

2654.

ABSTRACT, STATUS OF TITLE, 134 ACRES OF LAND SITUATED IN
CLINTON TOWNSHIP, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, July 15, 1925.

HON. CARL E. STEEB, *Business Manager, The Ohio State University, Columbus, Ohio.*

DEAR SIR:—Examination of an abstract of title, warranty deeds and encumbrance estimates submitted by your department to this office for an opinion discloses the following:

The abstract of title as submitted was prepared and certified by John K. Kennedy, attorney-at-law, under date of June 6, 1925, and pertains to 134 acres of land located in Clinton township, Franklin county, Ohio, and being a part of quarter township 3, township 1, range 18, United States Military Lands, and being more particularly described at the title page of the abstract to which this opinion is attached.

Attention is directed to the fact that the conveyance of the premises under consideration is made by two separate instruments, one being a regular warranty deed covering 127.85 acres and the other covering 6.15 acres more or less, being a deed of gift, and subject to the life estate of the grantor.

Upon examination of the abstract as submitted, I am of the opinion that same shows a good and merchantable title to said premises in May Eve Hess.

Attention is directed to the taxes for the last half of the year 1924, in the sum of \$365.27, which are unpaid and a lien, also a special assessment for the improvement of Lane avenue, balance \$215.03, an installment of which in the sum of \$35.84, together with interest will be due and payable in December, 1925. However, the entire amount of this special assessment is now a lien. Also the balance of a special assessment of \$81.22 for the improvement of Hess road, an instalment of which in the sum of \$13.54 and \$4.87 interest is due and payable in December, 1925. The entire amount of this assessment is also a lien.

Attention is also directed to the fact that the regular taxes for the year 1925 are a lien, but the amount of same is as yet undetermined.

The proper delivery of the already executed deeds herewith submitted will be sufficient to transfer the title of the premises under consideration to the state of Ohio.

The encumbrance estimates, being numbers 403 and 404 appear to be in regular form, are properly certified by Wilbur E. Baker, director of finance, under date of July 15, 1925, and approved by Carl E. Steeb, director of department, under date of July 15, 1925, and are addressed to May Eve Hess, and are made to cover the premises under consideration, No. 404 being in the sum of \$2,802.00 and No. 403 in the sum of \$130,368.00.

The abstract of title, the two warranty deeds and the encumbrance estimates submitted by your department are herewith returned.

Respectfully,

C. C. CRABBE,

Attorney General.