

2505.

APPROVAL, ABSTRACT OF TITLE TO PREMISES SITUATE IN COUNTY OF PICKAWAY, TOWNSHIP OF SCIOTO, OHIO, TO BE PURCHASED FOR THE DEPARTMENT OF PUBLIC WELFARE, DIVISION OF INSTITUTION FOR FEEBLE MINDED, BY DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS.

COLUMBUS, OHIO, October 24, 1921.

HON. LEON C. HERRICK, *Director, Department of Highways and Public Works, Columbus, Ohio.*

DEAR SIR:—An abstract last continued by S. C. Gamble, abstractor, September 21, 1921, covering the following described premises, which it is understood you are contemplating purchasing for the department of public welfare, division of institution for feeble minded, has been submitted and my opinion requested as to the status of the title to said premises as disclosed by said abstract:

Situated in the county of Pickaway, in the state of Ohio and in the township of Scioto, and bounded and described as follows: Being a tract of land conveyed to Geo. S. Steel and Isaac Hill by sheriff's deed January 11, 1911, by T. R. Bell, sheriff of Pickaway county, Ohio, of record in D. B. 88, page 210, recorder's office, Pickaway county, Ohio, and more particularly described as follows: Beginning at an iron pin N. W. corner to this tract and also corner to what is known as the custodial farm, and owned by the state of Ohio. Thence with a line of said farm N. 75 degrees 39 minutes E. 11.93 chains to an iron pin. Thence with another line of said farm S. 1 degree 51 minutes E. 15.23 chains to an iron pin. Thence with still another line of said farm S. 66 degrees 8 minutes E. 50.12 chains to an iron pin in the line of John G. Deshler's land. Thence with a line of his land S. 63 degrees 20 minutes W. 27.50 chains to a stake on the north bank of Darby creek. Thence up said creek with the meanders thereof the following courses and distances: N. 25 degrees 10 minutes W. 3.25 chains; N. 31 degrees 55 minutes W. 6.46 chains; N. 60 degrees 48 minutes W. 4.11 chains; S. 82 degrees 27 minutes W. 12.85 chains; N. 78 degrees W. 4 chains; N. 79 degrees 33 minutes W. 2.15 chains; N. 63 degrees W. 2.68 chains; N. 72 degrees 30 minutes W. 3.48 chains to an iron pin, corner to said custodial farm and from which a large willow bears N. E. 10 links distant. Thence with a line of said custodial farm N. 1 degree W. 32.58 chains to the beginning, containing 112.03 acres of land more or less, and being a part of original survey No. 582.

After a careful examination it is the opinion of this department that said abstract shows a good title to said premises to be in the name of Curtis Francis on the date of said abstract, subject to a mortgage given by Curtis Francis and wife to R. H. Schryver, as shown on page 3 of the continuation of said abstract. Said mortgage was executed December 27, 1917, to secure the payment of \$5,000.00 with interest. It further appears that the said mortgagee on the same date said mortgage was executed duly assigned said mortgage to the Security Building and Loan Company of Mt. Sterling, Ohio. According to the abstract this mortgage is unreleased of record and is a valid and subsisting lien upon said premises, and in the event you purchase said

premises a sufficient amount should be retained from the purchase price to fully satisfy whatever amount may be due upon said mortgage and the note which it secures. According to the abstract the taxes for the year 1920 have been paid. The taxes for the year 1921 are undetermined and unpaid and constitute a lien.

There has also been submitted Encumbrance Estimate No. 5354, which contains the certificate of W. Albert Davis, assistant director of finance, that there are unencumbered balances legally appropriated to the department of public welfare, institution for feeble minded, in the sum of \$14,000.00, to cover said purchase.

There has also been submitted a warranty deed executed by Curtis Francis and Emma Francis, his wife, conveying said premises to the state of Ohio. Said deed warrants the premises to be free and clear from all encumbrances "except all taxes and assessments falling due and payable in December, 1921, and thereafter." It is believed that said deed is properly executed and is sufficient to convey the title of the said Curtis Francis to said premises to the state.

The abstract discloses that no examination was made in any of the United States courts.

The abstract, encumbrance estimate and deed are enclosed herewith.

Respectfully,  
 JOHN G. PRICE,  
*Attorney-General.*

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2506.

APPROVAL, BONDS OF VILLAGE OF MILAN, OHIO, IN AMOUNT OF  
 \$15,381 FOR ROAD IMPROVEMENTS.

COLUMBUS, OHIO, October 24, 1921.

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

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2507.

APPROVAL, BONDS OF VILLAGE OF MILAN, OHIO, IN AMOUNT OF  
 \$13,800 FOR ROAD IMPROVEMENTS.

COLUMBUS, OHIO, October 24, 1921.

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