

1951.

APPROVAL, ABSTRACT OF TITLE TO LANDS AND PREMISES OF  
GRACE R. PETERS, FLORENCE P. SCHOEDINGER AND MARY  
LOUISE DUBOC IN COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, June 6, 1930.

*The State Office Building Commission, Columbus, Ohio.*

GENTLEMEN:—There has been submitted for my examination and approval an abstract of title of certain lands and premises situated in Columbus, Franklin County, Ohio, and which is more particularly described as being:

“The North part of fractional Inlot No. 116 of the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book “F”, Page 332, Recorder’s Office, Franklin County, Ohio, more particularly described as follows:

Beginning at the North-East corner of said Inlot at the intersection of State and Front Street; thence southerly along the West side of Front Street 31¼ feet more or less to the center of the East line of said Inlot; thence westerly at right angles to the East line of said Inlot to the West line of said Inlot on Scioto Street; thence Northerly along the West line of said Inlot to State Street; thence Easterly to the place of beginning.”

On examination of said abstract of title, I find that Grace R. Peters, Florence P. Schoedinger and Mary Louise Duboc, as tenants in common, have a good and indefeasible fee simple title to the above described tract of land together with the buildings and other appurtenances thereunto belonging, subject only to the following exceptions:

(1) Said property is subject to an outstanding lease which was executed by George S. Peters, then the owner of the property on December 1, 1924, by which the property here under investigation was leased and demised to the Phoenix Printing Company for a period of five years beginning on the 15th day of September, 1925, and ending on the 14th day of September, 1930.

(2) The taxes for the last half of the year 1929, amounting to \$320.73, and which are due and payable in June, 1930, are at this time unpaid and a lien upon said property. The taxes for the year 1930, the amount of which is yet undetermined, are unpaid and a lien upon the property.

(3) There is an assessment against this property for a lighting system on Front Street. The assessments for this improvement are on the five year plan. No installments have been paid on the assessment for this improvement, the total amount of which is \$162.74, including interest thereon at 4½%. The first installment of said assessment amounting to \$16.27 is due and payable in June, 1930. The whole of the assessment is a lien on the property.

Your attention is called to the fact that no deed executed by the owners of this property, conveying the same to the State of Ohio, has been submitted for my approval; neither has there been presented to me an encumbrance estimate which is required to be executed under the provisions of Section 2288-2, General Code. Both such deed and encumbrance estimate should be presented to this office for approval before any voucher is issued for the purchase of this property.

Respectfully,

GILBERT BETTMAN,

*Attorney General.*