

3816.

APPROVAL, ARTICLES OF INCORPORATION OF HARMONY COUNCIL
NO. 50, JUNIOR ORDER UNITED AMERICAN MECHANICS.

COLUMBUS, OHIO, November 16, 1926.

HON. THAD H. BROWN, *Secretary of State, Columbus, Ohio.*

DEAR SIR:—I am returning to you herewith the articles of incorporation of Harmony Council No. 50, Junior Order United American Mechanics, with my approval endorsed thereon.

Respectfully,
C. C. CRABBE,
Attorney General.

3817.

APPROVAL, ABSTRACT OF TITLE TO PREMISES IN UNION TOWNSHIP,
FAYETTE COUNTY, BEING TWO ACRES OF LAND OF B. TEMPLE'S
SURVEY NO. 757.

COLUMBUS, OHIO, November 17, 1926.

HON. G. F. SCHLESINGER, *Director of Highways and Public Works, Columbus, Ohio.*

DEAR SIR:—Examination of an abstract of title and other data submitted by your department for my examination and approval discloses the following:

The abstract as submitted was prepared and certified under date of July 28, 1926, and pertains to the following described premises:

Situated in Union Township, Fayette County, Ohio, and containing 2 acres of land, and being a part of B. Temple's Survey No. 757, said two acre parcel being more particularly described in the caption of the abstract to which this opinion is attached.

Upon examination of said abstract, I am of the opinion same shows a sufficient title to said premises in S. F. Snider, subject to the following:

Attention is directed to the mortgage set forth at page 50 of the abstract, dated October 26, 1866, and granted by Mills Gardner, the then owner, to Jane Jenkins and Mary A. Shower to secure four notes in the total sum of \$3,773.80. There appears of record a release signed by Jane Jenkins releasing the lien of said mortgage to the extent of the sum of two notes totaling \$2,241.00. The lien of said mortgage as to two other notes in the total sum of \$1,531.80 has not been released. This matter should be given attention, and a further release procured.

Attention is directed to the statement of the abstracter showing a special assessment for the improvement of a county ditch through the lands of the present owner, F. S. Snider, containing 220 acres in Survey 757 of which the caption land is a part, said assessment being in the sum of \$367.00 payable in ten semi-annual installments, the first of which was due and paid with the taxes for the last half of the year 1925. In this statement of the abstracter, it would appear that there are still nine unpaid installments against said entire tract of 220 acres. However, it also appears from the warranty deed that said owner, F. S. Snider, conveys said premises free and clear of all encumbrances, together with covenants of warranty, and in view of this warranty in the warranty deed, it is believed that the lien of the unpaid assessments above referred to may be disregarded.

It will be noted that the abstract as submitted was certified under date of July 28, 1926. In view of the considerable lapse of time since such certification, it is believed that a further certification of said abstract should now be had bringing same up to date.

Attention is also directed to the form of the warranty deed as submitted. The language therein used to designate the grantee is not satisfactory or sufficient, and should be corrected to read as follows:

“State of Ohio (for use of Department of Highways and Public Works), its successors and assigns forever.”

The word “heirs” should be left out.

The above suggested form of designating the grantee should be used throughout the deed. Said warranty deed in other respects is in proper form and will be sufficient to convey the premises to the State of Ohio when corrected as suggested above, re-executed and properly delivered.

Attention is also directed to the description of said premises as used in the minutes of the Controlling Board approving said purchase. The description therein does not conform to the description used in the warranty deed, and must be corrected.

You have also submitted encumbrance estimate 1855 covering the consideration for this purchase, which has been regularly certified by the Director of Finance under date of January 22, 1926.

The abstract of title, warranty deed, encumbrance estimate and other data submitted by you are herewith returned.

Respectfully,
C. C. CRABBE,
Attorney General.

3818.

APPROVAL, FINAL RESOLUTIONS ON ROAD IMPROVEMENTS IN
HOCKING AND COSHOCTON COUNTIES.

COLUMBUS, OHIO, November 17, 1926.

Department of Highways and Public Works, Division of Highways, Columbus, Ohio.

3819.

ABSTRACT, STATUS OF TITLE TO 147 ACRES OF LAND IN PERRY
TOWNSHIP, PIKE COUNTY, BEING SURVEY 14215, AND A PART OF
WALLACE & EVANS' SURVEY NO. 13015.

COLUMBUS, OHIO, November 17, 1926.

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

DEAR SIR:—Examination of an abstract and other data submitted by you for my examination and approval, discloses the following:

The abstract as submitted was finally certified about November 9, 1926, and pertains to 147 acres of land located in Perry Township, Pike County, Ohio, and being