

Vol. 20, B. 389

No. 2323

\$1.50

O. E. Bradford

TO

George F. Echelberry, et al.

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, GREETING:

Whereas, on the 4th day of February, A. D. 1924, Perley J. Gay, Plaintiff, filed his certain petition, and then and thereby commenced a civil action in the Court of Common Pleas of Muskingum County, Ohio, against Robert E. Gay, et al. and numbered on the Docket of said Court as Case No. 20116 demanding partition of certain real estate, hereinafter described; and, whereas, such proceedings were had upon said petition, that the Commissioners appointed by said Court to make partition of said real estate, made report that partition of the same could not be made without manifest injury, and that the value thereof was One Thousand (\$1,000.00) & no/100 for 3rd Parcel and whereas at the January Term of said Court, 1924, the said report of said Commissioners was approved and confirmed by said Court. And, whereas, it was then and there further ordered, adjudged and decreed, by said Court, in said action, that O. E. Bradford said Sheriff of said County of Muskingum should cause the lands and tenements in said petition and order mentioned and hereinafter described to be advertised and sold according to law.

And, whereas, afterward, on the 20th day of March 1924, in pursuance of the said order and judgment of said Court, and founded thereon an order of sale issued from said Court, in said cause, directed to O. E. Bradford, said Sheriff of Muskingum County, Ohio, thereby commanding him to execute the said order, and in all things, to be governed by the provisions of the statute in such case made and provided, and of said order, with his proceedings thereon, he should make due return.

And, Whereas, I, the said O. E. Bradford, Sheriff aforesaid, having caused said premises to be appraised by said Commissioners as aforesaid, and a copy of the appraisement to be duly filed in the office of the clerk of said Court, and having advertised the time and place of selling the same, in the Times Recorder a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with the said order and the provisions of the statute in such cases made and provided, did, on the 19th day of April, 1924 at the door of the Court House in said County, at 10 O'Clock A. M. of said day, expose to sale, at public auction, the premises hereinafter mentioned, and thereupon George F. Echelberry and Fred W. Gregg having bid for the said premises the sum of One Thousand & no/100 Dollars (\$1,000.00) which said sum being the highest and best bid offered for same, and more than two-thirds the appraised value thereof, the said premises were then and there struck off to the said George F. Echelberry and Fred W. Gregg, the purchasers for the sum above mentioned.

And, whereas, the said Court, at its April Term, 1924 having examined the proceedings of the said O. E. Bradford, said Sheriff, aforesaid, in the premises, under said order of sale, and being satisfied that the sale aforesaid had been made in all respects in pursuance to said judgment and order of sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale should be confirmed, and that the said Sheriff of Muskingum County, should convey the said real estate, by deed in fee simple, to the purchasers, George F. Echelberry and Fred W. Gregg.

Now, Know Ye, That I, the said O. E. Bradford, said Sheriff of said Muskingum County

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aforesaid, by virtue of said judgment, order of sale, sale and confirmation, and of the statute for such cases made and provided, and for and inconsideration of the premises herein, and the sum of One thousand & no/100 Dollars (\$1,000.00), which I acknowledge to have received from George F. Echelberry and Fred W. Gregg do hereby GRANT, SELL AND CONVEY unto them the said George F. Echelberry and Fred W. Gregg, their heirs and assigns forever, the following described real estate, situated in Muskingum County and State of Ohio, to-wit:

Beginning at a point on the east line of said section, twenty-two (22) chains North of the southeast corner of section twenty (20), Township Twelve (12); Range 12 thence North fifty-two and three-fourth ($52\frac{3}{4}$) degrees west west six (6) chains and twelve (12) links to a point; thence north thirty-eight and one-half ($38\frac{1}{2}$) degrees west fourteen (14) chains and ten (10) links to a point; thence north twenty-four and one-half ($24\frac{1}{2}$) degrees west five (5) chains and ninety (90) links to a point thence north six (6) degrees east nine (9) chains and twenty (20) links to a point; thence south sixty-two and one-half ($62\frac{1}{2}$) degrees east seventy (70) links to a point; thence north twenty-eight (28) degrees east eight (8) chains and fifty (50) links to a point thence south seventy-one (71) degrees east thirteen (13) chains and twenty-five (25) links to a point on the east line of said Section Twenty (20); thence south three and one-half ($3\frac{1}{2}$) degrees west thirty-two (32) chains and fifty (50) links to the place of beginning, containing forty-four and forty-one hundredths (44.41) acres, more or less, together with all the privileges and appurtenances thereto belonging, and all the right, title and interest of the said Asa C. Gay and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the premises aforesaid unto the said George F. Echelberry and Fred W. Gregg, their heirs and assigns, forever, as fully and completely as I, the said O. E. Bradford, said Sheriff of Muskingum County, aforesaid, 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, I have hereunto set my hand this 2nd day of May, A. D. 1924.

Signed and acknowledged in presence of

Annis M. Rhinehart
Alta M. Bradford

O. E. Bradford, Sheriff
of Muskingum County, Ohio.

THE STATE OF OHIO, MUSKINGUM COUNTY, SS.

Personally appeared before me F. E. Laughead, Clerk of Courts within and for said County, the above named O. E. Bradford, said Sheriff of Muskingum County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of May, A. D. 1924.

F. E. Laughead, Clerk of Courts
Muskingum County, Ohio
Court Seal
Stamps \$1.00

Attest *Eugenia M. Rosa*
Recorder

Transferred May 14, 1924
Received May 15, 1924 at 11:50 A. M.
Recorded May 22, 1924