

1335.

APPROVAL; BONDS OF DE GRAFF VILLAGE SCHOOL DISTRICT, LOGAN COUNTY, OHIO, IN AMOUNT OF \$125,000.

COLUMBUS, OHIO, June 14, 1920.

*Industrial Commission of Ohio, Columbus, Ohio.*

1336.

STATUS OF TITLE—PREMISES IN CLINTON TOWNSHIP, FRANKLIN COUNTY, OHIO, WOOD-BROWN PLACE.

COLUMBUS, OHIO, June 15, 1920.

HON. CARL E. STEEB, *Secretary, Board of Trustees, Ohio State University, Columbus, Ohio.*

DEAR SIR:—You have submitted to this department a partial abstract, certified by Alfred Neydon & Company, June 8, 1920, and requested an opinion relative to the status of the title to the following described premises:

“Situate in the county of Franklin, in the state of Ohio, and in the township of Clinton, being lot number seventy-five (75) of Wood-Brown Place as the same is numbered and delineated on the recorded plat thereof, of record in plat book No. 5, page 196, recorder’s office, Franklin county, Ohio.”

The abstract shows that said premises are a part of Wood-Brown Place and that the plat thereof was duly approved by the commissioners of Franklin county and recorded in said county August 30, 1893. The first conveyance shown is that of Daniel W. Brown, trustee, to J. L. Porter, which instrument was executed September 20, 1893. Inasmuch as the title to the Wood-Brown Place down to the time the plat above referred to was recorded has frequently been approved by this department it is not believed that the failure of the abstract under consideration to show the chain of title prior to said date is material.

It is my opinion that said abstract discloses a good and sufficient title to said premises to be in the name of William T. S. Porter and Augustus S. Porter on the date of said abstract, subject to the taxes for the year 1920 which are undetermined, unpaid, and a lien.

The abstract further discloses that William T. S. Porter above referred to is now deceased and that his will has been duly probated in Harrison county, Ohio, and that an authenticated copy of the same has been duly admitted to record in the office of the probate court of Franklin county, and that under the provisions of said will Lura E. Porter, who is now Lura E. Porter Selway, is authorized, as executrix, to convey whatever title and interest the estate of the said William T. S. Porter has to said premises.

You are, therefore, advised that in the event the present owners of said premises desire to convey the same the said executrix should execute an executor’s deed and Augustus S. Porter and wife should execute a warranty deed.

Under the peculiar wording of the will of James Porter, as shown by the abstract, which devised the premises under consideration to the parties in whose name the said premises now stand said premises were conveyed to William T. S. Porter and Augustus