

2421.

DISAPPROVAL, ABSTRACT OF TITLE TO LAND OF WILLIAM TIPTON  
IN NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, October 7, 1930.

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

DEAR SIR:—This is to acknowledge receipt of your recent communication with which you again submit for my examination and approval an abstract of title, warranty deed, encumbrance estimate, controlling board certificate and other files relating to the proposed purchase of a tract of land of one hundred and nine acres owned of record by one William Tipton, Nile Township, Scioto County, Ohio, which tract of land is more particularly described in Opinion No. 1738, directed to you under date of April 5, 1930.

In the former opinion of this office, above referred to, the title of said William Tipton to the tract of land here in question was disapproved on account of the objections set out in said opinion, which objections were therein noted as exceptions to the title of said William Tipton to said tract of land.

The abstract of title of said tract of land now submitted to me is the identical abstract of title which was formerly examined by me and upon which the opinion to you, above noted, was written. There is nothing in said abstract of title or other files accompanying the same which shows that any proceedings or other action was taken to correct any of the objections noted in said opinion. The additional lapse of time since said former opinion was written has effected a statutory bar to the assertion of any rights under the mortgage executed by Emma Wallace to Z. M. Caudle under date of March 2, 1909, which mortgage was for the purpose of securing a promissory note of said Emma Wallace in the sum of one hundred and thirty-five dollars (\$135.00) due and payable four months after the date of said note and mortgage. Said mortgage is noted in my former opinion as the second exception in said opinion to the title of William Tipton in and to this property.

However, all of the other objections noted in said former opinion as exceptions to the title of William Tipton to this tract of land still persists; and in this situation I do not feel that I can dispose of this matter otherwise than by disapproving said title and the abstract by which the same is shown. I am herewith returning to you, without approval, said abstract of title, and with said abstract of title I am enclosing the warranty deed, encumbrance estimate No. 122, controlling board certificate and other files relating to this matter.

Respectfully,

GILBERT BETTMAN,  
*Attorney General.*

2422.

APPROVAL, ABSTRACT OF TITLE TO LAND OF HENRY APEL, IN THE  
CITY OF BOWLING GREEN, WOOD COUNTY, OHIO.

COLUMBUS, OHIO, October 7, 1930.

HON. H. B. WILLIAMS, *President, State Normal College, Bowling Green, Ohio.*

DEAR SIR:—This is to acknowledge receipt of your recent communication with which you submit for my examination and approval an abstract of title which has