

1880.

APPROVAL, ABSTRACT OF TITLE TO LAND OF EDNA E. BAUER STEWART, IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, March 20, 1928.

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

DEAR SIR:—There has been submitted to me for my opinion an abstract of title of certain real property situated in the City of Columbus, Franklin County, Ohio, and more particularly described as follows:

“Being Lot Number Twenty (20) of Critchfield & Warden’s Subdivision of the south half of the north half of Lot No. 278, of Woodruff’s Agricultural College Addition to the City of Columbus, Ohio; as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 234, Recorder’s Office, Franklin County, Ohio.

From my examination of this abstract I am of the opinion that Edna E. Bauer Stewart, the owner of record of said lot, has a good and merchantable fee simple title to said premises, subject only to the inchoate dower interest of her husband, Charles T. Stewart, and to the lien of the taxes on said premises for the last half of the year 1927, amounting to the sum of \$2.29.

I have examined the warranty deed executed by said Edna E. Bauer Stewart and Charles T. Stewart, her husband, and find said deed to be properly executed and to be in form sufficient to convey a fee simple title to said lot and to lots 19 and 21 of said subdivision to the State of Ohio, free and clear of the dower interest of said Charles T. Stewart and free and clear of all encumbrances whatsoever.

An examination of the encumbrance estimate with respect to the purchase of said property shows that the same is in proper form and that there are unencumbered balances legally appropriated sufficient to pay the purchase price of said lot and of lots 19 and 21 in the same subdivision above referred to.

No action of the Controlling Board was necessary with respect to the purchase of said property and no proceedings of said board in this matter has been submitted.

I am herewith forwarding to you said abstract of title, warranty deed, encumbrance estimate and other files pertaining to the purchase of said property.

Respectfully,
EDWARD C. TURNER,
Attorney General.

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