

3772.

ABSTRACT, STATUS OF TITLE TO SIXTY ACRES OF LAND IN BENTON TOWNSHIP, HOCKING COUNTY, OHIO.

COLUMBUS, OHIO, October 29, 1926.

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

DEAR SIR:—Examination of an abstract of title, three warranty deeds and other data submitted by you for my examination and approval, discloses the following:

The abstract as submitted was prepared and certified under date of May 26, 1926, and pertains to sixty acres of land more or less located in Benton Township, Hocking County, Ohio:

First Tract being the northeast quarter of the northwest quarter of section 26, township 11, range 18, containing 40 acres, more or less.

Second Tract being a part of the southeast quarter of the northwest quarter of said section 26, township 11, range 18, containing 20 acres more or less, and being more particularly described in the caption of the abstract.

Upon examination of said abstract, I am of the opinion that same shows a sufficient title to the premises under consideration as follows:

An undivided one-third part in John H. E. Reeves; one undivided one-half part of said premises in Henry V. Stevenson and one undivided one-sixth part in the heirs of Lewis Green, deceased, subject to the following:

At the date of the certification of the abstract the last half of the taxes for the year 1925 due and payable in June, 1926, in the sum of \$10.60 were unpaid. The taxes for the year 1926 are also a lien on said premises, the amount thereof being as yet undetermined. In this connection it is suggested that there should be a further extension of the abstract certified showing whether or not there have been any changes in respect to taxes or other liens.

The three warranty deeds as submitted have already been properly executed, except the insertion of the date of the month in the execution and acknowledgement clause of the warranty deed of the heirs of Lewis Green, deceased. This should be corrected before the deeds are accepted, and when accepted will be sufficient to convey the title of the premises to the State of Ohio.

You have also submitted encumbrance estimate No. 5663 covering the consideration for the premises under consideration in the sum of \$6,000, which has been regularly certified by the Director of Finance.

It is not believed that the approval of the Controlling Board will be necessary for this purchase in view of the fact that the funds for this purchase were encumbered from the appropriation for the biennium ending June 30, 1925.

I am returning the abstract, warranty deeds and encumbrance estimate to your department.

Respectfully,
C. C. CRABBE,
Attorney General.