

1165.

ABSTRACT, STATUS OF TITLE, PART OF SURVEY NO. 15356, SITUATE  
IN FRANKLIN TOWNSHIP, ROSS COUNTY, OHIO.

COLUMBUS, OHIO, January 30, 1924.

HON. EDMOND SECREST, *Department of Forestry, Ohio Agricultural Experiment Station, Wooster, Ohio.*

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Harry B. Grace, Abstracter, and bears date of January 3, 1924, and was submitted to this office January 16, 1924, and pertains to the following premises:

“Situate in Franklin Township, Ross County, Ohio, to wit:

Beginning at a stone, corner to J. J. Whitlatch's land; thence north 82 deg. west 80 poles to a large white oak marked 'W' and a stone; thence south 19 deg. west 168 poles to a black oak, locust and stone, one of the corners to Survey No. 15356, on the south side of a ridge; thence south 59½ deg. east 90½ poles to a stone in Clayton's line and corner to J. J. Whitlatch's land; thence north 16¼ deg. east 221 poles to the beginning, containing 90 acres and 80 poles of land more or less, and being a part of Survey No. 15356.”

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to the north half of the above described premises in Jesse H. Millikan and Ruth M. Westerfield, and as to an undivided one-half of the south half of said above described premises in T. S. Hogan, subject to the following exceptions:

The abstract under consideration begins with a conveyance to Philip W. Clements, July 11, 1883, the chain of title previous to the above date being covered and shown in an abstract of title of Maseppa M. Coates to a tract of 106 acres and 18½ poles of land, being a part of a 300-acre tract conveyed to Philip W. Clements July 11, 1883. I have examined the abstract above referred to and on file in the office of the State Auditor and find that same was approved by my predecessor in August, 1922.

A note at the bottom of page 39 of the abstract under consideration indicates that the premises described have been transferred on the auditor's duplicate of Ross County, under date of January 3, 1924, as to the undivided north half of the tract described, to Jesse H. Millikan and Ruth M. Westerfield, and I am therefore assuming that the certificate of the Probate Court of Ross County, Ohio, directing such transfer, has been issued, although same does not appear in the abstract.

The tax receipt abstracted on page 39 shows the taxes paid in full for the year 1923, said taxes having been paid under date of January 8, 1924.

The payment of the consideration and the proper delivery of the deeds already executed and accompanying the abstract will be sufficient to convey the title to the premises under consideration to the State of Ohio.

Attention is also directed to the necessity of the proper certificate from the director of finance, to the effect that there are unincumbered balances legally appro-

priated sufficient to cover the purchase price before the purchase can be consummated.

The abstract and deed covering the premises here under consideration are herewith returned.

Respectfully,  
C. C. CRABBE,  
*Attorney General.*

1166.

ABSTRACT, STATUS OF TITLE, PART OF SURVEY NO. 14056 OF 811 ACRES, SITUATE IN TOWNSHIPS OF SCIOTO, FRANKLIN AND HUNTINGTON, COUNTY OF ROSS AND STATE OF OHIO.

COLUMBUS, OHIO, January 30, 1924.

HON. EDMOND SECRIST, *Department of Forestry, Ohio Agricultural Experiment Station, Wooster, Ohio.*

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Harry B. Grace, Abstracter, and bears the date of January 3, 1924, and was submitted to this office January 16, 1924, and pertains to the following premises:

“Situate in the townships of Scioto, Franklin and Huntington, County of Ross, and State of Ohio, to wit:

Beginning at a stake between a small chestnut oak and ash (original call three chestnut oaks), corner to the Armstrong & Story tract of land, the Emma Smith land and the Carson & Wilson tract of land, and also the southwest corner of original survey No. 15056; thence with the line of original surveys Nos. 15056 and 14940 and Emma Smith's line north 16 deg. 15' east 58 rods to a stone between three small chestnut oaks, the northeast corner to the Smith land; thence north 43 deg. east 247 rods to a stake, corner to the Carson & Wilson tract of land, the N. Wilson estate land and the tract being described; thence south 11¾ deg. east 29½ rods to a stone on the west side of the point of a ridge near the bottom where a white oak and dogwood are called for in the deeds to Nathaniel Wilson and William Carson's heirs; thence north 88 deg. 45' east 77 rods to a stake in the line of Edward Irvin and Dr. J. T. Growden's land where a white oak is called for; thence south 28 deg. 45' east 90 rods to a stake on top of a high ridge, corner to the Armstrong & Story tract of land, where two small hickories are called for 'on top of Stony Creek ridge;' thence south 1 deg. 15' west with the Armstrong & Story land 132 rods to a stake in the south line of original survey No. 15056 where a chestnut oak is called for, now gone; thence with the original line north 88 deg. 45' west 308 rods to the place of beginning, containing 320 acres more or less.

Being a part of Survey No. 14056 of 811 acres.”

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Mary Augusta Ricker Martin, a widow, subject to the following exceptions:

A note at the bottom of page 77 of the abstract indicates that the premises