

2449.

APPROVAL, ABSTRACT OF TITLE TO LAND OF LEWIS C. BARKER AND MARIE BARKER IN CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, October 15, 1930.

The State Office Building Commission, Columbus, Ohio.

GENTLEMEN:—There have been submitted for my examination and approval, an abstract of title, two certain deeds and encumbrance estimate No. 669, relating to a certain parcel of land in the city of Columbus, Franklin County, Ohio, which is more particularly described as follows:

“Being nineteen and twenty-five hundredths feet (19.25') off of the south side of Inlot No. One Hundred and Twenty (120) in the city of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 'F', page 332, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at the southeast corner of Inlot No. 120, running along the south line thereof 72.7 feet to the east line of Scioto St., thence in a north-westerly direction along the east line of Scioto St., 19.36 feet to a point; thence in an easterly direction 74.82 feet to the west line of Front St., thence in a southerly direction along the west line of Front St., to the place of beginning.”

An examination of the abstract of title submitted, the last continuation to which is certified by the abstracter under date of September 26, 1930, shows that Lewis C. Barker and Marie Barker, his wife, as tenants in common, have a good and indefeasible fee simple title to the above described property, subject to a lease for a term of ninety-nine years, renewable forever, executed by said Lewis C. Barker and Marie Barker, to one Joseph Gilbert, under date of June 25, 1923, which lease was thereafter, on May 1, 1924, assigned to Jacob Myers, who is now the owner and holder of the same.

The title and respective interests of said Lewis C. Barker and Marie Barker and of said Jacob Myers, are subject to the encumbrance of taxes and assessments, as follows:

(1) The taxes for the year 1929, amounting, with penalty, to the sum of \$220.48, are unpaid and are a lien upon said property. The taxes for the year 1930, the amount of which are not yet determined, are likewise a lien upon said property.

(2) There is a balance of \$56.33 due on the assessment for the improvement of Front Street, and there is likewise an assessment on said property in the sum of \$100.24 for the Front Street lighting system.

(3) There is a liquor assessment in the sum of \$1200.00 on this property which was due and payable in June, 1930.

Subject to said taxes and assessments, aforesaid, the title of said Lewis C. Barker and Marie Barker as owners of the fee in said property, and of said Jacob Myers, as owners of the perpetual leasehold estate and interest in said property, are hereby approved.

The two deeds, above referred to, are a warranty deed executed by said Lewis C. Barker and Marie Barker, his wife, and a quit claim deed executed by Jacob Myers and Rhea B. Myers, his wife. By said warranty deed, which has been properly executed and acknowledged by said Lewis C. Barker and Marie Barker, the above

described property is conveyed to the State of Ohio by fee simple title, to the respective dower interests of said grantors, free and clear of all encumbrances except the ninety-nine year lease, renewable forever, owned and held by said Jacob Myers, and except all taxes and assessments. The quit claim deed of Jacob Myers has been properly executed and acknowledged by him and by his wife, Rhea B. Myers, and the same is effective to convey to the State of Ohio all the right, title and interest of said Jacob Myers in and to this property, free and clear of the dower interest of said Rhea B. Myers, in and to said leasehold interest. The execution and delivery of both of said deeds to the State of Ohio, is effective to convey to the State a full and complete fee simple title in and to said property, free and clear of all encumbrances save and except the taxes and assessments before noted, and said deeds are hereby approved.

Encumbrance estimate No. 669 which has been submitted as a part of the files relating to the acquisition of this property, has been properly executed and approved, and the same shows a sufficient balance in the appropriation account to pay the purchase price of this property, and said encumbrance estimate is likewise herewith approved.

You will find enclosed herewith said abstract of title, the warranty and quit claim deeds above referred to, and encumbrance estimate No. 699.

Respectfully,

GILBERT BETTMAN,

Attorney General.

2450.

APPROVAL, BONDS OF WYANDOT COUNTY, OHIO—\$4,550.00.

COLUMBUS, OHIO, October 15, 1930.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.

2451.

APPROVAL, FOUR GAME REFUGE LEASES.

COLUMBUS, OHIO, October 15, 1930.

HON. J. M. THOMPSON, *Commissioner, Division of Conservation, Columbus, Ohio.*

DEAR SIR:—You have submitted for my approval the following leases which grant lands to the state for game refuge purposes:

2074	R. O. Tener, Bratton and Scott Townships, Adams County	273	acres
2075	Blanchard Simmons, Bratton Township, Adams County	50	acres
2076	G. W. & Wesley Jackson, Bratton Twp., Adams County	100	acres
2077	E. B. & Iva D. Purcell, husband and wife, Bratton Town-		
	ship, Adams County	137¼	acres