

such suites in said apartment are so occupied, the maximum amount which may be allowed for all of such suites is \$10.00.

Respectfully,
JOHN W. BRICKER,
Attorney General.

3936.

APPROVAL, ABSTRACT OF TITLE, ETC., TO LAND IN SALEM TOWNSHIP,
JEFFERSON COUNTY, OHIO—WILLIAM H. RAMSEY AND CARRIE
RAMSEY.

COLUMBUS, OHIO, February 11, 1935.

HON. WILLIAM H. REINHART, *Conservation Commissioner, Columbus, Ohio.*

DEAR SIR:—You have submitted for my examination and approval an abstract of title and a continuation thereof of certain lands owned by William H. Ramsey and Carrie Ramsey, his wife, situated in Salem Township, Jefferson County, Ohio, comprising 185.2 acres, more or less. You have likewise submitted to me a warranty deed, contract encumbrance record No. 26 and Controlling Board certificate relating to a tract of 3.35 acres out of the larger acreage above referred to, which the state of Ohio proposes to purchase as an extension to lands which were acquired by the State from William H. Ramsey and Carrie Ramsey by warranty deed under date of August 25, 1927.

Upon examination of the abstract of title and the continuation thereof above referred to, which continuation is certified by the abstracter under date of December 8, 1934, I find that William H. Ramsey and Carrie Ramsey have a good merchantable fee simple title to the 3.35 acre tract of land here under consideration. This tract of land is described as follows:

Situated in Salem Township, Jefferson County, Ohio, and being a part of Section 18, Township 10, Range 3 and described as follows: Beginning at a point in the East boundary line of said Section, 1881 ft. N. of the S. E. corner of said Section, which point is also the S. E. corner of the Crawford Tract; thence following the westerly line of the Crawford Tract, S. 68° W. 401 ft.; thence N. 45° W. 726 ft.; thence N. 38° 30' W. 231 ft.; thence N. 52° W. 297 ft.; thence N. 54° W. 236.63 ft. to an iron pin, which is the principal place of beginning; thence S. 38° 15' W. 68.35 ft. to a concrete monument; thence N. 71° 19' W. 90.75 ft.; thence N. 78° 19' W. 108.58 ft.; thence N. 49° 48' W. 193.78 ft.; thence N. 57° 15' W. 200.85 ft.; thence N. 61° 25' W. 108.42 ft.; then N. 62° 46' W. 115.85 ft.; thence N. 38° 45' W. 202.18 ft.; thence N. 43° 34' W. 162.52 ft. to an iron pin; thence N. 18° E. along Ramsey's line 154.51 ft. to the corner of Crawford Tract; thence S. 30° E. 214.5 ft.; thence S. 54° E. 1017.37 ft. to the place of beginning, containing 3.35 acres, as surveyed by E. A. Hand, Surveyor, October 15, 1934.

The title by which William H. Ramsey and Carrie Ramsey own and hold the tract of land above described is subject to the taxes for the year 1934 on this property as a part of the larger tract of land first above referred to. The taxes on the tract of

land here in question should be segregated by the county auditor in the manner provided by the statute in such case made and provided, and a payment or adjustment of such taxes should be made before or at the time the transaction for the purchase of this property is closed.

In addition to the exception above referred to with respect to the 1934 taxes, it is noted that under date of June 4, 1927, William H. Ramsey and Carrie L. Ramsey executed a mortgage upon the 185.2 acre tract of land owned by them, which tract of land includes the 3.35 acre tract of land here under consideration. This mortgage is one executed to the Federal Land Bank of Louisville, a corporation duly incorporated and existing under the Federal Farm Loan Act; and the mortgage was given to secure a promissory note in the sum of \$3600 executed by William H. Ramsey and Carrie L. Ramsey to said bank. This mortgage has not been canceled of record and the same is a lien upon all the lands covered thereby, including the 3.35 acre tract of land, here under consideration, to the extent of the principal and interest remaining unpaid upon the note secured by the mortgage. A release of this mortgage with respect to the tract of land to be purchased by the State should be obtained from the Federal Land Bank of Louisville before any voucher is issued covering the purchase price of this property.

Upon examination of the warranty deed tendered by William H. Ramsey and Carrie Ramsey, I find that said deed has been properly executed and acknowledged by said grantors. I further find, upon an examination of the terms and provisions of this deed, that the form of the same is such that it is legally sufficient to convey this property to the state of Ohio by full fee simple title with a covenant of warranty that this property is free and clear of all encumbrances whatsoever.

Contract encumbrance record No. 26, which has been submitted 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 proper appropriation account to pay the purchase price of this 3.35 acre tract of land, which purchase price is the sum of \$141.80. It further appears from a recital of said contract encumbrance record, as well as from the certificate of the Controlling Board, that said Board under date of February 20, 1934, approved the purchase of this tract of land and released from the appropriation account the money necessary to pay the purchase price thereof.

There is nothing in the files which you submitted to me, relating to the purchase of this tract of land, which indicates the purpose for which the land is to be acquired. However, I am advised by your office that the purpose of the Conservation Commission in acquiring this property is that the lands acquired may be used as an addition to lands now owned and held by the State for reservoir and public park purposes. I am further advised by your office that the Conservation Council has by proper resolution provided for the purchase of this tract of land under the authority conferred upon said body by section 472, General Code, which, among other things, provides that the Conservation Council may, subject to the approval of the Attorney General, acquire by gift, purchase or by appropriation proceedings on behalf of the State such real property rights and privileges as may be necessary in its judgment for the use, extension, enlargement and maintenance of public parks, reservoirs, and resorts of this kind. As above noted, the purchase of this property for the purpose above indicated requires the approval of the Attorney General; and inasmuch as no reason is apparent upon legal grounds or otherwise why the judgment of the Conservation Council with respect to the purchase of this property should be questioned by me, said purchase is hereby approved as is indicated by my approval endorsed upon the deed by which this property is to be conveyed to the State when the exceptions above noted as to the title to this property are satisfied in the manner above suggested.

When the voucher covering the purchase price of this property has been issued and the same, together with the other files relating to the purchase of the property,

has been submitted to the Auditor of State for his warrant, you should submit to the Auditor of State a copy of the resolution of the Conservation Council authorizing and providing for the purchase of this property.

Subject to the exceptions above noted, I am approving the abstract of title and the extension thereof, and I am likewise approving the warranty deed, contract encumbrance record and other files submitted. I am returning the original abstract of title to the office of the Auditor of State and I am herewith enclosing the abstract extension, the warranty deed, contract encumbrance record and Controlling Board certificate.

Respectfully,

JOHN W. BRICKER,
Attorney General.

3937.

APPROVAL, LEASE TO LAND IN RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO, FOR STATE GAME REFUGE PURPOSES—EARL W. AND WM. B. RAMSEY.

COLUMBUS, OHIO, February 11, 1935.

HON. WILLIAM H. REINHART, *Commissioner, Division of Conservation, Columbus, Ohio.*

DEAR SIR:—You have submitted for my examination and approval a certain lease No. 2265, executed by Earl W. and Wm. B. Ramsey of Richland Township, Logan County, Ohio, to the state of Ohio, on a parcel of land in said township and county as described in said lease, containing 35½ acres of land. By this lease, which is one for a term of four years and five months, this land is leased and demised to the state solely for state game refuge purposes; and it is noted in this connection that acting under the provisions of section 1435-1 and other related sections of the General Code, the Conservation Council, acting through you as Conservation Commissioner, has set this property aside as a state game and bird refuge during the term of said lease.

Upon examination of this lease, I find that the same has been properly executed and acknowledged by said lessors and by the Conservation Council, acting on behalf of the state through you as Commissioner.

I am accordingly approving this lease as to legality and form as is evidenced by my approval endorsed upon the lease and upon the duplicate copy thereof, both of which are herewith returned.

Respectfully,

JOHN W. BRICKER,
Attorney General.

3938.

APPROVAL, BONDS OF HARPSTER—LITTLE SANDUSKY VILLAGE SCHOOL DISTRICT, WYANDOT COUNTY, OHIO, \$20,000.00.

COLUMBUS, OHIO, February 13, 1935.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.