

Administrator's or Executor's Deed

Gen'l Code, Secs. 8510.1-11, 10510-19, 25, 37 to 41, 44

Know All Men by These Presents:

174039

That, Whereas, on the 31st day of August, 1949,

Meri Rubis was duly appointed and qualified as Administratrix of the estate of Charles Rubis, deceased, late of Jefferson County, Ohio, by the Probate Court of said County; and afterwards, to-wit: on the 2nd day of September 1949, said Administratrix filed her certain petition and then and thereby commenced an action in said Court against Meri Rubis, Widow and Surviving Spouse; Alexander Rubis, Joseph Rubis, Charles Rubis, Jr., and Julia Rubis, a minor of the age of 20 years,

and numbered on the Docket of said Court as Case No. 40500; praying among other things, for an order of sale of certain real estate therein mentioned and herein-after described.

And Whereas, such proceedings were had in said action, that on the 5th day of October, 1949, said Court finding the allegations of the petition true, that the 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 said Meri Rubis, Administratrix proceed according to law to sell the said real estate at private sale for not less than the appraised value thereof, free of dower.

And on the same day, in pursuance of said order and judgment, an order of sale with said real estate therein described, was issued out of said Court, under the seal thereof, to the said Meri Rubis, as Administratrix of the Estate of Charles Rubis, Deceased, MA, as aforesaid, directing her to execute the said order, and of the same, together with her proceedings thereon, to make due return.

And Whereas, said Meri Rubis, Administratrix of Estate of Charles Rubis having caused said premises to be appraised, and the report of such appraisement to be filed in said Court, and having on the 7th day of October, 1949, returned said order of sale to said Court as commanded, with her proceedings thereon, stating in substance that in obedience to said order she sold said premises on the 7th day of October, 1949, to Charles Rubis, Jr., Wolf Run, Box 92, Ohio, for the sum of Eight Hundred (\$800) dollars, said sum being the appraised value of the same; said sale being made after diligent endeavor to obtain

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the best price for said property, and for the highest price she could get therefor, free of dower as aforesaid.

And Whereas, on the 7th day of October, 1949, the said Court having examined the proceedings of the said Meri Rubis, as Administratrix, 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 Meri Rubis, as Administratrix of Estate of Charles Rubis, Deed 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 reference is here made.

Now, Therefore I, the said Meri Rubis,

Administratrix of the estate of Charles Rubis, deceased, aforesaid, by virtue of said judgment, order of sale, sale and confirmation and of the statute 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 Eight Hundred

Dollars (\$800.00) paid, or secured to be paid to me by said Charles Rubis, Jr., the receipt whereof is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to the said Charles Rubis, Jr.,

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

BEING THE UNDIVIDED ONE-HALF INTEREST of the following described real estate situated in the County of Jefferson, in the State of Ohio, and in the Township of Springfield,

Being a part of Section #8, Township #12, Range 4, commencing at the southwest corner of the southwest quarter of Section #8, running thence north 95 perches; thence east 62 perches; thence south 19.7 perches. Thence east 100 perches; thence south 75.3 perches to the Section line. Thence along said Section line to place of beginning, containing 80 acres more or less, being half of the southwest quarter of Section #8.

Also the following described parcel of land situated in the County and State aforesaid and in said Section #8, Township 12, and Range 4, and being part of the southwest quarter of said Section #8, and bounded as follows: on the east by the lands owned by Thomas Rutledge heirs and the lands formerly owned by Robert Magee but now owned by Calvin Waggoner; on the south by the lands first above described; on the west by lands owned by the O. & P. Coal Co.; on the north by lands formerly owned by John Gordon now owned by Elizabeth Gordon, containing 53 acres more or less. Said two parcels of land together 133 acres more or less.

All coal underlying the above described property owned by the O. & P. Coal Co. All oil and gas underlying the above described property reserved by the R.G. Scarlett.

A deed was made from James Booth to Charles Rubis and Meri Rubis, his wife, for the above described premises, which deed was recorded in Volume 191, page 404 of the Records of Deeds of Jefferson County, Ohio.

free of donor aforesaid.

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To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Charles Rubis, Jr.
his heirs and assigns forever, as fully and completely as I, the said Meri Rubis,
as such Administratrix, 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 Meri Rubis,

as such Administratrix,

has hereunto set her hand this 7th day of October, 1949.

Signed and Executed in presence of
John W. Porter
Jessie Pearce

Meri Rubis

Administratrix

of the Estate

of Charles Rubis,

Deceased.



THE STATE OF OHIO, Jefferson COUNTY, ss.

BE IT REMEMBERED, That on this 7 day of October, 1949,
before me, the subscriber, a Notary Public, in and for said
County, personally came the above named Meri Rubis,
as Administratrix of the Estate of Charles Rubis, Deceased,
the Grantor, in the foregoing Deed, and acknowledged the signing of the same to
be her voluntary act and deed as such Administratrix,
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.

John W. Porter
My comt. expires:
January 18, 1952.

John W. Porter
Notary Public

Transferred October 7, 1949
Received October 7, 1949 at 1:30 P. M.
Recorded October 8, 1949
Recorder's Fee \$2.55 J. V. Gilligan, Recorder