

1212.

APPROVAL, BONDS OF SILVER LAKE VILLAGE SCHOOL DISTRICT,  
SUMMIT COUNTY—\$80,000.00.

COLUMBUS, OHIO, October 28, 1927.

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

1213.

DISAPPROVAL, ABSTRACT OF TITLE TO LAND IN THE CITY OF  
COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, October 28, 1927.

HON. CARL E. STEEB, *Secretary, Board of Trustees, Ohio State University, Columbus, Ohio.*

DEAR SIR:—An abstract of title covering the real estate hereinafter described and an encumbrance certificate relative to the proposed purchase of said real estate have been resubmitted for my examination and opinion.

The abstract pertains to the following described premises situated in the City of Columbus, County of Franklin and State of Ohio and more particularly described as:

Lot number twenty-six (26) of Critchfield and Warden's subdivision of the south half of the north half of Lot No. 278 of R. P. Woodruff's Agricultural College Addition to the City of Columbus, as shown on the recorded plat thereof, of record in Plat Book No. 4, at page 234, Recorder's Office, Franklin County, Ohio.

The abstract was prepared by O. W. Aldrich, an attorney at law, down to September 21, 1908, who states that the first twenty-six sections of the abstract were copied from an abstract compiled by George J. Atkinson & Company of Columbus, Ohio, and the continuations since that date have been prepared and certified by J. M. Clifford, an attorney at law.

In the certificate affixed to the end of the original abstract it is stated:

"I, O. W. Aldrich, do hereby certify that I had no record title to the property conveyed by the last deed but only an interest in the proceeds if sold."

If Mr. Aldrich did in fact have any interest in the premises under examination, the abstract submitted shows no transfer or extinguishment thereof. However, it is my opinion that in view of Mr. Aldrich's statement as quoted above, he would be estopped to assert any claim on the premises.

Upon examination of the abstract, which is in part a copy of another abstract, as stated above, I am of the opinion that the same shows a good and merchantable