

580.

APPROVAL—BONDS OF CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO, \$25,000.00.

COLUMBUS, OHIO, May 11, 1937.

The Industrial Commission of Ohio, Columbus, Ohio.

GENTLEMEN:

RE: Bonds of City of Lakewood, Cuyahoga County,
Ohio, \$25,000.00.

I have examined the transcript of proceedings relative to the above bonds purchased by you. These bonds comprise part of an issue of park boulevard opening bonds in the aggregate amount of \$80,000.00, dated May 1, 1925, bearing interest at the rate of 4½% per annum.

From this examination, in the light of the law under authority of which these bonds have been authorized, I am of the opinion that bonds issued under these proceedings constitute a valid and legal obligation of said city.

Respectfully,

HERBERT S. DUFFY,

Attorney General.

581.

APPROVAL—CERTIFICATE OF TITLE, WARRANTY DEED AND CONTRACT ENCUMBRANCE RECORD RELATING TO THE PURCHASE OF A TRACT OF LAND IN GREEN TOWNSHIP, SUMMIT COUNTY, OHIO.

COLUMBUS, OHIO, May 11, 1937.

HON. CARL G. WAHL, *Director, Department of Public Works, Columbus, Ohio.*

DEAR SIR: You have submitted for my examination and approval certificate of title No. 56872 executed by The Northern Ohio Guarantee Title Company of Akron, Ohio, under date of March 2, 1937, a certain warranty deed, hereinafter referred to, and contract encumbrance record No. 24, relating to the purchase of a tract of land which is owned of

record by one Frank T. Spikerman in Green Township, Summit County, Ohio. This tract of land is a part of the southwest quarter of Section No. 30 in said township and, together with the reservation therefrom contained in said deed, is described therein as follows:

Beginning at the southwest corner of the southwest quarter of Section No. 30; thence S. 82 deg. 45' 50" E. along the south line of Section No. 30; thirteen hundred sixty-three and sixty-two hundredths (1363.62) feet to an iron pin set in a tile pipe; thence N. 7 deg. 04' 40" E. along the half quarter section line twenty one hundred thirty-two and seventy-two hundredths (2132.72) feet to a stone set in the northeast corner of W. J. Kiefer's property, said stone being the true place of beginning of the description of the property to be conveyed; thence 7 deg. 04' 40" E. five hundred twenty-eight and sixty-three hundredths (528.63) feet to a stake in the center line of Killinger Road; thence along the center line of Killinger Road N. 83 deg. 01' 30" W. four hundred and no hundredths (400.00) feet to a stake; thence S. 7 deg. 04' 20" W. five hundred twenty-one and sixty-six hundredths (521.66) feet to a stake; thence S. 82 deg. 01' 40" E. four hundred and no hundredths (400.00) feet to the true place of beginning and containing four and eighty four hundredths (4.84) acres of land.

Excepting from the above described property, a strip of land eighty and no hundredths (80.00) feet wide, extending from the north line to the south line of the above described property; the center line of said strip being the located line of the C. M. and A. R. R. Co., said located line crosses the north line of the above described property about one hundred sixteen (116.00) feet west of the northeast corner and runs thence south along a curve to the right having a radius of twenty-eight hundred sixty-five and no hundredths (2865.00) feet a distance of one hundred ninety-four and no hundredths (194.00) feet; thence southwesterly three hundred thirty-five and no hundredths (335.00) feet to a point in the south line of the above described property eighty-six and no hundredths (86.00) feet west of the southeast corner, and containing ninety-seven hundredths (0.97) acres of land, leaving the land to be conveyed as three and eighty-seven hundredths (3.87) acres—as surveyed April 23, 1936, by Francis Stafford.

Upon examination of this certificate of title, I find that Frank T. Spikerman has a good and indefeasible fee simple title to the above

described tract of land and that the same is free and clear of all encumbrances except the taxes on the property for the year 1936 and the undetermined taxes thereon for the year 1937.

Upon examination of the warranty deed tendered by Frank T. Spikerman, a single man, I find that the same has been properly executed and acknowledged by said grantor under date of March 15, 1937, and that the form of this deed is such that the same conveys this property to the State of Ohio by fee simple title with a covenant of warranty that the property is free and clear of all encumbrances whatsoever.

Subject only to the exception above noted with respect to the taxes on the property for the years 1936 and 1937, I am approving the title of Frank T. Spikerman in and to this property and I am likewise herewith approving the warranty deed which he has tendered to the State for the purpose of conveying to it the above described property.

Contract encumbrance record No. 24, relating to the purchase of this property, has been properly executed and the same shows a balance in the appropriation account to the credit of your department sufficient in amount to pay the purchase price of this property, which purchase price is the sum of \$580.00; the payment of which has likewise been approved by the Controlling Board. I am herewith returning to you with my approval said certificate of title, warranty deed and contract encumbrance record No. 24.

Respectfully,

HERBERT S. DUFFY,
Attorney General.

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APPROVAL—CERTIFICATE OF TITLE RELATING TO THE
PROPOSED PURCHASE OF LOT IN McCUE'S LITTLE
FARMS ALLOTMENT in GREEN TOWNSHIP, SUMMIT
COUNTY, OHIO.

COLUMBUS, OHIO, May 11, 1937.

HON. CARL G. WAHL, *Director, Department of Public Works, Columbus, Ohio.*

DEAR SIR: You have submitted for my examination and approval certificate of title No. 56998 executed by The Northern Ohio Guarantee Title Company under date of March 2, 1937, certain deeds hereinafter