

4259.

APPROVAL, ABSTRACT OF TITLE TO LAND OF RUTH BELLIS AND
JAMES B. BELLIS, IN CITY OF COLUMBUS, FRANKLIN COUNTY,
OHIO.

COLUMBUS, OHIO, April 20, 1932.

HON. CARL E. STEEB, *Business Manager, Ohio State University, Columbus, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval an abstract of title, warranty deed form and encumbrance record No. 1504, relating to the proposed purchase by the State of Ohio of a certain lot and parcel of real estate owned of record by Ruth Bellis and James B. Bellis, which lot and parcel of land is situated in the city of Columbus, Franklin County, Ohio, and is more particularly described as being Lot No. 37 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, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 234 and 235, Recorder's Office, Franklin County, Ohio.

Upon examination of the abstract of title of the above described property, which abstract is certified by the abstracter under date of April 6, 1932, I find that said Ruth Bellis and James B. Bellis, as tenants in common, have a good and merchantable title to this property, free and clear of all encumbrances except taxes on the property for the last half of the year 1931 amounting to \$1.84, and except the undetermined taxes on the property for the year 1932.

Upon examination of the deed form of the deed to be executed by said Ruth Bellis and James B. Bellis, and by them delivered to the State, I find that said deed, when the same is properly executed and acknowledged by Ruth Bellis and James B. Bellis, will be effective to convey this property to the State by full fee simple title, free and clear of all encumbrances whatsoever except the taxes on the property which may be due and payable on or after June, 1931.

Upon examination of encumbrance estimate No. 1504, which has been submitted as a part of the files relating to the purchase of this property. I find that the same has been properly executed and that the same shows a sufficient balance in the proper account to pay the purchase price of this property, which purchase price is the sum of \$300.00.

Inasmuch as the purchase price of this property is to be paid out of accrued interest on the endowment funds of Ohio State University, no action of the board of control is necessary and no action has been taken by said board with respect to this property.

I am herewith returning with my approval said abstract of title and deed form and encumbrance record No. 1504.

Respectfully,

GILBERT BETTMAN,
Attorney General.