

the proposed purchase of 391 acres of land, more or less, owned of record by Bessie McCormick and Irene Miller, in Jefferson Township, Adams County, Ohio.

In Opinion No. 386 of this department, directed to you under date of May 8, 1929, I found upon examination of the corrected abstract of title submitted, that Bessie McCormick and Irene Miller had a good and indefeasible fee simple title to the several tracts of land involved in this proposed purchase, free and clear of all encumbrances except the taxes for the last half of the year 1928, the amount of which was not stated in the abstract, and except the taxes for the year 1929, amounting approximately to \$92.30. A suggestion was made in said opinion that some adjustment with respect to these taxes should be made before the transaction relating to the purchase of said several tracts of land is closed.

In the opinion above referred to, encumbrance estimate No. 4794 and the controlling board certificate were both approved. The warranty deed conveying said several tracts of land to the State of Ohio was disapproved by reason of a number of discrepancies in the description of some of said tracts of land, as compared with the description of the same tracts of land in the abstract. An examination of the deed in its present form shows that said discrepancies have been corrected and said warranty deed is hereby approved.

I am, therefore, approving all of the files submitted to me relating to the purchase of the lands herein question, subject to adjustment to be made by you with respect to the taxes above mentioned.

I am herewith returning to you said corrected abstract of title, warranty deed, encumbrance estimate and controlling board certificate.

Respectfully,

GILBERT BETTMAN,
Attorney General.

429.

APPROVAL, ABSTRACT OF TITLE TO LAND OF BOYD GOSS IN LAUREL TOWNSHIP, HOCKING COUNTY, OHIO.

COLUMBUS, OHIO, May 23, 1929.

HON. CARL E. STEEB, *Secretary, Ohio Agricultural Experiment Station, Columbus, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval a corrected abstract of title and a warranty deed relating to the proposed purchase of two tracts of land in Laurel Township, Hocking County, Ohio, which are owned of record by Boyd Goss, Clyde Goss and C. I. Goss, aggregating 37½ acres, more or less, and which tracts are more particularly described in Opinion No. 41 directed to you under date of January 31, 1929.

The corrected abstract of title submitted does not by any means correct all of the objections noted in the former opinion of this department above referred to. The objections there noted, however, which have not been corrected, related to matters fifty years or more ago and I am quite clearly of the opinion that by reason of the lapse of time, the exceptions noted in the former opinion by reason of said objections, can be safely waived.

Accordingly, I am of the opinion that said Boyd Goss, Clyde Goss and C. I. Goss as tenants in common, have a good and indefeasible title to the land here in question free and clear of all encumbrances and outstanding claims except the taxes on said

property for the years 1928 and 1929, the amount of which is not set forth in the abstract. The amount of these taxes should be ascertained and some adjustment of the same should be made before this property is purchased, and a warrant therefor is issued.

The warranty deed of said Boyd Goss, Clyde Goss and C. I. Goss to the State of Ohio shows that the same has been signed by said grantors and by their respective wives, and that said deed has been otherwise properly executed and acknowledged. The said deed is in form sufficient to convey to the State of Ohio a fee simple title to the property here in question free and clear of the inchoate dower interests of the respective wives of said grantors and free and clear of all encumbrances whatsoever.

Encumbrance estimate No. 439 submitted by you shows that the same has been properly executed and that there are sufficient balances in the proper appropriation act to pay the purchase price of said lands.

The controlling board certificate submitted as a part of the files in this matter shows that the purchase of these lands was approved by the controlling board at a meeting held by said board on December 20, 1928.

All of the files relating to the purchase of said lands are therefore hereby approved, subject to an adjustment to be made with respect to the taxes above mentioned before this purchase is closed. All of the above mentioned files are herewith returned.

Respectfully,
GILBERT BETTMAN,
Attorney General.

430.

APPROVAL, LEASE TO OFFICE ROOMS IN CLEVELAND, OHIO, FOR USE
OF THE STATE FIRE MARSHAL.

COLUMBUS, OHIO, May 23, 1929.

HON. RICHARD T. WISDA, *Superintendent of Public Works, Columbus, Ohio.*

DEAR SIR:—You have submitted for my approval a certain lease, as hereinafter set forth, granting to you, as Superintendent of Public Works, for the use of the State Fire Marshal, certain office rooms in Cleveland, Ohio, as follows:

Lease from W. G. Marshall for rooms 700, 701 and 702 in the Marshall Building, Cleveland, Ohio. This lease is for a term of one year (1), beginning on the first day of June, 1929, and ending on the thirty-first day of May, 1930, by the terms of which the State will be required to pay eighty dollars (\$80.00) per month on the first day of each and every month in advance.

There has been submitted encumbrance estimates which contain the certificate of the Director of Finance to the effect that funds are available for the payment of said rentals.

Finding said lease in proper legal form, I hereby approve it as to form and return it herewith.

Respectfully,
GILBERT BETTMAN,
Attorney General.