

East by the east line of said lot No. 58; south by land now or formerly owned by Wm. M. Martin and northwesterly by the southeasterly line of the Big Four Railway Company, containing 0.50 acres of land, be the same more or less."

An examination has been made and it is believed that said abstract shows good title to said premises to be in the name of Hugh Knapp, subject to the following liens and encumbrances.

In section 11 of the abstract is shown a mortgage given by John Lyndes and Elizabeth C. Lyndes to Frederick W. Lyndes, administrator of Orville Lyndes, deceased, on February 14, 1889, to secure the payment of \$125.00. According to the abstract this mortgage has not been released of record. In view of the time that has elapsed it is believed that serious consideration need not be given to this unless there is some evidence of the parties to whom said mortgage was given claiming some interest in the premises.

In section 18 of the abstract the record of a mortgage is shown given by William Knapp and Martha Knapp to Fritz Rudin, on January 27, 1910, to secure the payment of \$300.00 with interest. This mortgage is not released of record and is a lien upon the premises.

The taxes for the last half of 1921, amounting to \$2.58, are unpaid and a lien. The taxes for the year 1922 are also a lien. Under the contract you have entered into with Mr. Knapp it will be his duty to pay the 1921 taxes, and the duty of the state to pay those for the year 1922.

You are further advised that the abstracter does not disclose what, if any, special assessments are shown on the treasurer's duplicate which would be liens upon said premises. Therefore, before accepting a conveyance it will be necessary to determine this matter.

In the event a conveyance is accepted you should require a warranty deed and see that all of the matters heretofore pointed out are properly cleared up.

The abstract discloses that no examination was made in the United States courts.

You have submitted encumbrance estimate No. 3862, containing the certificate of the Director of Finance to the effect that there is \$1,500.00 available for the said purchase.

The abstract, encumbrance estimate and contract are enclosed herewith.

Respectfully,

JOHN G. PRICE,

Attorney-General.

3444.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOT NO. 39, BEING 58.25 ACRES OF LAND.

COLUMBUS, OHIO, August 1, 1922.

HON. LEON C. HERRICK, *Director of Highways and Public Works, Columbus, Ohio.*

GENTLEMEN:—You have submitted an abstract certified by the Lorain County Abstract Company, May 25, 1922, and inquire as to the status of the following described premises:

"Situated in the township of Eaton, county of Lorain and state of Ohio, and known as being part of original lot No. 39 in said Eaton township, bounded and described as follows:

On the east, south and west by the east, south and west lines of said lot No 39 and on the north by land now or formerly owned by Byron N. Tompkins, containing 58.25 acres of land, be the same more or less."

According to the abstract Lucy Ann Cole owns the south 29½ acres of said premises and holds a life lease for the 28.75 acres of the northern part of the tract and also has a dower interest in said northern part. The title to the remainder of said 28.75 acre tract would be in the heirs of J. Z. Cole.

The abstract has been supplemented by an affidavit for transfer, which has been filed by said heirs, and the abstract company states that it has been duly filed of record and the transfer made.

An affidavit also has been submitted showing that J. Z. Cole and Zelora J. Cole is one and the same person.

At section 24 there is shown a lease given upon said premises to the Ohio Fuel and Supply Company, which is not released of record. You should determine for yourself to what extent this affects the enjoyment of the premises.

According to the abstract the taxes for the last half of the year 1921, amounting to \$48.44, are unpaid and a lien. The taxes for the year 1922 are a lien.

The abstract does not disclose whether or not there are any special assessments affecting the title and no examination was made in any of the United States courts.

You have submitted encumbrance estimate which contains the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in the sum of \$12,337.50 to cover the purchase of said premises.

Enclosed herewith you will find the encumbrance estimate, abstract and contract.

Respectfully,

JOHN G. PRICE,

Attorney-General.

3445.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOTS NOS. 58 AND 59, BEING 139.91 ACRES OF LAND.

COLUMBUS, OHIO, August 1, 1922.

HON. LEON C. HERRICK, *Director of Highways and Public Works, Columbus, Ohio.*

GENTLEMEN:—You have submitted an abstract last continued by the Lorain County Mortgage and Title Company, May 15, 1922, and inquire as to the status of the title to the following described premises:

"Situated in the township of Eaton, county of Lorain, and state of Ohio, and known as being part of original lots Nos. 58 and 59 in said Eaton township, bounded and described as follows:

Beginning in the southwest corner of said lot No. 59; thence east in the south line of said lot, a distance of 1448 feet to land in said lot now or formerly owned by Belle Tompkins; thence north in said Tompkins' west line a distance of 584.5 feet; thence east in said Tompkins' north line, a distance of