

Upon examination I find the foregoing official bonds in proper legal form, and I have noted my approval thereon as to form, and am returning the same herewith to you.

Respectfully,
GILBERT BETTMAN,
Attorney General.

3.

DISAPPROVAL, ABSTRACT OF TITLE TO LAND OF CHARLES M. WOLTZ, IN HOCKING COUNTY.

COLUMBUS, OHIO, January 16, 1929.

HON. CARL E. STEEB, *Secretary, Ohio Agricultural Experiment Station, Columbus, Ohio.*

DEAR SIR:—This is to acknowledge receipt of your communication of recent date enclosing abstract of title, warranty deed, encumbrance estimate No. 4766, and Controlling Board certificate, relating to certain lands in Hocking County, Ohio, of all of which one Charles M. Woltz is the owner of record and which property is more particularly described as follows:

Known as the east part of the southeast quarter of the northwest quarter, including all the lands below the rocks, said rocks being the line, in Section 32, Township 13, Range 18, containing 12 acres, more or less.

Also, the south half of the northeast quarter of Section 32, Township 13, Range 18, containing 80 acres, more or less. Containing in all 92 acres, more or less.

Also the following premises, to-wit:

Being a part of the southeast quarter of the southwest quarter of Section 33, Township 13, Range 18, containing about 38 acres, excepting about 3 acres that is cleared and under fence and a small corner of woodland on the southeast corner, being about $3\frac{3}{4}$ acres in the two excepted lots taken off of the original 40 acres.

Also the following tracts, to-wit:

First: The northeast quarter of Section 5, Township 12, Range 18, containing 183.96 acres.

Second: The north half of the northwest quarter of Section 4, Township 12, Range 18, containing 77.4 acres, excepting therefrom 16 acres, heretofore granted by Ignatius Kost to Marie Freeman off of the east side thereof.

Third: The south half of the southeast quarter of Section 32, Township 13, Range 18, containing 80 acres.

Fourth: The northeast quarter of the southeast quarter; and the southeast quarter of the southwest quarter of Section 32, Township 13, Range 18, containing 80 acres, and containing in all above four tracts 406 acres, more or less, and being the same lands as conveyed to the Buckeye Gas Company by J. B. Bradley and wife by deed dated February 10, 1899, and recorded in the Recorder's office of Hocking County, Ohio, in deed book No. 27, Page 196.

Excepting from the above described four tracts the oil and gas privileges heretofore excepted in the deed made by the Logan Natural Gas and Fuel Company to Charles Ward on April 3rd, 1908, as set out in said deed. Also,

excepting 60 acres of land on the west side of the public road, heretofore conveyed to George Yantes, as appears of record in the record of deeds of Hocking County, Ohio, it being understood, meant and intended that the above four tracts contain 347 acres of land, be the same more or less.

Also the following premises, to-wit :

Being the northwest quarter of the southeast quarter of Section 32, Township 13, of Range 18, and also the northeast quarter of the southwest quarter of the aforesaid section, Township and range, containing in all 82 acres, more or less, and being the same premises conveyed to Daniel P. Dickson by deed recorded in Book No. 44, page 184, Record of Deeds, Hocking County, Ohio.

The southwest quarter of the southwest quarter of Section 33, Township

Also the following premises, to-wit :

13, of Range 18, containing 40 acres, more or less.

An examination of the abstract of title submitted discloses the following exceptions which are hereby noted :

1. Among the lands above described are those contained in the northeast quarter of the southwest quarter of Section 32, Township 13, Range 18. The abstract shows that in the year 1859 J. C. Collins and Samuel Jackson, as Executors of John A. Collins, deceased, sold and conveyed said lands to one Mathias Hanley. There is nothing noted in the abstract with respect to the previous or subsequent history of said lands and there is nothing therein to show how the title to the same came to Charles M. Woltz, the present owner of record.

2. Among the above described caption lands are those of the southeast quarter of the southwest quarter of Section 32, Township 13, Range 18. The abstract shows that in the year 1847 one Levi Anderson conveyed and sold said land to Edward Potter, and that later, in 1876, the sheriff of Hocking County, in certain court proceedings against said Edward Potter, sold and conveyed these lands to one Ignatius Kost. There is nothing noted in the abstract with respect to the previous and subsequent history to the title of these lands, nor is there anything noted therein which shows how the title to these lands came to Charles M. Woltz, the present owner of record.

3. It is shown by the abstract that in 1851 a patent was issued to Ignatius Kost for the northeast quarter of the northeast quarter of Section 5, in Township 12, of Range 18, the same containing 45.99 acres of land. On April 6, 1888, the sheriff of Hocking County, Ohio, in certain judicial proceedings in the Court of Common Pleas of said county, sold and conveyed to The Union Central Life Insurance Company, among other property of said Ignatius Kost, the northeast quarter of Section 5, Township 12, Range 18, containing 183.96 acres. There is nothing in the abstract to show how said Ignatius Kost obtained title to the lands in the northeast quarter of said Section 5, other than the 45.99 acres above mentioned. Inasmuch as thereafter the whole of said northeast quarter of said Section 5 passed by mesne conveyances to the present owner of record, Charles M. Woltz, the objection is noted that there is nothing to show how he obtained title to the lands in said northeast quarter section other than the 45.99 acres above referred to.

4. Only two patents, each of which cover a portion of the above described caption lands here under investigation, are noted in the abstract. A further examination should be made to ascertain whether or not there are not other patents of record covering the balance of the land here under investigation.

5. The certificate of the abstracter recites that said abstract contains all the instruments of record as shown by the records in the Recorder's office in Hocking County, Ohio, that in any way affect the title to the above described lands. The

certificate of abstracter should further state whether or not there are any judgments or foreign executions entered against said Charles M. Woltz or against any of his predecessors in title, which might be a lien on the lands hereunder investigation.

By reason of the exceptions above noted, I am unable to approve the title of said Charles M. Woltz to the lands above described and I am accordingly herewith returning to you said abstract of title, warranty deed, encumbrance estimate and Controlling Board certificate. When said abstract of title is corrected to meet the objections above noted, the same together with the other files above mentioned should be again returned to this department for examination.

Respectfully,
GILBERT BETTMAN,
Attorney General.

4.

APPROVAL, BONDS OF NORWICH TOWNSHIP, FRANKLIN COUNTY,
OHIO—\$3,000.00.

COLUMBUS, OHIO, January 16, 1929.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.

5.

APPROVAL, ARTICLES OF INCORPORATION OF THE PREFERRED
NATIONAL LIFE INSURANCE COMPANY, CLEVELAND, OHIO.

COLUMBUS, OHIO, January 17, 1929.

HON. CLARENCE J. BROWN,, *Secretary of State, Columbus, Ohio.*

DEAR SIR:—I am returning to you herewith, the articles of incorporation of The Preferred National Life Insurance Company, Cleveland, Ohio, with my approval endorsed thereon.

Respectfully,
GILBERT BETTMAN,
Attorney General.

6.

APPROVAL, BONDS OF BOARDMAN RURAL SCHOOL DISTRICT,
MAHONING COUNTY—\$133,000.00.

COLUMBUS, OHIO, January 17, 1929.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.