Stark County, Ohio.

No. 1

Assuming title to be valid in Levi B. Snyder April 13, 1914.

No. 2

Levi B. Snyder and  
Lizzie M. Snyder,  
his wife  
to

Warranty Deed \$1.00  
S.&A. June 21, 1919  
Recorded Aug. 19, 1919  
Vol. 672, page 269

Clarence Graening and  
Lettie M. Graening

Conveys premises as described in the heading of this partial abstract.

No. 3

Clarence Graening,  
married  
to  
Lettie M. Graening

Warranty Deed \$1.00  
S.&A. June 23, 1931  
Recorded June 24, 1931  
Vol. 1061, page 224

Conveys his one-half interest in the premises described in the heading of partial abstract to his wife, Lettie M. Graening.

No. 4

Stark County Commissioners  
to  
M. Graening

Vacation of an Alley in  
Middlebranch  
Resolution Adopted  
November 29, 1939  
Recorded Dec. 26, 1939  
Misc. Vol. 1241, page 193

"Be it resolved upon motion by Mr. Kuhn, seconded by Mr. Biddle that the Board of Commissioners hereby determine that the interest of the public will best be served if said petition is modified and only the north and south alley as petitioned for be vacated along the following lines to-wit: Beginning at the south line of an east and west 20 foot alley at the north line of Lots 26 and 27 of said village plat; thence southerly a distance of 670 feet, more or less, to the north line of an east and west alley between Lots 64 and 65 and Lots 12 and 13 and being that portion of said alley on which the following lots abut: Lots No. 26 and 27, 19 and 20, 61 and 16, 62 and 15, 63 and 14, and 64 and 13."

"Be it further resolved that said alley is hereby vacated and shall cease to be a public road; and it is further ordered that said land shall revert to the adjoining land owner or owners.

Vote on said Resolution being Frazier - Yes,  
Bidde - Yes,  
Kuhn - Yes."

A 20 foot alley bordering on the north side of Lot 61 and Lot 16 was vacated by the County Commissioners October 11, 1957. See Map of Southeast Quarter, Section 2, Township 11 (Plain), Range 8, in the Stark County Map Office.

Recorded in Journal 45, page 561, of County Commissioner's Records.

No. 6

The application to probate the will of Lettie M. Graening states that she died a resident of Plain Township, Stark County, Ohio, December 5, 1974. Said testatrix died leaving no widower and the following persons all of her next of kin:

<u>NAME</u>	<u>AGE</u>	<u>DEGREE OF KINSHIP</u>	<u>P.O. ADDRESS</u>
Alma E. Brodzenski	A	Daughter	7445 Middlebranch Rd.N.E. North Canton, Ohio
Leroy C. Graening	A	Son	7525 Middlebranch Rd.N.E. North Canton, Ohio

No. 7

Estate of  
Lettie M. Graening,  
dec'd.

State of Ohio  
Stark County  
Probate Court  
Case No. 97796  
Doc. 86, page 442

- 12/27/74 Application to probate will and waiver filed.  
12/27/74 Hearing is set on the appearance of witnesses.  
12/27/74 Hearing had, will admitted to probate and record. Rec. Will Rec. Vol. 283, page 396.
- 1/ 2/75 Application for letters filed. 1/2/75 Alma E. Brodzenski, Executrix.
- 1/ 2/75 Executrix bond of \$1000 with Western Surety Co. as surety filed and approved.
- 1/ 2/75 Letters issued.
- 1/22/75 Inventory and appraisement and waiver filed. 2/3/75 Hearing is set for 2/20/75 at 10 o'clock A.M. and notice ordered by publication. 2/20/75 Hearing had, inventory and appraisement approved and confirmed.
- 1/30/75 Application for transfer of realty filed. 1/30/75 Hearing had, realty ordered transferred.
- 2/ 4/75 Proof of publication filed.
- 7/ 7/75 Petition for distribution of assets in kind with agreement of distribution filed. 7/7/75 Hearing had, distribution ordered.

2/11/75 Ohio Estate Tax preliminary notice for a non-taxable resident decedent's estate filed.



The will of Lettie M. Graening provides as follows:

Item 1 provides for payment of her just debts and funeral expenses out of her estate as soon as practicable after the time of her decease.

"Item 2. All the residue of my property, real and personal, of every kind and description, wheresoever situate, which I may own or have the right to dispose of at the time of my decease, I give, bequeath and devise to my daughter, Alma Brodzenski, and my son, Leroy Graening, share and share alike."

Item 3 provides for the appointment of her daughter, Alma Brodzenski, to be the Executrix of her last will and testament, authorizing her to compound, compromise, settle and adjust all claims in favor of or against her estate; and to sell at private or public sale at such prices and upon such terms of credit or otherwise as she may deem best, the whole or any part of her real or personal property and to execute, acknowledge and deliver deeds and other proper instruments of conveyance to the purchaser or purchasers, all without Court order or other legal formality. She requests the Court not to require bond of her Executrix.

Will signed Lettie M. Graening.

Two Witnesses.

No. 9

Estate of  
Lettie M. Graening,  
dec'd.  
to  
Alma E. Brodzenski and  
Leroy C. Graening

Certificate for Transfer  
of Real Estate  
Signed Jan. 30, 1975  
Rec'd. for Rec. Jan. 31,  
1975  
Vol. 3790, page 135

Conveys the following described premises, the whole of Lot 16 and the whole of Lot 61 located in the Southeast Quarter of Sec. No. 2, Plain Township, Central Middlebranch, Stark County, Ohio, and also that part of a vacated alley as recorded in Vol. 1241, page 193 of Stark County Recorder's Office.

No. 10

Leroy C. Graening and  
Lottie M. Graening,  
husband and wife  
to  
Alma E. Brodzenski

Quit Claim Deed \$10.00  
S.&A. Feb. 10, 1975  
Rec'd. for Rec. Feb. 11,  
1975  
Vol. 3790, page 676

Conveys an undivided one-half interest in the premises described in No. 9 above.

No. 11

There are no mortgages against said premises.

No. 12

No leases or mechanic's liens.

No. 13

No federal tax liens, recognizance bonds, unemployment compensation liens, personal property liens, old age pension liens, financing statements or security agreements.

No. 14

No pending suits, judgments or foreign executions which are living liens on said premises.

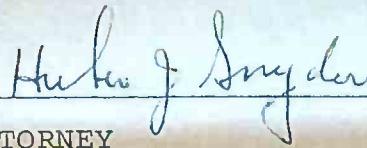
No. 15

No proceedings in the Probate Court except as set forth above.

No. 16

Taxes for June, 1975 - Lot No. 16 - \$53.26 - Paid.  
Lot No. 61 - \$ 4.66 - Paid.

I certify that the foregoing PARTIAL ABSTRACT OF TITLE 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 of Stark County, Ohio, since and including April 13, 1914.

  
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ATTORNEY

CANTON, OHIO  
July 31, 1975  
3:00 P.M.