ABSTRACT OF TITLE.

ABSTRACT OF TITLE of a parcel of real estate situated in Covington, Kenton County, Kentucky, and described as follows:—Beginning at a point in the North line of Eleventh Street 90 feet East of Russell Avenue; thence Eastwardly with the North line of Eleventh Street 23.94 feet; thence Northwardly parallel with Russell Avenue and through the center of the dividing wall of the double brick dwelling house, known as Nos. 72 and 74 West Eleventh Street, 137 feet; thence Westwardly parallel with Eleventh Street 23.94 feet to a point 90 feet East of Russell Avenue; thence Southwardly parallel with Russell Avenue 137 feet to the beginning.

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DEEDS.

1° Baptist Theological Institute,
   to -: Deed Book 29, page 216, Independence
   S. J. Walker,
   Dated Feb. 11, 1857.

2° S. J. Walker and wife,
   to -: Deed Book 32, page 393, Independence
   Caleb S. Manley,
   Dated October 18, 1858.

NOTE. I did not see the above two deeds as they are recorded at Independence, but they are referred to in deeds Nos. 3 and 5.

3° Caleb S. Manley,
   to -: Deed Book 8, page 9, Covington,
   Wm. W. Wells,
Conveys 137 feet on Russell Street by 190 feet on Eleventh Street to the alley East of Russell Street and various other parcels of
real estate and personal property.
Fee simple, deed without warranty.
Acknowledged and recorded August 3, 1864.

4° William W. Wells,
to --:-- deed book 8, page12, Covington,
, Margaret S. Manly, wife of Caleb S. Manly,
Fee simple; special warranty deed. Dower released.
Acknowledged and recorded same day as foregoing deed and conveys
same property.

NOTE. In Deed Book 24, page 335, March 27, 1871, Mary L. Manly
conveys to Amelia S. Grant what is now the Dr. John Blau property,
which is described as fronting 90 feet on Eleventh Street, so
that the Dr. Blau property runs back 90 feet from Russell and
immediately adjoins the property now under examination.

Immediately East of Dr. Blau's property is a double brick
house, which with the Galvin property further East is all part of
the Manly Estate. Mrs. Manly died and her only child and heir
Margaret L. Stevenson sold the East half of the double brick house
(now owned by Spelicy) to one Thos. J. Walsh, Deed Book 137, page
248, March 5, 1910, by the following description, that is to say
the West line of the Spelicy property runs in a straight line
through the center of the dividing wall of the double brick house
known as Nos. 72-74 West Eleventh Street.

The West half of this double brick house is the property
described in the caption and now under examination. This West half
was conveyed by Margaret L. Stevenson to Clemens N. Stiene by the
following deed.
5° Margaret L. Stevenson, unmarried,
only child and sole heirs at law
of Margaret L. Manly

to --: Deed Book 137, page 340,
Clemens M. Stiene,
23 94/100 X 137 feet North side Eleventh Street 90 feet
East of Russell Street.
Deed states that Caleb S. Manly, husband, died before Margaret L.
Manly.
Fee simple; general warranty; consideration paid.
Grantee assumes 1910 taxes.
Dated March 31, 1910. Acknowledged and recorded same day.

6° Clemens M. Stiene,
to --: Deed Book 150, page 148,
Leona M. Stiene,
$500.00.
Conveys property described in the caption.
Fee simple deed.
Dated July 2, 1913. Acknowledged and recorded July 3, 1913.

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TAXES.
There are no delinquent City or State taxes. The State
taxes for 1901 and 1907 were delinquent but are paid.

ASSESSMENTS.
Brick, Vol. IV. page 263.
Cement, Vol. IV. page 392. All paid.

OPINION.

I have examined the records at Covington and find the title
to the property described in the caption good and unencumbered in
the name of Leona M. Stiene and a proper deed from her and her hus-
band will convey a good and unencumbered title. The taxes for 1916
must be paid by Stiene unless otherwise agreed.

To Geo. Welling, Esq.,
February 18, 1916.

Attorney.