

3655.

STATUS, ABSTRACT OF TITLE, TWO TRACTS OF LAND, SURVEYS
NOS. 15421 AND 14862.

COLUMBUS, OHIO, October 11, 1922.

HON. L. J. TABER, *Director, Department of Agriculture, Columbus, Ohio.*

DEAR SIR:—An abstract has been submitted by your department which was certified July 1, 1922 by Joseph W. Mitchell, abstracter, and you have requested my opinion as to the status of the title, as disclosed by said abstract, to two tracts of land situated in Surveys Nos. 15421 and 14862, which said premises are more fully described in the abstract and deed which are enclosed herewith.

It is noted that while the deed purports to convey seventy-seven acres, an examination of the abstract indicates that there perhaps is not that amount in the premises described. However this may be, it is believed to be unimportant in view of the fact that it is the lands bounded by certain lines that you desire for certain purposes and not the number of acres that is of the most importance.

In the original examination it was noted that Charles E. Shaffer claimed title to the parcel situated in Survey No. 14862 by reason of a tax title. The abstract has been further supplemented by an affidavit establishing title to this particular tract in the said Charles E. Shaffer by adverse possession; also an affidavit has been submitted showing that David N. Hopkins was single at the time he conveyed said premises to Mr. Shaffer in 1907.

It is the opinion of this department that the abstract, together with the supplements above referred to, disclose the title to said premises to be in the name of Charles E. Shaffer free from encumbrance excepting the taxes for the year 1922, which are a lien. While there is a mortgage on said premises which is unreleased of record, in view of the time that has expired, it would seem that serious consideration need not be given to this matter.

You have further submitted a deed, executed by the said Charles E. Shaffer and Leutisha Shaffer, his wife, which is believed to be sufficient to convey said premises to the State when properly delivered.

You have further submitted encumbrance estimate No. 6259 which contains the certificate of the director of finance to the effect that there are unencumbered balances legally appropriated in the sum of Three Thousand (\$3,000) to cover the purchase price of said premises.

The abstract, deed and encumbrance estimates are enclosed herewith.

Respectfully,

JOHN G. PRICE,

Attorney-General.

3656.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN PUT-IN-BAY
TOWNSHIP, OTTAWA COUNTY, OHIO, BEING A LOT OF SHIELE
AND HOLLWAY'S PEACH POINT SUBDIVISION.

COLUMBUS, OHIO, October 11, 1922.

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

DEAR SIR:—You have submitted an abstract certified by Graves, Stahl, Duff and