

As already indicated, the abstract as submitted was prepared and certified by J. W. Long, Attorney and Abstracter, under date of December 12, 1924.

The premises under consideration in the abstract as submitted are described in two tracts, the first tract being situate in the Virginia Military District and located in Benton Township of Pike County, Ohio, and containing four hundred and thirty-six (436) acres, more or less, the second tract being part of Survey No. 14391, made in the name of N. Massie and located in Benton Township, Pike County, Ohio, and containing forty (40) acres, more or less.

The early history of the title here under consideration contained a considerable number of discrepancies and errors in the several descriptions of the premises conveyed. In a number of instances in the early transfers of these premises, the descriptions were not sufficient to entirely enclose any given tract. In one or two instances one or two calls in the description appear to be deficient. However, beginning with the transfer under date of May 31, 1880, as shown by Section 23 of the Abstract, the several parcels of land included in the premises as described in the caption of the abstract under consideration seem to have been gathered together in one tract and carry the same description as appears in the caption of the abstract; and from that date forward, for a period of forty-four years the several transfers carry the same description as set forth in the caption. The several transfers of the title following May 31, 1880, finally bring the title at the date of the certification of the abstract in one M. J. Eggleston, the present owner, and in whom, I am of the opinion, the abstract shows a good and merchantable title to said premises, subject to the following:

In Section 2 of a recent continuation to the abstract there appears a mortgage in the sum of \$425.00, by M. J. Eggleston and Mary A. Eggleston, his wife, to The Waverly Building and Loan Company. This mortgage bears date of December 11, 1924, and is not cancelled of record. Particular attention is directed to this mortgage, which should be properly released of record before the final consummation of the purchase of these premises.

Attention is also directed to the matter of taxes. In the last page of the abstract, in the certificate of the abstracter, I note a statement indicating that there is now a charge against the premises under consideration in the sum of \$206.23 for taxes, penalties, interest and cost of advertising, which is a lien. Particular attention is directed to this charge, with the suggestion that same should be properly cancelled and released before the final consummation of the purchase of the premises.

Attention is also directed to a further statement to the effect that the June half-tax, due and payable in June, 1925, in the sum of \$27.25, is unpaid and a lien.

The incumbrance estimate, deed and abstract submitted by you are herewith returned.

Respectfully,

C. C. CRABBE,
Attorney-General.

2130.

APPROVAL, FINAL RESOLUTIONS, ROAD IMPROVEMENTS IN GEauga
AND PREBLE COUNTIES.

COLUMBUS, OHIO, January 7, 1925.

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