

TOWNSEND HOUSE
1905
75 EAST FOUNTAIN AVE.

75 East Fountain Ave. is the south half of Lot 44,
Block 5

Legal Description:

Situate in the Village of Glendale, Hamilton County, Ohio,
and being the south part of Lot Numbered Forty-Four (44) of
Block Five (5) of Crawford and Clark's Subdivision in
Glendale, a plat of which subdivision is recorded in Plat
Book 1, page 246 of the Hamilton County, Ohio Recorder's
Office. The part of said Lot Numbered Forty-Four (44)
hereby conveyed is bounded as follows:

Beginning at a point in the southwest corner of said lot
numbered Forty-four (44), said point being the east side of
Fountain Avenue and the north side of Magnolia Avenue; thence
running northwardly along the east line of Fountain Avenue,
one hundred and thirty-nine (139) feet to a stake; thence
running eastwardly on a line S. 63 deg. 25' E. for a distance
of Two Hundred and seventy-three and 5/10 (273.5) feet to a
stake in the east line of said Lot Numbered Forty-four (44);
thence southwardly along the east line of said Lot Numbered
Forty-four (44) for a distance of sixty-two (62) feet to the
north line of Magnolia Avenue; thence Westwardly along the
north line of Magnolia Avenue, for a distance to Two Hundred
and ninety-two (292) feet to the point and place of beginning.

Deed

Henry Crawford and George Clark to John W. Ellis
Book: 235, Page 613
Date: May 10, 1855
Cost: \$925
Description: Lots 42 and 44 in Block 5

Deed

John W. Ellis and Caroline S. Ellis to Reed Barlett
Book: 235, Page 615

Date: September 24, 1855
Cost: \$3,500
Description: Lots 42 and 44 in Block 5

Deed

Reed Barlett and Harriet A. Barlett to Maria B. Goldsmith
Book: 295, Page 143
Date: April 14, 1864
Cost: \$6,000
Description: Lots 42 and 44 in Block 5

Maria B. Goldsmith dies intestate July 20, 1887, leaving the property to her only children Nathaniel and Henry Goldsmith

Deed

Henry B. Goldsmith and Genevive B. Goldsmith of New Orleans, Louisiana to Nathaniel O. Goldsmith
Book: 814, Page 130
Date: September 17, 1897
Cost: \$1.00
Description: Henry transfers his undivided one-half interest in Lot 44

Deed

Nathaniel O. Goldsmith to Kate Justis Townsend
Book: 920, Page 469
Date: March 13, 1905
Cost: \$1.00
Description: the south half of Lot 44, Block 5 same as the legal description above

Deed

Kate Justis Townsend, widow to Charles E. Woodworth
Book: 1189, Page 460
Date: August 25, 1919
Cost: \$1.00
Description: same as above

Deed

Charles E. Woodworth and Anna M. Woodworth to Bess C. Moss

Book: 1199, Page 56
Date: September 2, 1919
Cost: \$1.00
Description: same as above

Warranty Deed

Bess C. Moss and Charles W. Moss, her husband to Susanna
McD. Kite
Book: 1378, Page 189
Date: September 2, 1925
Cost: \$1.00 plus buyer agrees to assume and pay a mortgage to
Fourth & Centre Trust Company
Description: same as above

Certificate of Transfer

Susanna McD. Kite residing in Glendale dies testate July 21, 1952,
appointing William H. Kite as the executor

Book: 2588, Page 253

Date: December 30, 1952

Transfers the real estate as follows:

William H. Kite, Jr.	Husband	1/4 interest
Sidney Kite Allen	Daughter	1/4 interest
Annette Kite DeWitt	Daughter	1/4 interest
William McD. Kite	Son	1/4 interest

Warranty Deed

Sidney Kite Allen, Annette Kite DeWitt and William McD. Kite to
William H. Kite, Jr.

Book; 2594, Page 134

Date: January 31, 1953

Cost: \$1.00

Description: conveys the 3 children's undivided 3/4 interest
in the property to their father

Last Will and Testament

William Henry Kite, deceased by William McD. Kite, as executor
to Hoy S. DeWitt and Annette K. DeWitt

researcher: Carol Beaud