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APPROVAL—CERTIFICATE OF TITLE, ETC., TO LAND IN
SAGAMORE HILLS, NORTHFIELD TOWNSHIP, SUMMIT
COUNTY, OHIO—M. LILLIS PECK.

COLUMBUS, OHIO, December 23, 1936.

HON. MARGARET M. ALLMAN, *Director, Department of Public Welfare,
Columbus, Ohio.*

DEAR MADAM: There were recently submitted to me for my examination and approval a certificate of title, warranty deed, contract encumbrance record No. 61 and Controlling Board certificate relating to the proposed purchase by the State of Ohio of a parcel of land owned of record by one M. Lillis Peck, which parcel of land is situated in the village of Sagamore Hills, Northfield Township, Summit County, Ohio, being a part of Original Lot No. 72 and bounded and described as follows:

Beginning at a point in the center line of Canal Road south $89^{\circ} 46'$ east, 682.90 feet from the intersection of Canal Road and the west lot line of Original Lot No. 72; thence south $0^{\circ} 54'$ east 891.98 feet along the easterly line of the property now owned by Ida M. Bickers, to an iron pipe driven in the ground; thence north $90^{\circ} 0'$ east 97.69 feet to an iron pin; thence north $0^{\circ} 54'$ west, 891.58 feet, along the westerly line of the property now owned by Mrs. M. Lillis Peck, to the center line of Canal Road; thence north $89^{\circ} 46'$ west, 97.69 feet along the center line of Canal Road to the place of beginning, the parcel so bounded to contain 2 acres be the same more or less but subject to all legal highways.

Upon examination of the certificate of title submitted to me, which certificate of title is executed by The Bankers Guarantee Title and Trust Company, Akron, Ohio, as of the 2nd day of December, 1936, I find that M. Lillis Peck has a good and indefeasible fee simple title to the above described tract of land and that the same is free and clear of all encumbrances except the undetermined taxes on the property for the year 1936. As to this, it is noted that the parcel of land above described is a part of one or both of two larger parcels of land, one of such parcels being Sub 2 W. Pt. Lot 72 containing three acres and the other being Sub 3 E. Pt. Lot 72 containing 4.17 acres. Upon the closing of the transaction relating to the purchase of this land and upon the presentation of the deed executed by Mrs. Peck, the parcel of land here under con-

sideration will, I assume, be segregated on the County Auditor's books from the larger parcel or parcels of which it is a part as provided by Section 2573, General Code. As to this, it is noted, however, that Mrs. Peck is to pay the 1936 taxes on this property and such segregation, when made, will not affect her duty and obligation to pay such 1936 taxes on the tax list and duplicate entries as they now appear.

Upon examination of the warranty deed tendered by M. Lillis Peck, I find that this deed has been properly executed by said grantor and that the form of this deed is such that it is legally sufficient to convey the above described property to the State of Ohio by fee simple title with a covenant of warranty that this property is free and clear of all encumbrances whatsoever.

Contract encumbrance record No. 61, which has been submitted to me as a part of the files relating to the purchase of this property, has been properly executed and the same shows a sufficient unencumbered balance in the appropriation account to the credit of your department for the purchase of these lands, sufficient to pay the purchase price of this parcel, which purchase price is the sum of \$600.00. It further appears from said contract encumbrance record, as well as from the certificate of the Controlling Board which has been submitted to me, that the purchase of this property has been approved by the Controlling Board and that the money necessary to pay for the same has been released for this purpose by said Board.

The title of M. Lillis Peck in and to the above described parcel of land and the certificate of title, warranty deed, contract encumbrance record No. 61 and other files relating to the purchase of this property are hereby approved and the files above named are herewith returned to you and to the end that a proper voucher may be issued by your department covering the purchase price of the property.

Respectfully,

JOHN W. BRICKER,
Attorney General.