

2410.

APPROVAL, BONDS OF THE CITY OF CANTON, STARK COUNTY—
\$7,073.16.

COLUMBUS, OHIO, July 30, 1928.

Industrial Commission of Ohio, Columbus, Ohio.

2411.

APPROVAL, ABSTRACT OF TITLE TO LAND OF DAVID M. SHEARD
AND PHOEBE J. SHEARD, IN THE VILLAGE OF OXFORD, BUTLER
COUNTY, OHIO.

COLUMBUS, OHIO, July 30, 1928.

HON. W. P. ROUDEBUSH, *Secretary, Board of Trustees, Miami University, Oxford, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval a corrected abstract of title and a warranty deed covering a parcel of real estate situated in the Village of Oxford, Butler County, Ohio, and more particularly described in Opinion No. 1652 of this department, directed to you under date of February 1, 1928.

Upon examination of the corrected abstract of title submitted I find that David M. Sheard and Phoebe J. Sheard have a good and merchantable title to the tract of land here in question, free and clear of all encumbrances, except a mortgage given by said David M. Sheard and Phoebe J. Sheard to the Oxford Building and Loan Association, under date of August 3, 1925, and recorded in Vol. 243, page 314 of the Record of Mortgages of Butler County, Ohio, which mortgage was given to secure the payment of a note for \$2,100.00 given by said David M. Sheard and Phoebe J. Sheard to said, The Oxford Building and Loan Association. This mortgage to the extent of the amount unpaid thereon is a lien on the lands and premises here under consideration.

The warranty deed of David M. Sheard and Phoebe J. Sheard conveying this property to the President and Trustees of the Miami University has been properly executed and acknowledged and is in form sufficient to convey to said grantees the title of David M. Sheard and Phoebe J. Sheard in and to said lands, free and clear of all encumbrances, except taxes and assessments due and payable June 20, 1928, and thereafter.

In this connection it may be noted that aside from the taxes due and payable June 20, 1928, which are those for the year 1927, or the last half thereof, the undetermined taxes for the year 1928 are a lien on said land.

I am returning herewith said corrected abstract of title and warranty deed.

Respectfully,
EDWARD C. TURNER,
Attorney General.