

3922.

APPROVAL, ABSTRACT OF TITLE TO LAND IN BRUSH CREEK AND
RARDON TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, January 7, 1932.

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

DEAR SIR:—There has been submitted for my examination and approval an abstract of title, warranty deed, encumbrance estimate No. 1785, Controlling Board certificate and other files relating to the proposed purchase by the State of Ohio of two certain tracts of land situated in Brush Creek and Rardon Townships, Scioto County, Ohio, which tracts of land are more particularly described as follows:

“Beginning at a stone, corner to O. S. U. Lots No. 28 and 29 and V. M. S. No. 16070-16080, and corner to lands of Leona Labold and Clarence Forinash, thence with said Labolds line and the line between said Lots No 28 and 29 N. 24 degrees 20' W. 984.5 feet to a stake in Sloan Hollow, corner to a tract of land conveyed by Grantor herein to Harley Maddock; thence up said Hollow with lines of said Maddock N. 26 degrees 05' E. 102.2 feet to a stake, N. 43 degrees 54' E. 644.8 feet to a stake, N. 38 degrees 37' E. 267.1 feet to a stake; thence leaving said Hollow N. 38 degrees 37' W. 1138.4 feet to a stake in the line between said Lot 28 and V. M. S. No. 7512-12324-12698; thence with said last mentioned line N. 40 degrees 39' E. 2457 feet to a stake; thence leaving the line between said Lot 28 and said survey No. 7512 & etc., S. 53 degrees 55' E. 515.8 feet to a stake, N. 31 degrees E. 627.9 ft. to a stake, corner to said Maddock and J. A. Reynolds and in another line between said Lot 28 and said survey No. 7512 & etc., thence with said last mentioned line and a line of said Reynolds S. 88 degrees 21' E., passing a stone corner to V. M. S. No. 15668 and said Lot 28, 935.9 feet to a stone, corner to a 36 acre tract conveyed by grantor herein to P. W. Bonner in October, 1927; thence with two lines of said Bonner tract S. 35' E. 1481.3 feet to a stone, N. 84 degrees 31' E. 1154.6 feet to a stone, corner to said Bonner, the McGeorge tract and the W. H. Dodds tract, both now owned by grantor herein, also corner to V. M. S. No. 15901 and No. 15668; thence with the line between the last mentioned surveys and the line between the McGeorge and Dodds tract S. 27 degrees 43' W. 658.1 feet to a stone, corner to lands of Amos Groves and corner to said Lot 28 and said surveys No. 15901 and 15668; thence with two lines of said Groves and the lines between said Lot 28 and said survey No. 15668 S. 24 degrees 52' W. 1352.5 feet to a stake near a large chestnut oak, S. 3 degrees 55' W. 750.7 feet to a stone in a branch, from which stone a 9 inch hickory bears N. 61 degrees 45' W. 10.9 feet, and which stone is corner to lands of C. W. G. Strathers; thence with lines of said Strathers N. 51 degrees 56' W. 1429.7 feet to a stone near an ash, N. 25 degrees 29' W. 526.7 feet to a stake near a maple, S. 75 degrees 25' W. 1078.2 feet to a stake, S. 20 degrees 40' W. 1935.2 feet to the beginning and containing 226.23 acres, more or less; 22.13 acres, more or less being in V. M. S. No. 15668 and 204.0 acres, more or less, being in O. S. U. Lot No. 28.

From a survey made by Arthur H. Peake, Deputy County Surveyor on December, 1930.

Twelfth Tract, as shown in the deed from Frank McGeorge, et al to Lafayette Taylor and Volney S. Taylor.

Being all the right, title and interest of grantors in a certain roadway situated in the county of Scioto and State of Ohio, Township of Brush Creek, and in the Virginia Military District, and more particularly described as follows: Beginning at a hickory $13\frac{1}{2}$ rods south from a rock oak a corner to the land of J. H. and Sarah Sloan; thence $19\frac{1}{2}$ rods to a dogwood; thence S. E. 19 rods to a stone; thence S. E. 12 rods to a stone; thence E. 20 rods to a hickory in the line of J. H. Sloan and Samuel Sloan, said road to be $16\frac{1}{2}$ feet wide from the beginning corner to the last stone call in said line; thence S. E. so as to be eight feet wide at the line of J. H. Sloan, containing $62\frac{1}{2}$ rods, more or less. Said road to be on the north side of the above described line, being part of survey No. 15668."

Upon examination of the abstract of title of the above lands, which are owned of record by Lafayette Taylor and Volney S. Taylor, I find that the persons above named have a good and merchantable title to the property above described, free and clear of all encumbrances except the taxes on said property for the years 1930 and 1931. The amount of taxes for the year 1930 have undoubtedly been determined but the same has not been set out in the abstract. If the taxes for the year 1931 have been determined, this has been done recently and the amount of these taxes likewise are omitted from the abstract. The taxes for both years are a lien upon the property.

Upon examination of the warranty deed tendered to the State of Ohio, I find that the same has been properly executed by said Lafayette Taylor and Volney S. Taylor and by their respective wives and that the form of said deed is such that it is legally sufficient to convey such property to the State of Ohio by fee simple title free and clear of the dower interests of the wives of said grantors, with a warranty that said property is free and clear of all encumbrances whatsoever.

Upon examination of the encumbrance estimate above referred to, I find that the same has been properly executed and that the same shows a sufficient balance in the proper appropriation account to pay the purchase price of the above described property.

It also appears that the purchase of this property has been approved by the Board of Control and that said board has released the money necessary to pay the purchase price of the same.

I am herewith returning with my approval said abstract of title, warranty deed, Encumbrance Estimate No. 1785, Controlling Board certificate and other files relating to the purchase of this property.

Respectfully,

GILBERT BETTMAN,
Attorney General.