

3464.

APPROVAL, ABSTRACT OF TITLE TO LAND IN WILLIAMSFIELD TOWNSHIP, ASHTABULA COUNTY, OHIO, OWNED BY THE PYMATUNING LAND COMPANY, FOR PUBLIC PARK, HUNTING AND FISHING GROUNDS.

COLUMBUS, OHIO, November 19, 1934.

HON. WILLIAM H. REINHART, *Conservation Commissioner, Columbus, Ohio.*

DEAR SIR:—You have submitted for my examination and approval an abstract of title to a certain tract of land in Williamsfield Township, Ashtabula County, Ohio, which tract, together with other tracts of land in Williamsfield, Andover and Richmond Townships in said county, the state of Ohio is acquiring from The Pymatuning Land Company. These lands are being acquired for the purpose and to the end that such lands and the waters inundating and submerging the same as a result of the construction and maintenance by the Water and Power Resources Board of the commonwealth of Pennsylvania of the dam at and across the outlet of the Pymatuning Swamp into the Shenango River in Crawford County, Pennsylvania, may be used as a public park and as public hunting and fishing grounds or territory.

The tract of land here in question, which constitutes the north part of lot 5 in section 5 of the original survey of said township, is bounded and described as follows:

Beginning at a point in the center of the highway running North and South along the West line of said Lot No. 5 and at the South-West corner of Lot No. 6 in said Section No. 5, said point being also the South-West corner of lands now owned by The Realty Guarantee and Trust Company; thence Easterly along the South line of said Lot No. 6, said line being also the South line of lands owned by The Realty Guarantee and Trust Company, to the Ohio-Pennsylvania State line; thence Southerly along said State line to the North-East corner of lands formerly owned in said Lot No. 5 by George McC. Reed; thence Westerly along the North line of said Reed lands, to the center of said highway; thence Northerly along the center of said highway to the place of beginning, and containing about 56 acres of land, and being the same lands deeded by N. L. Smith to Nathan Chesney by Deed dated April 1st, 1869, and found recorded in Deed Volume 77, Page 543, of Ashtabula County Deed Records, and also being the same lands Deeded by Mary A. Chesney, et al. to this Grantor on August 30th, 1919, by Deed found recorded in Deed Volume 238, Page 396, of Ashtabula County Records.

This tract of land is the same as that conveyed by The Realty Guarantee and Trust Company to The Pymatuning Land Company by deed under date of December 30, 1921, which is recorded in Deed Volume 263, page 421, of the Record of Deeds in the office of the Recorder of Ashtabula County, Ohio.

Upon examination of the abstract of title submitted to me and upon consideration of other information with respect to the title to this property since the date of the certification of said abstract by the abstracter, I find

that The Pymatuning Land Company, the present owner of record of this property, has a good and indefeasible fee simple title to the property free and clear of all encumbrances except the taxes on this property for the year 1934, which are a lien thereon. In this connection, I am advised that The Pymatuning Land Company is to convey this property to the state of Ohio free and clear of all encumbrances except the taxes on the property for the year 1934, above referred to; and that with respect to such taxes an application is to be made by you on behalf of the Conservation Council to the Tax Commission of Ohio for an order transferring these lands to the tax exempt list under the authority conferred upon the Tax Commission of Ohio by the provisions of sections 5570-1 and 5616 of the General Code of Ohio. The lien of the taxes above referred to on the property here in question is in legal contemplation the lien of the State itself. And, in this view, this lien on the acquisition of the property by the state of Ohio will merge and become lost in the larger fee simple title in and by which the State will then own and hold the property. However, in order that the county auditor may be enabled to transfer this and other properties acquired by the State from The Pymatuning Land Company, to the tax exempt list in his office authorized and provided for in section 5570-1, General Code, it is suggested that upon the delivery and acceptance of the deed of The Pymatuning Land Company conveying these properties to the State, an application should be made immediately for an order of the Tax Commission exempting these properties from taxation under the authority of the sections of the General Code above referred to.

Inasmuch as the conveyance of this property by The Pymatuning Land Company to the state of Ohio for the purposes indicated is in fact a gift of this property to the State for said purposes, no contract encumbrance record or Controlling Board certificate is required as a condition precedent to the right and authority of the Conservation Council to accept this conveyance on behalf of the state of Ohio.

Upon the considerations above noted, the title of the Pymatuning Land Company to this tract of land is approved and the abstract of title to the same is herewith returned to the end that the same, together with the deed executed by The Pymatuning Land Company conveying this property to the State, may on acceptance of such deed by the Conservation Council, be filed with the Auditor of State in the manner provided by law.

Respectfully,

JOHN W. BRICKER,
Attorney General.

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APPROVAL, BONDS OF DEER PARK VILLAGE, HAMILTON
COUNTY, OHIO, \$4,900.00.

COLUMBUS, OHIO, November 19, 1934.

Industrial Commission of Ohio, Columbus, Ohio.