

GHP History Research

21 East Sharon Avenue

Lyford House -- circa 1880

The Crawford & Clark subdivision plat plan does not show a pre-existing house located on Block 9 when the subdivision was created in 1855. Nor were there any houses on the property when the Johnston Subdivision was created in 1876.

Henry Clark & Mary S. Clark (his wife) & George Crawford & Sarah Crawford (his wife) to Jacob Stranden

Deed book 265 page 152

Lots 58 and 60 of Block No. 7

Lots 66, 67, 68, 69, 70, and 71 in Block No. 9

Lots 222 in Block 27 of

Plat Book No. 1 Page 246

May 10, 1855

For One dollar (\$1.00) and other valuable considerations.

Note: Jacob Stranden leased Lots 66, 67, 68, 69, 70, and 71 in Block No. 9 to Nathaniel S. McLean and Mary Louise McLean his wife on August 1 1859.

Jacob Stranden to Thomas and Mary E. Johnston

Assignment of mortgage,

Lots 66, 67, 68, 69, 70, and 71 in Block No. 9

Mortgage book 279 Page 270

May 26, 1866

In consideration of \$5,100 payable in one year at 6% interest.

The Mortgage was paid in full and recorded on July 19, 1867

Johnston et al to James H. Hey

Court of Common Pleas, Hamilton County, Ohio case No. 42102

Plat Book No. 4 Page 318 Johnston Subdivision

Deed book 461 Page 154

May 31, 1876

For the sum of \$12,717.08.

Note: E. Mesier Reese on September 9, 1873 filed suit against Thomas Johnston, Mary E. Johnston his wife, L. B. Wiley McLean, Charles W. Woally and Mary F. Woally his wife and John Lyford. In the November 1875 session the court determined that since all the parties were in default as to the cross petition by John Lyford who was owed \$10,446.45 the court directed Mr. D. W. Strickland, Master Commissioner, to subdivide Block 9 of the original plat of Glendale

creating the Johnston Subdivision, and sell the land. A public auction was held at 10:00 am on the premises on April 8, 1876 and James H. Hay offered the winning bid of \$12,717.08 for Lots 12, 14, 15, 16, 17, 18, 19, and 46. On the same date John Lyford acquired lots 5, 7, 9, 11 and 13 for \$2,653.50.

Note: The fact that James Hey paid \$12,717.08 for eight lots and John Lyford paid \$2,563.50 for four lots suggests that there may have been a house on one of the group of eight lots to account for the five fold greater price for essentially twice as much land.

James H. Hey and Lucy A. Hey his wife to John Lyford
Lots 12, 14, 16, 17, 18, 19, and 46 of the Johnston Subdivision Plat Book 4 Page 318
Deed Book 544 Page 152
November 15, 1880
For One dollar (\$1.00) and other valuable considerations.

Frank Bracker per Sherriff Deed to John Lyford
Lot 14, 15, 16, and 17, and 19 of the Johnston Subdivision Plat Book 4 Page 318
Deed Book 737 Page 113
October 1, 1889
For the sum of \$33.34 being a sum greater than two thirds the appraised value of the premises.

Note: John Lyford must have leased these lots to Frank Bracker because on April 19, 1889. John Lyford filed suit against Frank Bracker, deceased, and Amos White Administrator of the estate of Frank Bracker for the sum of \$505.32 together with interest on \$476.50 from January 1, 1889 and court costs. Note that Lot 12 was not included in the lease to Frank Bracker and this may have been because John Lyford and his wife were living in a house constructed on Lot 12 sometime after November 18, 1880

Mary Johnston unmarried, Lenwood Johnston unmarried, L. Howard Johnston unmarried, Alexander Johnston and Anna Johnston his wife, Jane E. Procter (formerly Johnston) and W. C. Procter her husband to Carolyn A. Lyford
Lots Numbered 5, 7, 9, 11, 13, 12, 14, 15, 16, 17, 18, 19, and 46 of Johnston's Subdivision of Block 9 in the original plot of Glendale made by order of the Court of Common Pleas of Hamilton County Ohio in case No. 42102
Deed book 869 page 18
November 22, 1901
For One dollar (\$1.00) and other valuable considerations.

Note: Mary Johnston, Lenwood Johnston, L. Howard Johnston, Alexander Johnston and Jane E. Procter being the only children and heirs of Mary E. Johnston and Thomas Johnston both deceased appear to be releasing any claim they may have had to the land which their parents had transferred to John Lyford through the Sherriff's sale in 1876. Carolyn had married John Lyford some time

after that and this deed ensures that she had all rights to this property some 25 years after the Sherriff's sale.

Caroline A. Lyford (a widow) to Mary D. Graff

Lot 12 of the Johnston Subdivision Plat Book 4 Page 318 described as being 50 feet on the south side of Sharon Avenue and extending 180 feet in depth.

Deed Book 933 Page 40

July 7, 1905

For One dollar (\$1.00) and other valuable considerations. The 1904 Sanborn insurance map shows that a house was located on the property at that time.

Mary D. Graff (widow) to Margaret and William Higgins

Lot 12 of the Johnston Subdivision Plat Book 4 Page 318

Deed Book 932 Page 74

July 20, 1905

For the sum of \$18,000

Note: The fact that a single lot was sold for such a large sum indicates that a house had been erected on the lot by that time. However, it is unclear when the house was constructed as Mary Graff only owned the property for 13 days it appears more likely that the house was constructed by John and Carolyn Lyford prior to 1905 and perhaps as early as 1880 when he first acquired the property.

Caroline A. Lyford (widow) to Margaret Higgins (Daughter of Margaret & William Higgins deceased).

Lot 14 of the Johnston Subdivision Plat Book 4 Page 318

Deed Book 1041 Page 556

July 13, 1911

For One dollar (\$1.00) and other valuable considerations.

Note: This completed the consolidation of lots 12 and 14 into the ownership of Margaret Higgins.

Maurice Higgins & Marry Higgins, his wife & Margaret Huggins, unmarried, Maurice Higgins, unmarried, Carl Higgins, unmarried & Euella Higgins O'Connell sole children and heirs in law of the said Michael Higgins deceased and Dennis O'Connell husband of said Euella Higgins O'Connell, & Patrick Higgins and Stasia Higgins his wife all of the foregoing with John Higgins herein being all the heirs at law of William Higgins, deceased to Margaret Higgins and Nora Higgins

The north 130 feet of Lot 6 of Cross and Dietrich Subdivision Plat Book 1 Page 299

Lot 12 in Thomas Johnson's Subdivision Plat book 4 Page 318

Lot 12 and the west 28 and 8/12th feet of Lot 11 of Walsh & Dooley's Subdivision Plat Book 2 Page 221

Deed Book 1213 Page 28

For One dollar (\$1.00) and other valuable considerations

Note: Lot 14 of the Johnston Subdivision was not included in this transaction as it was already owned outright by Margaret Higgins. The purpose of this transaction was to establish the shares of the William Higgins estate that was to be held by each of the sisters Margaret and Nora Higgins.

John Higgins (deceased) a brother and one of the Heirs at Law of William Higgins late of Glendale to Margaret Higgins, et al
The north 130 feet of Lot 6 of the Gross and Dietrich Subdivision
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 1250 Page 46
For One dollar (\$1.00) and other valuable considerations
March 22, 1921

Note: This transfer conveys partial ownership of these lots to Margret and Nora Higgins from their Uncle John Higgins who had died, so they became the sole owners of Lots 12 and 14 of Thomas Johnston Subdivision.

Margaret Higgins (deceased) to Nora Higgins
A three-fourths interest in Lot 12 of Thomas Johnston Subdivision
Lot 14 of Thomas Johnston Subdivision
Deed Book 2268 Page 297
October 24, 1947

Note: Margaret Higgins died on November 3, 1946 and her will transferred her ownership of Los 12 and 14 to her sister Nora.

Nora Higgins to Charles A. Howell
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 2628 Page 420
For \$9,000
July 29, 1953

Nora: Higgins died and her will appointed her niece Ann Mooter as Executrix of her estate including the sale of her real estate.

Charles A. Howell (unmarried) to Leon Howell
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 3308 Page 178
For One dollar (\$1.00) and other valuable considerations
September 20, 1963

Leon Howell and Diane S. Howell (his wife) to Charles A. Howell
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 3417 Page 314
For One dollar (\$1.00) and other valuable considerations

June 8, 1965

Charles Howell (unmarried) to Bernadette Schlueter
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 3937 Page 366
For One dollar (\$1.00) and other valuable considerations
October 23, 1973

Bernadette Schlueter (Widow and not remarried) to Steven L. and Julia B. Federman
(husband and wife)
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 4399 Page 814
For One dollar (\$1.00) and other valuable considerations
August 18, 1987

Steven L. Fredermann (unmarried) to Jeffery W. Renner (unmarried)
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 6940 Page 857
For valuable considerations
December 22, 1995

Jeffrey W. Renner (Married) to Sara Trimble-Oliver and Eric J. Oliver (wife and
husband)
Lots 12 and 14 of Thomas Johnston Subdivision
Deed Book 9649 Page 4219
For valuable considerations
June 8, 2004

Note: Jeffery Renner's wife died on May 2, 1995 thus she is not indicated on the
transfer.