

2830.

APPROVAL, ABSTRACT OF TITLE TO LAND OF MINNIE KNOTHE IN
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, January 15, 1931.

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

DEAR SIR:—You have submitted for my examination and approval an abstract of title, warranty deed form and encumbrance estimate No. 2079, relating to a certain lot and parcel of land owned of record by one Minnie Knothe in the city of Columbus, Franklin County, Ohio, which lot is more particularly described as being lot number forty-one (41) of Critchfield and Warden's Subdivision of the south half of the north half of lot number two hundred and seventy-eight (278) of R. P. Woodruff's Agricultural College Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 4, pages 234 and 235, Recorder's Office, Franklin County, Ohio.

Upon examination of the abstract of title submitted, I find two mortgages on the above described property, which are not satisfied of record. Inasmuch, however, as the obligations secured by said respective mortgages matured more than twenty-one years ago, and inasmuch as said mortgages have not been refled, they have long since ceased to be a lien upon said property.

From my examination of said abstract of title, I find that said Minnie Knothe has a good and indefeasible title to the above described property, subject only to the taxes for the year 1930, amounting to the sum of four dollars and seventy-two cents, which taxes are, of course, a lien upon the property.

Upon examination of the deed form above referred to, I find that the same, when it is properly executed and acknowledged by said Minnie Knothe and by Emil J. Knothe, her husband, will be effective to convey the above described property to the state of Ohio by fee simple title, free and clear of the dower interest of said Emil J. Knothe in and to said property, and free and clear of all incumbrances whatsoever, except the taxes on said property due and payable on and after the June 1931 payment of taxes. As above indicated, said deed has not yet been executed. Care should be taken that this is done in the manner required by law before the transaction relating to the purchase of this property is closed by the acceptance of the deed and the payment of the purchase price of said property. Said deed should be likewise submitted to this office for examination before the same is accepted.

Encumbrance estimate No. 2079, above referred to, has been properly executed and approved and the same shows that there is a sufficient balance in the proper appropriation account to pay the purchase price of the above described property, which purchase price is the sum of four hundred dollars.

Upon examination of said encumbrance estimate it likewise appears that the money necessary to pay said purchase price has been released for the purpose by the board of control.

I am herewith returning to you with my approval, said abstract of title, deed form and encumbrance estimate No. 2079.

Respectfully,
GILBERT BETTMAN,
Attorney General.