

2466.

APPROVAL, ABSTRACT OF TITLE, WARRANTY DEED, ENCUMBRANCE RECORD, AND CONTROLLING BOARD CERTIFICATE RELATING TO THE PROPOSED PURCHASE BY THE STATE OF OHIO OF A TRACT OF LAND NOW OWNED BY THE HEIRS-AT-LAW OF CLARA BALDWIN, DECEASED.

COLUMBUS, OHIO, April 6, 1934.

HON. O. W. MERRELL, *Director of Highways, Columbus, Ohio.*

DEAR SIR:—You recently submitted for my examination and approval an abstract of title, warranty deed, encumbrance record, and Controlling Board certificate relating to the proposed purchase by the State of Ohio of a tract of land now owned by the heirs at law of Clara Baldwin, deceased, which tract of land is described as follows:

“Situated in Clinton Township, County of Knox and State of Ohio and in the first quarter of the 6th Township and 13th Range United States Military Lands, being a portion of a certain tract of land purchased by the Said Richard W. Brown of Samuel Mott, the tract hereby conveyed, being situated on the east side of the Mount Vernon and Columbus road, north of the Sandusky Mansfield and Newark Rail Road Bed west of Dry Creek, South of Hughes Hotel lot, commencing at the east side of the Columbus road at the Northwest corner of the Hughes Hotel tract; thence east along the South Side of the Hotel tract twelve poles; thence South 18' west 27 poles—to the north line of the railroad bed—thence in a northwestern direction along the north line of the railroad bed 21 and 75/100 to the Columbus road—thence in a northeastern direction along the east side of the Columbus road; Seven rods more or less to the place of beginning, estimated to contain one acre and 52 and 33/100 rods—See plat and survey made by Thomas C. Hickman Surveyor Aug. 27th 1849 recorded in the Surveyors Office in Book B, page 93, Sept 5, 1849, the property hereby conveyed being lots No. 1 and 2 as shown by said plat. Reference is here had to Said plat for greater certainty of description.”

Upon examination of the abstract of title submitted, which is certified by the abstractor under date of December 31, 1934, and supplemented by an additional certificate under date of March 30, 1934, I find that C. B. Baldwin, Robert Baldwin, W. R. Baldwin, Laura Mawer, Ella Baldwin and Greely Baldwin, heirs-at-law of Clara Baldwin, deceased, have, as tenants in common, in and of this tract of land, a good merchantable fee simple title to the same, free and clear of all encumbrances, except the taxes for the last half of the year 1933 on this property and except, of course, the inchoate dower interests of the respective spouses of such of the above named persons who are married.

Upon examination of the warranty deed submitted, I find that the same has been properly executed and acknowledged by the above named persons as grantors in said deed and by the spouses of those who are married, who thereby release their respective rights of dower in the property. I further find upon my exam-

ination of this deed that the form of the same is such that the same is legally sufficient to convey the above described real property to the State of Ohio by full fee simple title with the warranty that said premises are free and clear of all encumbrances whatsoever.

Encumbrance record No. 1428, which has been submitted as a part of the files relating to the purchase of this property, has been properly executed and the same shows that there is a sufficient unencumbered balance in the proper appropriation account to pay the purchase price of the property, which purchase price is the sum of \$1500.00.

I further find from a certificate over the signature of the Director of Finance as President of the Controlling Board that said Board has approved the purchase of the above described property and has released therefor the money necessary to pay the purchase price of the same.

Accordingly, I am approving the abstract of title submitted subject to the exception above noted with respect to the unpaid taxes for the last half of the year 1933. Inasmuch as the deed tendered to the State by the above named grantors therein warrants that said premises are free and clear of all encumbrances whatsoever, the obligation of paying the taxes on the property for the last half of the year 1933 is on said grantors.

I likewise approve the warranty deed, encumbrance record and other files submitted, and the same together with the abstract of title are herewith returned to you.

Respectfully,

JOHN W. BRICKER,  
*Attorney General.*

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2467.

APPROVAL, NOTES OF SALINE TOWNSHIP RURAL SCHOOL DISTRICT, JEFFERSON COUNTY, OHIO—\$6,652.00.

COLUMBUS, OHIO, April 6, 1934.

*Retirement Board, State Teachers Retirement System, Columbus, Ohio.*

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2468.

APPROVAL, PROPOSED CONTRACT BETWEEN DIRECTOR OF HIGHWAYS AND THE BALTIMORE AND OHIO SOUTHWESTERN RAILROAD COMPANY, RELATING TO PROPERTY ASSESSMENTS FOR HIGHWAY PURPOSES AND GRADE CROSSING CHANGES IN SCIOTO COUNTY.

COLUMBUS, OHIO, April 6, 1934.

HON. O. W. MERRELL, *Director of Highways, Columbus, Ohio.*

DEAR SIR:—You have submitted a proposed contract between you, as Director of Highways, and The Baltimore and Ohio Southwestern Railroad Com-