ABSTRACT OF TITLE.

ABSTRACT OF TITLE of the following parcel of real estate situated in Covington, Kenton County Ky., and being all of lot No. 479 of the Western Baptist Theological Institute's First Subdivision; fronting together 35 feet on the East side of Banklick Street South of Robins Avenue, and running back Eastwardly between parallel lines 80 feet more or less to the alley.

NOTE. The titles to the North and South halves must be considered separately at first.

North half. The North half was conveyed to Bernard Wilken father of George Wilken by deed from Henry Hultzman for $337.50 dated April 23, 1861, and recorded in Deed Book 2 page 582 at Covington.

 Bernard Wilken mortgaged the property first to Henry Hultzman and that was cancelled May 7, 1866, and another mortgage to C. Middendorf on which two suits were brought by Bernard Wilken and mortgage cancelled. George Wilken a son of Bernard Wilken brought suit after the death of his father vs. the other heirs, and the property was sold by Master Commissioner and bought in by George Wilken, and George Wilken obtained deed therefore recorded in Deed Book 83 page 63. George Wilken executed two mortgages to the Ninth Ward Perpetual Building Association, all of which have been released.

South half. The South half was conveyed by Sarah and James Hamilton to Henry Hultzman Deed Book 1 page 520 and recorded July 15, 1860, and Henry Hultzman conveyed the same to Clemens Nuxol in Deed Book 2 page 583 by deed recorded April 23, 1861.
John H. Musol and wife, Catherine Greenloh and husband and
Mary Bramlage and husband, being the only children and heirs
at law of Clemens Nuxol, conveyed the same to Clemens Beene
by deed recorded August 15, 1890 in Deed Book 67 page 639.

Clemens Beene by his will probated May 28, 1895 devised said
property (described as No. 1028 Banklick Street) to his daughter
Catherine Bohmer, and Catherine Bohmer by her will dated Jan-
uary 8, 1903 and probated January Term 1903 conveyed all her
estate to her husband Frank Bohmer, and Frank Bohmer conveyed
said half to George Wilken by deed dated February 20, 1903
and recorded same day in Deed Book 118 page 502.

George Wilken mortgaged the whole of the lot to the Ninth Ward
Perpetual Building Association in Mortgage Book 104 page 214
and again in Mortgage Book 119 page 25, both of said mortgages
are released.

George Wilken and wife executed the following deed.

George Wilken and wife,

       to -- Deed Book 128 page 603

Bernard Schumacher.

Conveys the whole of lot No. 479 by fee simple general warranty
deed. Consideration paid, wife joins. Dated May 2, 1907,
acknowledged and recorded May 3, 1907.

Will of Bernard Schumacher.

Will Book 10 page 477. Probated April 18, 1908.

He devises $150.00 to his son Bernard and the entire balance
of his estate to his widow Anna.
Will of Anna Schumacher,


She wills to her stepson Bernard Schumacher $25.00 and directs $50.00 to be expended for Masses, and all the rest and residue of her estate she devises to her daughter Mary Neiman.

In Inventory Book 28 page 477 and 29 page 367 the Executors under both wills make full and complete settlement, showing payment to Bernard Schumacher of both legacies.

**ASSESSMENTS.**

**ASSESSMENTS AND TAXES.**

The assessments for brick street improvement and cement sidewalks have all been paid.

There are no delinquent taxes, but taxes for 1910 are a lien.

The property was assessed at $1500.00.

**OPINION.**

I have carefully examined the records at Covington, and find the title to the property described in the caption good and unincumbered in the name of Mary Neiman, and a proper deed from her and husband will convey a good and unincumbered title, excepting as to taxes for 1910.

To A. Schwant and wife,  

April 2, 1910.  

Attorney.