

1774.

ABSTRACT, STATUS OF TITLE, 171 ACRES OF LAND SITUATED IN
NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, September 22, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*In re: *Lands of Mattie Scott.*

Dear Sir:—

You have submitted a certificate of title signed by William J. Meyer, of Portsmouth, Ohio, covering 171 acres of land situated in Nile Township, Scioto County, Ohio, and requested my opinion as to the status of the title to such premises as disclosed thereby.

According to said certificate the title to the land is in the name of Mattie Scott, free from encumbrances excepting the taxes for the year 1924, which constitutes a lien upon said premises, and a mortgage granted by William H. Odle to Thomas C. Beatty April 13, 1901, and a certain reservation relating to a roadway passing through said land.

It is my opinion that the said Mattie Scott has sufficient title to enable her to convey the premises to the State upon the delivery of a proper deed. However, before any such deed is accepted and the warrant delivered in payment therefor, the mortgage above referred to should be released of record.

Your attention is directed to the fact that before acceptance is made of the deed you should obtain the certificate of the Director of Finance to the effect that the funds are available for such purchase, which such certificate should accompany said certificate of title and deed when it is presented to the Auditor of State.

Said certificate of title is being returned herewith.

Respectfully,

C. C. CRABBE,

Attorney General.

1775.

ABSTRACT, STATUS OF TITLE, 74 AND 15/100 ACRES OF LAND IN
NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, September 22, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*In re: *Lands of Anna Derksen.*

Dear Sir:—

You have submitted a certificate of title signed by William J. Meyer, of Portsmouth, Ohio, covering 74 and 15/100 acres of land in Nile Township, Scioto County,

Ohio. According to said certificate the title to said land is in the name of Anna Derksen, which is sufficient to enable her to convey said premises to the State upon the delivery of a proper deed, subject to the following incumbrances:

(1) In the deed of Edward Cunningham and wife dated April 28, 1923, granting said premises to Anna Derksen, the following clause appears after the description: "Excepting from the same all the minerals of whatever kinds with the right to remove the same."

(2) The taxes for the year 1924 are unpaid and constitute a lien.

Your attention is directed to the fact that before acceptance is made of the deed you should obtain the certificate of the Director of Finance to the effect that the funds are available for such purchase, which such certificate should accompany said certificate of title and deed when it is presented to the Auditor of State.

Said certificate of title is being returned herewith.

Respectfully,
C. C. CRABBE,
Attorney-General.

1776.

ABSTRACT, STATUS OF TITLE, 25.25 ACRES OF LAND SITUATED IN NILE TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, September 22, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

In re: Lands of Andrew Messer and Gemima (Windsor) Messer.

Dear Sir:—

You have submitted a certificate of title signed by William J. Meyer, of Portsmouth, Ohio, covering 25.25 acres of land situated in Nile Township, Scioto County, Ohio, and requested my opinion as to the status of title to such premises as disclosed thereby.

According to said certificate the title to the 16.50 acre tract is in the name of Andrew Messer and Gemima Messer, and the title to the 8.75 acre tract is in the name of Gemima Messer, free from encumbrances excepting the following:

(1) The taxes for the year 1924, which are unpaid and a lien;

(2) A mortgage granted January 22, 1921, by Andrew and Gemima Messer to D. N. Hopkins and John W. Snyder, to secure the payment of \$300.00 is unreleased of record and a lien.

(3) A mortgage granted by Gemima E. Windsor (now Messer) to John W. Snyder, Trustee, to secure the payment of \$100.00, is unreleased of record and a lien on the 8.75 acre tract.

(4) A mortgage granted by Gemima E. Windsor (now Messer) to D. N. Hopkins to secure the payment of \$75.00, is unreleased of record and a lien on the 8.75 acre tract.