

1771.

APPROVAL, ABSTRACT OF TITLE TO LAND OF RICHARD H. TREMPER
ET AL, IN WASHINGTON TOWNSHIP, SCIOTO COUNTY.

COLUMBUS, OHIO, April 11, 1930.

HON. CARL E. STEEB, *Secretary, Ohio Agricultural Experiment Station, Columbus, Ohio.*

DEAR SIR:--There has been submitted for my examination and approval an abstract of title, warranty deed, encumbrance estimate No. 128 and controlling board certificate relating to the proposed purchase of two certain tracts of land in Washington Township, Scioto County, Ohio, which are owned of record by Richard H. Tremper, Hugh H. Tremper and Laura Tremper Blakemore. The tracts of land here under investigation are more particularly described as follows:

FIRST TRACT: Beginning at a stone on a hill side on the north side of Dry Run corner to land belonging to Wm. Bridwell and Edward Cunningham (formerly owned by Williamson) and a corner to Survey number 14338; thence N. 9° W. up a steep hill, 46 rods to a stone on top of a ridge (We marked three black oaks and a pine; all small) thence along the top of the ridge N. 22 $\frac{3}{4}$ ° W. 2 rods to a stone in place of a pine; thence N. 12° W. 35 rods to a stone where a chestnut oak formerly stood, pines still standing; thence N. 13 $\frac{1}{2}$ ° E. 46 $\frac{1}{2}$ rods to a stone set between the stumps of the corner trees a white oak and a pine, both cut. From said stone a pine 14 inches in diameter bears N. 67 $\frac{1}{2}$ ° W. 24 $\frac{1}{2}$ links and a black oak 10 inches in diameter S. 34 $\frac{1}{2}$ ° W. 20 links; thence along the top of the ridge and along the line between Washington and Rush Township N. 81° E. 38 rods to a stone in place of three pines and a hickory (all gone) corner to lot number four of the L. C. Heaton estate; thence with the lines of said lot number four S. 25 $\frac{1}{2}$ ° E. 26 rods to a stone by a pine stump; thence S. 5 $\frac{1}{2}$ ° E. 14 $\frac{1}{4}$ rods to a stone in place of a black oak and a pine now gone; thence S. 78 $\frac{1}{2}$ ° E. 32 72/100 rods to a stone on a high "Round Top" or "peak" of the hill; thence S. 8° 42 2/10 rods and fall ten links to right of a pile of stones on top of the ridge where the deed calls for a stake and stone pile (Correction to left 32' true bearing S. 8° 32' E.) thence S. 20° W. 12 28/100 rods to a pile of stones; thence leaving the ridge S. 44 $\frac{1}{2}$ ° E. six rods to a white oak tree 24 inches in diameter on a hill side; thence S. 44 $\frac{3}{4}$ ° W. 40 rods crossing the before mentioned ridge to a stone on a steep hill side and on line of Survey number 14338; thence with the lines of said Survey N. 44 $\frac{1}{4}$ ° W. 30 rods to a stone near the foot of the hill on the east side of a branch; thence N. 63 $\frac{1}{4}$ ° W. 9 $\frac{1}{2}$ rods crossing the branch to a stone; thence S. 13° W. 31 8/10 rods to a stone; and a black oak; thence S. 44° W. 17 8/10 rods to the beginning containing 56 acres as shown by the appraisers of the estate of L. C. Heaton, deceased. The above described land being known as lot number seven of the L. C. Heaton estate.

SECOND TRACT: Beginning at a stone at the south east corner of a tract of land containing 100 acres which R. H. Hayman et al. sold to Victor and Caroline Lovey in 1899. Said stone is in a line of Survey number 14615 and on the west side of a drain; thence with one line of said Lovey's 100 acre tract N. 1 $\frac{1}{2}$ ° E. 184 rods crossing several small branches to a stone on the line between Washington and Rush Townships and on a line of a tract of land containing 372 acres which R. H. Hayman and others deeded to Alexander Piquet in 1892 as recorded in Volume 52, page 575, of Scioto County Record of Deeds. Thence with the lines of said 372 acre tract S. 77 $\frac{1}{2}$ ° E.

30 rods to a stone on the top of high ridge; thence N. 43° E. 20 6/10 rods to a white oak tree a township corner between Washington and Rush Townships; thence S. 62½° E. 30 rods to a stone; thence N. 78¼° E. 25 rods to a stone set between a chestnut oak and white oak; thence N. 25½° E. 14 rods to a stone set in a hickory stump; thence S. 63° E. 18 rods to a stone; thence S. 42½° E. 24 rods to a stone; thence S. 72° E. 23 36/100 rods to three pines and a stone on a high hill; thence N. 42° E. 36 3/10 rods to a stone in a flat where an eight-inch black walnut stood; thence N. 83¼° E. 21 rods to a stone on the west line of Survey number 13499 and S. 6¼° W. 4 rods from the northwest corner thereof; thence with the west line of said survey number 13499 S. 6¼° W. along the west side of a ridge and down a steep hill 103 8/10 rods to a stone on said line, a corner to a tract of land which R. H. Hayman et al. deeded to Mary Bousier in the year 1887; thence N. 45½° W. 52 rods to a stone on a steep hill side at the north corner of a tract of land containing 40 acres which R. H. Hayman et al. deeded to Robert Warren in the year 1886, thence with several lines of said tract of land S. 60¼° W. 56½ rods (crossing Hardscrabble run at 11 rods and the top of the hill at 38 rods) to a stone on a hill side with three pines and chestnut oak marked; thence S. 48¾° E. 109 rods to a stake and stones; thence S. 1¾° W. 44 rods to a stone on a line of Survey number 14615 and on a steep hill side, thence N. 70½° W. 80 rods crossing a branch and a steep point of the hill to a white oak and a dogwood (formerly three dog woods from one root) corner to said survey; thence following the lines of said survey N. 1½° E. 50 rods passing along and up a steep hill side to a pile of stones on a steep hill side; thence N. 88½° W. 50 rods crossing a branch to a pile of stones on a hill side; thence S. 2¼° W. 63 rods, crossing a branch at 8 rods to a pile of stones and a black oak and a hickory on the point of the hill; thence N. 88½° W. 65 rods to the beginning, containing 192 acres in Surveys numbered 13287 and 15730.

Both of the foregoing tracts are part of the premises conveyed to Richard H. Hayman and Charles A. Barton by George M. Osborne by deed which is recorded in Volume 37, page 236 of Scioto County Record of Deeds.

Upon examination of the abstract of title of the above described tracts of land I find that said Richard H. Tremper, Hugh H. Tremper and Laura Tremper Blakemore have a good and merchantable fee simple title to said property, subject to the dower interests of the respective spouses, and free and clear of all encumbrances, except the taxes for the last half of the year 1929, amounting in the aggregate to the sum of \$10.41.

Upon inspection of the warranty deed tendered to the State of Ohio, I find that said deed has been properly signed by said Richard H. Tremper, Hugh H. Tremper and Laura Tremper Blakemore, and by the spouses of each of the above named grantors. This deed was executed by Laura Tremper Blakemore and Charles H. Blakemore, her husband, at Roanoke, Virginia. The signatures of Laura Tremper Blakemore and husband were not witnessed in the manner required by the law of Ohio. As to this, however, it is noted that said deed was executed and acknowledged by said parties according to the law of the State of Virginia, and under the provisions of Section 8516, General Code, the deed so executed is sufficient to convey property in the State of Ohio.

Said warranty deed as to form is sufficient to convey to the State of State a fee simple title to the above described property, free and clear of the inchoate dower interest of the spouses of the above named Richard H. Tremper, Hugh H. Tremper and Laura Tremper Blakemore, and free and clear of all encumbrances whatsoever.

An inspection of encumbrance estimate No. 128, submitted as a part of the files relating to the proposed purchase of the above described property, shows that the same has been properly executed and that there are sufficient balances in the proper appropriation account to the credit of the Ohio Agricultural Experiment Station to pay the sum of \$1,240.00, the purchase price of said tracts of land.

It further appears that pursuant to the authority conferred upon the controlling board by Section 11 of House Bill No. 510, enacted by the 88th General Assembly, the money necessary to pay the purchase price of this property has been released by the controlling board.

I am herewith returning said abstract of title, warranty deed, encumbrance estimate No. 128, controlling board certificate and other files relating to the purchase of this property.

Respectfully,
 GILBERT BETTMAN,
Attorney General.

1772.

APPROVAL, ABSTRACT OF TITLE TO LAND OF DON SHERA, IN VILLAGE
 OF OXFORD, BUTLER COUNTY, OHIO.

COLUMBUS, OHIO, April 11, 1930.

HON. W. P. ROUDEBUSH, *Secretary of Board of Trustees, Miami University, Oxford, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval an abstract of title, warranty deed and encumbrance estimate No. 47, relating to the proposed purchase by the board of trustees of Miami University of two certain tracts of land situated in the village of Oxford, Butler County, Ohio, and which are owned and held by perpetual leasehold by one Don Shera. The tracts of land covered by said abstract and deed are as follows:

“Being known on the recorded plat of said village as a part of out lot numbered nine (9), bounded and described as follows: Beginning at a point in the west line of said outlet numbered nine (9) fifty (50) feet north of the southwest corner thereof; thence east along a line parallel to the south line of said outlet a distance of one hundred twelve and $\frac{5}{10}$ (112.5) feet; thence north at right angles along a line parallel to the west line of said outlet a distance of one hundred and twelve and $\frac{5}{10}$ (112.5) feet; thence south along the west line of said outlet thirty-five (35) feet to the point of beginning.

Also:

Beginning at a point in the west line of said outlet numbered nine (9), one hundred sixty-five (165) feet north of the southwest corner of said outlet; thence east along a line parallel to the south line of said outlet a distance of one hundred twelve and $\frac{5}{10}$ (112.5) feet; thence north at right angles along a line parallel to the west line of said outlet sixty-three (63) feet; thence west along a line parallel to the south line of said outlet one hundred twelve and $\frac{5}{10}$ (112.5) feet; thence south along the west line of said outlet a distance of sixty-three (63) feet to the point of beginning. Reserving to the grantor herein, his successors and assigns the right to haul fuel for use on the premises adjacent hereto on the south over the immediately above described tract 63 feet by $112\frac{1}{2}$ feet.”