

## **GHP History Research**

### **10805 Chester Road**

#### **Donnelly House Circa 1873**

Benjamin Graves et. Al. estate, & assessment of dower of Henry Morse deceased

**Note 1:** This is a "...transcript of the proceedings of case 10808 Hamilton County Common Pleas." The fourth statement of distribution states "...Henry P. Morse, Sarah Ruthennel (?) Eliamon (?) Jane Tobias, Mary Liely(?) Philips (?) Phibe (?) Morse and Fanny A. Adams Lot number three (3) on Plat A containing sixteen and 84/100 acres and Lot Six (6) on Plat B containing thirteen and one third acres."

**Note 2:** The survey done by "John M. Colhran a competent surveyor..." and shows Plat B to be in Section 35, Township 4 first full range of the Miami Purchase however it does not clearly indicate where in the section Plat B is located and it shows Lot 6 to be rectangular.

Book 261 Pg. 136

Dated May 9, 1860

There is a gap in the record here. The references in the following deed are almost illegible and so I could not follow back to determine how Lot 6 was transferred from the five heirs to the Donnellys.

John & Donnelly and Ann Donnelly his wife to William A. Procter

**Note: 1** The property is described as "...Lot number Six (6) In Plot B made by the commissioners in the partition of certain Real Estate between the heirs of Lewis Morse, deceased, in Case No. 18080 Hamilton Common Please..." (As shown above it was actually the estate of Henry Morse.)

**Note: 2** William paid one dollar for the property but also agreed to pay a mortgage of \$1,400. This mortgage was likely to have been made to cover the construction of a house on the property by the Donnelly's.

Book 413 Pg. 27

Dated March 4, 1873

For one dollar and other good and valuable considerations.

William A. Procter et al to Bessie Rogan

The heirs of William A. Procter were William Cooper Procter, Marianna Matthews, Olivia Benedict and Elsie Matthews all of Hamilton County deeded over to Bessie the property they

had inherited from William. The following also signed the deed to release their dower rights; Jane Eliza Procter wife of William C. Procter, Mortimer Matthews's husband of Marianna Matthews, Cleveland K. Benedict husband of Olivia Benedict and Paul Matthews's husband of Elsie Matthews.

**Note:** Several parcels of land are described in this deed. The second parcel described as "...that certain lot of land situate in Sycamore Township, county of Hamilton and State of Ohio and being the west part and near the middle of the west side of Section Thirty Five (35) Township Four (4) entire range One (1) of the Miami Purchase and being lot number Six (6) on Plat B made by the commissioners in the partition of certain Real Estate between the heirs of Lewis Morse, deceased, in Case No. 18080 Hamilton Common Please..."

Book 1076 Page 181

Dated July 23, 1907

For one dollar and other good and valuable considerations.

Bessie E. Rogan & Ralph F. Rogan her husband to W. F. Shepherd & W. F. Shepherd, Jr.

This transaction sold off the south portion of Lot 6 Of the Morse Estate.

Book 1241 Page 623

Dated October 21, 1921

Ralph F. Rogan to His daughter and heir Elizabeth J. Carruthers

Certificate of Transfer of Real Estate

Book 2793 Page 261

Date: October 25, 1955

For \$200

Elizabeth J. Carruthers & Thomas H. Carruthers to Comey & Shepard

**Note: 1** This transaction created the Oaks Subdivision of Glendale which included all the land Elizabeth J. Carruthers inherited from her father except what became Lot 13 of the Oaks Subdivision described as "... a total frontage of 285.67 feet on the Westerly side of Chester Road, runs Westerly along a Northerly line 293.00 feet in depth and along a Southwesterly line 200.00 feet and is 135.53 feet wide on the rear or Westerly line."

**Note: 2** The Oaks Subdivision is recorded in Plat Book 93, pages 3, 4, 5 & 6.

Book 3056 Page 328

Dated: December 3, 1959

For one dollar and other good and valuable considerations.

Elizabeth J. Carruthers a widow, unmarried to Claud M. and Ruth M. Stanton husband and wife.

**Note:** Lot 13 of the Oaks Subdivision which has been described as the northern part of Parcel 3 in the Certificate of Transfer of Real Estate of the estate of Ralph F. Rogan. However a plot of the parcel descriptions indicated that it is actually the northern part of Parcel 2. This deed also confirms that Lot 13 was reserved from the transaction between Elizabeth J. Carruthers and

Book 4073 Page 935

Date: February 11, 1977

Claud M. and Ruth M. Stanton to Timothy S & Jenny A. Kilgore

Lot 13 of the Oaks Subdivision

Book 4326 Page 743

Date: October 30, 1985