

717.

APPROVAL, FINAL RESOLUTIONS, ROAD IMPROVEMENTS IN COSH-OCTON, HARRISON, HAMILTON, WASHINGTON, WAYNE, SANDUSKY AND STARK COUNTIES.

COLUMBUS, OHIO, September 7, 1923.

*Department of Highways and Public Works, Division of Highways, Columbus, Ohio.*

718.

ABSTRACT, STATUS OF TITLE, LOT NO. 52, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, September 10, 1923.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Adolph Haak & Co., Abstracters, August 10th, 1905, and a continuation thereto made by J. G. Westwater, Attorney, June 2, 1917, continuation by C. L. Corkwell, Attorney, June 23rd, 1917, and the last continuation thereto by Virgil L. Cameron, Attorney, September 4th, 1923, and pertains to the following premises:

Lot No. 52 of Hamilton's Second Garden Addition to the city of Columbus, Ohio, as the same is numbered and delineated on the recorded plat thereof, recorded in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio, saving and excepting therefrom six feet off the rear end thereof reserved for the purpose of an alley.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Edward P. Tice and Herman P. Jeffers, subject to the following exceptions:

The release of the mortgage shown at section 8 of the first part of the abstract is in defective form, but as the note secured by the mortgage has been long past due, no action could be maintained upon same. The release shown at section 14 is also defective but shows that the notes secured by the mortgage were undoubtedly paid.

Attention is directed to the restrictions in the conveyance shown at section 1 of the continuation of June 2nd, 1917, wherein are found restrictions for a period of twenty-five years against the use of the premises for the erection of any build-