

board certificate relating to the proposed purchase by the State of Ohio of Lot No. Nineteen (19) of R. P. Woodruff's Subdivision of the south half of the south half of Lot No. 278 of R. P. Woodruff's Agricultural College Addition to said city, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 421, Recorder's Office, Franklin County, Ohio.

An examination made by me of the abstract of title of said lot submitted shows that Mary Catherine Shanahan, the record owner of said lot, has a good and indefeasible title thereto, subject to the following exceptions:

1. It appears from the abstract that on and prior to January 22, 1919, the lot here under investigation was owned by one Joseph Soentgerath. On said date Joseph Soentgerath conveyed said lot by warranty deed to James T. Hartley, Bishop of Columbus. There is nothing in the abstract to show that during the time that Joseph Soentgerath held title to said lot, and at the time he conveyed the same to James T. Hartley, Bishop of Columbus, he, the said Joseph Soentgerath, was an unmarried man. If said Joseph Soentgerath was married during any part of the time that he held legal title to this lot, his wife's inchoate right of dower would, of course, attach to said property, and, if she should be living at the time of the death of said Joseph Soentgerath, she could assert her dower rights with respect to said property, unless at the time her said rights have been barred in some way. An affidavit of someone acquainted with the facts here discussed should be prepared and made a part of the affidavit.

2. The undetermined taxes for the year 1929 are unpaid and a lien upon said lot.

An examination of the form of the warranty deed to be executed by said Mary Catherine Shanahan shows that the same is in form sufficient to convey a fee simple title in and to said lot to the State of Ohio when the same is signed and otherwise properly executed and acknowledged by said Mary Catherine Shanahan. By the warranty clause in said deed form said lot is to be conveyed to the State of Ohio free and clear of all encumbrances whatsoever, except the taxes and assessments due and payable on and after the June, 1930, payment of taxes.

Encumbrance estimate No. 5672, submitted to me with the other files above mentioned, shows that there are sufficient balances in the proper appropriation account to pay the purchase price of said lot and that the controlling board has released sufficient funds for the said purpose.

I am herewith returning said abstract of title, warranty deed form, encumbrance estimate and controlling board certificate.

Respectfully,
GILBERT BETTMAN,
Attorney General.

1070.

APPROVAL, BONDS OF CITY OF FOSTORIA, SENECA COUNTY—
\$68,500.00.

COLUMBUS, OHIO, October 18, 1929.

Industrial Commission of Ohio, Columbus, Ohio.