

2639.

APPROVAL, BONDS OF MENTOR SPECIAL RURAL SCHOOL DISTRICT,  
LAKE COUNTY, \$14,000.00.

COLUMBUS, OHIO, July 3, 1925.

*Retirement Board, State Teachers Retirement System, Columbus, Ohio.*

---

2640.

APPROVAL, BONDS OF VILLAGE OF ST. CLAIRSVILLE, BELMONT  
COUNTY, \$5,000.00.

COLUMBUS, OHIO, July 3, 1925.

*Retirement Board, State Teachers Retirement System, Columbus, Ohio.*

---

2641.

APPROVAL, BONDS OF VILLAGE OF UNIVERSITY HEIGHTS, CUYA-  
HOGA COUNTY, \$31,500.00.

COLUMBUS, OHIO, July 3, 1925.

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

---

2642.

ABSTRACT, STATUS OF TITLE, 1500 ACRES OF LAND IN LAWRENCE  
COUNTY, OHIO.

COLUMBUS, OHIO, July 6, 1925.

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

DEAR SIR:—An examination of a deed, abstract of title and encumbrance estimate submitted to this department for examination, discloses the following:

The abstract under consideration was prepared by F. A. Ross, attorney-at-law, under date of June 24, 1925. By arrangement with this department, the abstract as submitted makes reference to, and by such reference has incorporated in and made a part of the present abstract several sections and parts of an abstract of title from the Vernon Iron Company for 1500 acres of land in Lawrence county, Ohio, which abstract was submitted to this department in May, 1916, and which was approved by the formal opinion of my predecessor under date of May 6, 1916.

There is also attached to the abstract as submitted the affidavit of J. Harry Moulton, formerly president of the Vernon Iron Company, in which he makes affidavit concerning certain rights of way previously conveyed to the C. H. and D. Railway Company, and also to the school house lot containing approximately 2 $\frac{3}{4}$  acres, located in section 22 of the lands abstracted.

The abstract as submitted pertains to the following premises located in Decatur township, Lawrence county, Ohio, range 18, township 3 and sections 22 and 27 thereof, 22.45 acres being located in the east part of the northeast quarter of the northwest quarter of section 27, 83.50 acres being located in the north half of the northeast quarter of section 27, 42 acres being located in the southeast quarter of the northeast quarter of section 27 and 7.4 acres being located in the southeast part of the southeast quarter of the southwest quarter of section 23, the total acreage amounting to 155.35 acres, said premises being described more particularly in the caption of the abstract to which this opinion is attached.

Upon examination of said abstract, I am of opinion that same shows a good and merchantable title to said premises in Howard Bellew, except as follows:

Attention is directed to the mortgage shown at page 9 by Howard Bellew to the Vernon Iron Company for the sum of \$621.40, as represented by four promissory notes and \$155.35, dated December 14, 1919, and payable on or before one, two, three and four years after date, with interest at 6%. This mortgage is not satisfied of record.

Attention is also called to the fact that all minerals, including oil and gas underlying the surface of said property, together with the right to mine and remove the same in the most convenient manner have been heretofore conveyed, and are excepted from the warranty deed as submitted.

Attention is also directed to the exception from the conveyance of the right to use in common with the grantor and grantee, their heirs or assigns a roadway for road purposes as reserved in deed to F. E. Evans, dated March 6, 1915, and recorded in the deed records of Lawrence county, volume 100, page 15; also all rights of the public, if any, by purchase, gift or ancient usage of any road over or across any part of said property, also especially reserving to the grantor or his assigns the public highway known as turnpike No. 5, and a right of way for a road in a reasonable location along the southerly side of the branch up Coffman's Hollow.

Attention is also directed to the taxes on the several parcels due and payable in June, 1925, the total amount of which is \$16.35. The taxes for the year 1925, which are as yet undetermined, are a lien against the premises.

It is suggested that the proper delivery of the already executed deed submitted with the abstract will be sufficient to convey the title, subject to the reservations and exceptions above noted of said premises to the state of Ohio.

The encumbrance estimate submitted with the deed and abstract bears date of January 22, 1925, No. 5646, addressed to Howard Bellew, and is in the sum of \$1550.00, and is issued for the purchase of 155.35 acres of land as described in the caption of the abstract. It is properly certified by Wilbur E. Baker, director of finance and countersigned by W. H. Kramer, bursar of the Ohio Agricultural Experiment Station.

The abstract of title, warranty deed and the encumbrance estimate submitted by you are herewith returned.

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

2643.

LEASES ACCEPTED ON BEHALF OF THE DEPARTMENT OF INDUSTRIAL RELATIONS: ROOMS 1210 TO 1211 AKRON SAVINGS & LOAN BUILDING, AKRON, OHIO; ROOMS 607 TO 608 HOME SAVINGS & LOAN BUILDING, YOUNGSTOWN, OHIO; ROOM 97 DUTTENHOFER BUILDING, CINCINNATI, OHIO; SUITES 34 AND 37 TIMES RECORDER BUILDING, ZANESVILLE, OHIO; ROOMS 621, 625, 629 AND 631 NASBY BUILDING, TOLEDO, OHIO; ROOMS 1 AND 2 THE A. G. SHAVER BUILDING, MARTINS FERRY, OHIO; ROOMS 211, 212 AND 213 LUDLOW BUILDING, DAYTON, OHIO, AND ROOMS 410 AND 411 HOLMES BUILDING, LIMA, OHIO.

COLUMBUS, OHIO, July 8, 1925.

HON. L. A. BOULAY, *Director, Department of Highways and Public Works, Columbus, Ohio.*

DEAR SIR:—You have submitted for my consideration the following leases, which it is understood you desire to accept on behalf of the department of industrial relations:

*Lessors*

Akron Building and Loan Company, rooms 1210 to 1211 Akron Savings & Loan Building, of Akron, Ohio, for the term beginning July 1, 1925, to the 30th day of June, 1927, at a rental of \$105.00 per month.

The Home Savings & Loan Company, rooms 607 to 608 on the 6th floor of the Home Savings & Loan Building, Youngstown, Ohio, for the term beginning July 1, 1925, to the 30th day of July, 1927, at a yearly rental of \$1980.00.

Van Duttonhofer, Jr., room 97 on the 9th floor of the Duttonhofer Building, Cincinnati, Ohio, for the term of two years, beginning July 1, 1925, at a yearly rental of \$2400.00.

The Zanesville Publishing Company, suites 34 and 37 in the Times Recorder Building, Zanesville, Ohio, for the term of one year, beginning July 1, 1925, at a yearly rental of \$500.00.

The Tower Building Company, by The H. E. Close Realty Company, agent, rooms 621, 625, 629 and 631 on the 7th floor of the Nasby Building, Toledo, Ohio, for the term beginning July 1, 1925, and ending July 1, 1927, at a rental of \$125.00 per month.

A. G. Shaver, rooms 1 and 2 on the 2nd floor of the A. G. Shaver Building, Martins Ferry, Ohio, for the term of two years ending June 19, 1927, at a yearly rental of \$420.00, payable in monthly installments of \$35.00.

William E. Schantz & John Edward Sauer, trustees, rooms 211, 212 and 213, on the second floor of the Ludlow Building, Dayton, Ohio, for