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## APPROVAL, ABSTRACT OF TITLE TO CERTAIN PREMISES, CRITCHFIELD AND WARDEN'S SUBDIVISION, CITY OF COLUMBUS, FRANKLIN COUNTY OHIO.

COLUMBUS, OHIO, March 2, 1927.

HON. CARL E. STEEB, *Secretary, Board of Trustees, Ohio State University, Columbus, Ohio.*

DEAR SIR:—Examination of an abstract and encumbrance estimate submitted for my examination and approval discloses the following:

The abstract under consideration was prepared by O. W. Aldrich, an attorney at law, down to September 21, 1908, who states that the first twenty-six sections of the abstract were copied from an abstract compiled by George J. Atkinson and Company of Columbus, Ohio, and the continuations since that date have been prepared and certified by J. M. Clifford, an attorney at law.

So far as the first twenty-six sections are concerned there is no abstracter's certificate showing original examination of the records affecting the title in question.

In the certificate affixed to the end of the original abstract it is stated:

"I, O. W. Aldrich do hereby certify that I had no record title to the property conveyed by the last deed but only an *interest in the proceeds* if sold."

If Mr. Aldrich did in fact have any interest in the premises under examination, the abstract submitted shows no transfer or extinguishment thereof.

The abstract pertains to the following premises, situate in the City of Columbus, County of Franklin and State of Ohio, and more particularly described as:

Lot No. 26 of Critchfield and Warden's Subdivision of the south half of the north half of Lot No. 278 of R. P. Woodruff's Agricultural College Addition to the City of Columbus, as shown on the recorded plat thereof record in Plat Book No. 4 at page 234, Recorder's Office, Franklin County, Ohio.

Upon examination of the abstract, I am of the opinion that the same shows a good and merchantable title in the premises in H. Pearl Legg, subject to the above exception and:

The taxes for the last half of 1926, which are a lien, are unpaid.

The encumbrance estimate submitted bears No. 2041, is addressed to H. Pearl Legg, and is properly certified by the Director of Finance under date of January 27, 1927, and is signed by Carl E. Steeb under date of January 25, 1927.

The estimate is for two hundred dollars (\$200.00), which is within the amount appropriated, and not otherwise expended. The encumbrance estimate sheet indicates that the consideration is to be paid out of interest on endowment funds, and in view of this fact, the approval of the Board of Control will not be necessary.

No deed is submitted. Abstract is herewith returned to you, together with a transcript of lots Nos. 27, 28 and 29 of the same addition, which were left with me for purposes of comparison.

Respectfully,  
EDWARD C. TURNER,  
*Attorney General.*