

1531.

ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT NO. 6, ALL OF LOT NO. 7 AND NORTH HALF OF LOT NO. 8, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 26, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

Dear Sir:

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

The last continuation of the abstract under consideration bears date of May 21, 1924, and pertains to the following premises:

"Being the South half of Lot No. Six (6), all of Lot No. Seven (7) and the North half of Lot No. Eight (8), of Hamilton's Second Garden Addition to the City of Columbus, Ohio, (excepting six feet off the rear end of each of said lots reserved for use as an alley), as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio."

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Rose D. and Benny Canini, subject to the following exceptions:

There appear to be one or two minor deficiencies in the early history of the title, but I am of the opinion, because of a considerable lapse of time, same may be disregarded.

Attention is directed to certain restrictions against the use of the premises for the erection of any buildings to be used for slaughter houses, the killing of animals or the use of said premises for the sale of intoxicating liquors and malt beverages. These restrictions follow the premises for a period of twenty-five years from the date of the subdivision.

The abstract states no examination has been made in the United States District or Circuit Courts or any subdivision thereof.

Attention is directed to two uncancelled mortgages as set forth in sections 13 and 16 of the last continuation. The mortgage set forth in section 13 was given on the premises under consideration by Joseph H. Cramer to The Columbian Building and Loan Company, dated September 11, 1920, in the sum of \$1,200.00, and is not released of record. A proper release of said mortgage by The Columbian Building and Loan Company must be secured before the final consummation of the purchase of these premises. Also a mortgage on the premises under consideration given by the present owners, Rose D. and Bennie Canini, husband and wife, to Laura A. Holder, in the sum of \$1,200.00, dated August 11, 1921. This mortgage is not released of record and a proper release of same by Laura A. Holder must be procured before the final consummation of the purchase of these premises.

Taxes for the last half of the year 1923, on the South half of Lot No. 6 and all of Lot No. 7, amounting to \$16.57, and the last half of the year 1923, on the North half of Lot No. 8, amounting to \$3.11, and delinquent taxes and penalty on the north half of Lot 8, amounting to \$21.05, and the taxes for the year 1924, on the south half of Lot 6, all of Lot 7, and the north half of Lot 8, amount not yet determined, are a lien.

It is suggested that the proper execution of a general warranty deed by Rose D. and Benny Canini will be sufficient to convey the title of said premises to the State of Ohio when properly delivered.

Attention is also directed to the necessity of the proper certificate of the Director of Finance, to the effect that there are unincumbered balances legally appropriated sufficient to cover the purchase price before the purchase can be consummated.

The abstract is herewith returned.

Respectfully,
C. C. CRABBE,
Attorney General.

1532.

ABSTRACT, STATUS OF TITLE, LOT NO. 68, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 26, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

Dear Sir:

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

The last continuation of the abstract under consideration bears date of May 17, 1924, and pertains to the following premises:

Being Lot No. 68, of Hamilton's Second Garden Addition, except six feet off the rear end thereof, reserved for an alley, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio.

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

There appear to be one or two minor deficiencies in the early history of the title, but I am of the opinion, because of a considerable lapse of time, same may be disregarded.

Attention is directed to certain restrictions against the use of the premises for the erection of any buildings to be used for slaughter houses, the killing of animals or the use of said premises for the sale of intoxicating liquors and malt beverages. These restrictions follow the premises for a period of twenty-five years from the date of the subdivision.

The abstract states no examination has been made in the United States District or Circuit Courts or any subdivision thereof.

The taxes for the last half of the year 1923, amounting to \$28.23, due and payable in June, 1924, and the taxes for the year 1924, amount not yet determined, are a lien.