

You are therefore advised that these bonds will not constitute legal obligations of the school district as advertised for sale, and for this reason you are advised not to purchase the same.

Respectfully,  
C. C. CRABBE,  
*Attorney-General.*

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1621.

APPROVAL, BONDS OF HARDIN COUNTY, \$10,790.00, DITCH BONDS.

COLUMBUS, OHIO, July 21, 1924.

*Department of Industrial Relations, Industrial Commission of Ohio, Columbus, Ohio.*

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1622.

ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT NO. 81 AND NORTH HALF OF LOT NO. 82, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, July 22, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

Dear Sir:—

This will acknowledge receipt from your department of an abstract covering the south half of Lot 81 and the north half of Lot 82 of Hamilton's Second Garden Addition of the City of Columbus, which you submit for our examination and opinion.

Your attention is directed to the necessity of the proper certificate of the Director of Finance to the effect that there are unincumbered balances legally appropriated sufficient to cover the purchase price of the premises intended to be purchased. This certificate should accompany the abstract and must be attached to the opinion of this department approving the title before same is submitted to the state auditor.

The abstract under consideration was prepared by Adolph Haak & Company, Abstracters, with continuation thereto made by E. M. Baldrige, Attorney at Law, under date of July 11, 1924, and pertains to the following premises:

"Being the south half of Lot No. 81 and the north half of Lot No. 82, of Hamilton's Second Garden Addition to the City of Columbus, Ohio, excepting six feet off the rear end of each lot reserved for use as an alley, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio."

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in John W. Older, subject to the following exceptions:

There appear to be one or two minor deficiencies in the early history of the title, but I am of the opinion, because of a considerable lapse of time, same may be disregarded.

Attention is directed to certain restrictions against the use of the premises for the erection of any buildings to be used for slaughter houses, the killing of animals or the use of said premises for the sale of intoxicating liquors and malt beverages. These restrictions follow the premises for a period of twenty-five years from the date of the subdivision.

The abstract states no examination has been made in the United States District or Circuit Courts or any subdivision thereof.

Your attention is directed to an unsatisfied and uncanceled mortgage by the present owner to The Fireside Building Loan and Savings Company, of Columbus, Ohio, given to secure grantor's obligation in the sum of \$500.00. A proper release showing payment of this mortgage must be procured before the final consummation of the purchase of this property.

Your attention is also directed to a judgment, together with interest from July 31, 1911, in the sum of \$155.10, which has recently been revived in the Common Pleas Court of Franklin County, Ohio, in Cause No. 18975, Execution Docket No. 30. It is believed this judgment is a lien against the premises and must be satisfied of record before the final consummation of the purchase of this property.

Attention is also directed to the taxes for the last half of the year 1923, amounting to \$13.21, and the taxes for previous years and penalty amounting to \$14.53; also the taxes for the year 1924, amount of which is as yet undetermined, all of which are a lien. These taxes should be paid before the final purchase of the property.

It is suggested that the proper execution of a general warranty deed by John W. Older and wife, if married, will be sufficient to convey the title of said premises to the State of Ohio when properly delivered.

The abstract is herewith returned.

Respectfully,  
C. C. CRABBE,  
*Attorney-General.*