

Finding said lease in proper legal form, I hereby approve the same and return the same herewith.

Your attention, however, is called to the provisions of section 2285-1 of the General Code which requires a certificate of the Director of Finance to the effect that there are unincumbered balances to cover the purchase price before entering into such contract. In view of this section you should obtain such certificate before the acceptance of such lease.

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

2126.

APPROVAL, BONDS OF FELICITY, FRANKLIN CONSOLIDATED SCHOOL DISTRICT, CLERMONT COUNTY, \$8,000.00, SCHOOL IMPROVEMENT BONDS.

COLUMBUS, OHIO, January 6, 1925.

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

2127.

ABSTRACT, STATUS OF TITLE, LOT No. 39 OF HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, January 7, 1925.

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

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Adolph Haak & Co., Abstracters. a continuation thereto was made by Graves and Westervelt, and a final continuation by E. M. Baldrige, January 2, 1924, pertaining to the following premises:

Being Lot No. 39 of Hamilton's Second Garden Addition to the city of Columbus as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio, excepting six feet off the east end thereof reserved for an alley.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Frieda May, subject to the following exceptions:

The release of the mortgage shown at section 8 of the first part of the abstract is in defective form, but as the note secured by the mortgage has been long past due, no action could be maintained upon same. The release shown at section 14 is also defective, but shows that the notes secured by the mortgage were undoubtedly paid.

Attention is directed to the restrictions in the conveyance shown at section 1 of the continuation of September 10, 1923, wherein are found restrictions for a period

of twenty-five years against the use of the premises for the erection of any buildings to be used for slaughter houses and the killing of animals, or the use of said premises for the sale of intoxicating liquors or malt beverages.

The abstract states no examination has been made in the United States District or Circuit Courts, nor in any subdivision thereof.

The taxes for the last half of the year 1923, and penalty amounting to \$6.27, are unpaid and a lien. The taxes for the year 1924, amounting to \$10.15 are a lien, one-half of which, amounting to \$5.08, was due in December, 1924.

There also appears on the Treasurer's duplicate an unpaid balance of assessments in the sum of \$85.33 for the improvement of Clara Street, the next installment of which, amounting to \$28.44, and interest, amounting to \$3.84, was due and payable in December, 1924.

It is suggested that the proper execution of a general warranty deed by Frieda May, and husband, if married, will be sufficient to convey the title of said premises to the State of Ohio when properly delivered.

Attention is also directed to the necessity of the proper certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated sufficient to cover the purchase price before the purchase can be consummated.

The abstract submitted is herewith returned.

Respectfully,

C. C. CRABBE,

Attorney-General

2128.

ABSTRACT, STATUS OF TITLE, LOTS NOS. 130 AND 131 OF HAMILTON'S
SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, January 7, 1925.

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

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Adolph Haak & Co., Abstracters, August 10, 1905, and a continuation thereto by E. M. Baldrige December 29, 1924, and pertains to the following premises:

Lots Nos. 130 and 131 of Hamilton's Second Garden Addition to the city of Columbus, Ohio, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio, excepting therefrom twelve feet off the rear end thereof reserved for an alley, and also excepting therefrom fourteen feet off the south side of said lot No. 131 reserved for use as an alley.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Emma J. Wilson, subject to the following exceptions:

The release of the mortgage shown at section 8 of the first part of the abstract is in defective form, but since the note secured by the mortgage has been long past due, no action could be maintained upon same. The release shown at section 14 is also defective, but shows that the notes secured by the mortgage were undoubtedly paid.

Attention is directed to the restrictions shown in the conveyance at section