

I have examined the deed submitted with said abstract and find the same to be in proper form and sufficient to convey a fee simple title to the State of Ohio.

Respectfully,
EDWARD C. TURNER,
Attorney General.

1707.

APPROVAL, ABSTRACT OF TITLE TO LAND OF EDWARD CUNNINGHAM, IN NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, February 13, 1928.

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

DEAR SIR:—I have carefully examined an abstract of title submitted to me on certain lands situated in Nile Township, Scioto County, Ohio, and more particularly described as follows:

“Being the whole of Survey No. 14157 and bounded and described as follows:

Beginning at a maple and an ash on the Northeast side of said Run, lower corner to a survey made by William Kendall for Henry Burrows; thence S. 51° E. 11 poles to a dogwood and beech; thence N. 75° E. 62 poles to a maple; thence S. 72½° E. 20 poles to a double maple on the north side and an ash on the south side of said run in a line of land belonging to John Turner; thence with said line S. 16 poles to an ash, dogwood and maple; thence S. 82½° W. 100 poles to two white oaks; thence N. 23½° E. 30 poles to the beginning.”

As the result of my examination of this abstract I find that Edward Cunningham has a merchantable fee simple title to the above described premises. I find some minor irregularities in the early history of the title to these lands but I am of the opinion that the same can now be safely waived.

I find that under date of October 23, 1866, one George W. Veach, was the owner of said land by fee simple title. Nothing further is shown with respect to the title to said lands until February 25, 1901, when it appears that G. H. Cuppett and wife executed a warranty deed for said land to one Simon Labold. There is nothing in the abstract to show that at said time either said D. H. Cuppett or his wife had any right, title or interest in said lands. However, it appears that on February 15, 1906, one Fred Tynes, as Auditor of Scioto County, Ohio, executed and delivered a tax deed for said premises to said D. H. Cuppett and D. L. Webb, and that thereafter on February 19, 1908, said D. L. Webb, together with his wife, executed and delivered a warranty deed for said premises to said Simon Labold. This deed was sufficient to convey to said Simon Labold the undivided one-half interest of said D. L. Webb in the premises. The said D. H. Cuppett having previously and before he had any interest in the premises, executed and delivered a warranty deed for said premises to Labold, said deed became effective to convey to said Simon Labold the undivided interest of said D. H. Cuppett in said lands as soon as the same was vested in him by the tax deed of the County Auditor. *Philly vs. Sanders*, 11 O. S. 490.

The abstractor notes that there are no liens or encumbrances on said lands, except taxes for the current year. The amount of said taxes is not stated and some provision should be made for the payment of the same before the deed for said lands is taken.

I have examined the deed submitted with said abstract and find the same to be in proper form and sufficient to convey a fee simple title to the State of Ohio.

Respectfully,
EDWARD C. TURNER,
Attorney General.

1708.

APPROVAL, ABSTRACT OF TITLE TO LAND OF PARMA MAY, IN
NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, February 13, 1928.

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

DEAR SIR:—I am returning herewith with my approval abstract of title and transcript of subsequent proceedings in the Probate Court of Scioto County, Ohio, relating to certain lands in Nile Township, Scioto County, Ohio, and described as follows:

“Beginning at (and being a part of Military Survey 15847) a stone to Survey No. 13456 and 15443 and corner to Lot No. Nine in the subdivision of Survey No. 15847; thence with one line of said Lot No. 9 S. 250 poles to a stake; thence E. 254 poles to a gum and chestnut corner to Survey No. 14179; thence with one line thereof N. 27° W. 77½ poles to a dogwood in the line of Survey 13995; thence with one line thereof N. 60° W. 97 poles crossing Turkey Creek twice to a poplar and chestnut, corner to Survey No. 13457; thence with one line thereof N. 42° W. 79 poles to a stone in a field, corner to said Survey No. 15445; thence with one line thereof N. 50° 30' 94 poles to the place of beginning, containing within said boundary 201 acres, more or less, except the following, beginning at a gum and chestnut (the chestnut down) corner to survey No. 14179; thence with one line thereof N. 27° W. 77½ poles to a dogwood in line of survey 13995; thence with the line thereof N. 60° W. 39 poles to a stake and two white walnuts on said line and on the N. line of said Turkey Creek; thence S. 17½° W. 91 poles to a stake on the S. line of lot No. 9 of the subdivision of survey No. 15847; thence with the said line E. 90 poles, more or less to the beginning, containing 27¼ acres and being a part of Lot No. 9 of the subdivision of survey No. 15847, conveyed by Allen Pettry to George Frey and recorded in Vol. 111, page 585, dated April 24, 1915.

Being a part of Military Survey No. 13457 and 15443, bounded and described as follows: Beginning at a stone corner to B. W. White Survey No. 13457 to a forked maple and chestnut called for (both down); thence N. 10° E. 32 poles or 528 ft. to a stone in the edge of the Creek to a maple 5 inches in diameter marked; thence N. 18° W. 720 ft. to the center