

1497.

ABSTRACT, STATUS OF TITLE, LOT NO. 96, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 19, 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 9, 1924, and pertains to the following premises:

"Being Lot No. 96, excepting six feet off the rear end thereof reserved for an alley, of Hamilton's Second Garden Addition to the City of Columbus, Ohio, 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 Wendell and Mary Buechner, 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 \$23.83, and the taxes for the year 1924, amount not yet determined, are a lien. Lots Nos. 95 and 96 appear to be listed together on the tax duplicate and it is believed the above statement of taxes covers both lots.

It is suggested that the proper execution of a general warranty deed by Wendell and Mary Buechner 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 before the purchase can be consummated.

The abstract is herewith returned.

Respectfully,

C. C. CRABBE,

Attorney General.