

2960.

## APPROVAL, BONDS OF MIAMI COUNTY IN AMOUNT OF \$97,000 FOR ROAD IMPROVEMENTS.

COLUMBUS, OHIO, April 3, 1922.

*Department of Industrial Relations, Industrial Commission of Ohio, Columbus, Ohio.*

2961.

## STATUS, TITLE TO PREMISES SITUATE IN COUNTY OF HARDIN, STATE OF OHIO, LOT NUMBER TWENTY-TWO IN VILLAGE OF ADA.

COLUMBUS, OHIO, April 3, 1922.

HON. GEORGE FLORENCE, *Adjutant General of Ohio, Columbus, Ohio.*

DEAR SIR:—You have submitted an abstract certified to by W. W. Runser, abstractor, February 4, 1922, inquiring as to the status of the title to the following described premises as disclosed by said abstract:

Situate in the county of Hardin, state of Ohio, and being lot number twenty-two (22) in the original plat to the village of Ada.

In a preliminary examination there were a number of defects noted in the chain of title, principally with reference to the execution of deeds, in which it was not shown whether or not the grantor was married. However, the defects that were previously noted have been cured in the abstract by affidavits and otherwise.

After final examination it is the opinion of this department that the abstract in its present form shows the status of the title to be as follows: The south one hundred feet of said lot No. 22, as heretofore described, to be in the name of the Ada Armory Company, and the north fifty feet of said lot to be in the name of D. W. Botkin and Walter Sousley.

It is further disclosed in the abstract that the said D. W. Botkin and Walter Sousley each own an undivided one-half interest in the said north fifty feet. It further appears that D. W. Botkin and wife duly executed a deed on March 5, 1920, conveying the undivided one-half interest to Walter Sousley. The abstract indicates that this deed is in the possession of Walter Sousley and has not been recorded. Therefore, it will be seen that when this deed is placed upon record, in the event that it can be recorded without other instruments affecting the title to said premises having preceded it of record since the date of said abstract, the title to the said north fifty feet will be in the name of Walter Sousley. In the event that this conveyance is accepted by the state, you should first see that said deed is properly recorded and that no instruments are of record affecting the title to said premises since the date of the abstract.

According to the abstract there are no liens of any kind against the real estate.

You have further submitted encumbrance estimate dated March 25, 1922, No. 2331, which contains the certificate of the Director of Finance to the effect that