

express provision for the election of members of a village school district which heretofore has been a city school district.

Specifically answering your question, therefore, it is my opinion that when, by reason of the last preceding federal census a city is reduced to a village, the members of the board of education heretofore elected as members of the city board of education should continue in office until succeeded by the members of a board of education of the new village school district, all five of whom should be elected at the next succeeding annual election for school board members regardless of the terms of office of any present members of the board heretofore elected as members of the city board of education.

Respectfully,

GILBERT BETTMAN,  
*Attorney General.*

3127.

APPROVAL ABSTRACT OF TITLE TO LAND OF LUCILLE E. STRAUB IN  
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, April 7, 1931.

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

DEAR SIR:—There has been submitted for my examination and approval an abstract of title of lots Nos. 35 and 36 of Critchfield and Warden's Subdivision of the south half of lot No. 278 of R. P. Woodruff's Agricultural College Addition, to the city of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 234, Recorder's Office, Franklin County, Ohio.

Upon examination of said abstract of title, I am of the opinion that Lucille E. Straub, the owner of record of the above described real property, has a good and indefeasible fee simple title to the same, subject to the dower interest therein of her husband, Frank J. Straub, and free and clear of all incumbrances except the taxes on said property for the year 1930, amounting to the sum of four dollars and ninety-four cents, which taxes are unpaid and a lien upon the property.

With the abstract of title above referred to, there has been submitted to me a deed form of a warranty deed to be executed by said Lucille E. Straub and Frank J. Straub, her husband, conveying the above described property to the state of Ohio. From an examination of said deed form, I am of the opinion that when the same has been executed and acknowledged by said Lucille E. Straub and Frank J. Straub in the manner required by law, said deed will be effective to convey said property to the state of Ohio, free and clear of the dower interest of said Frank J. Straub and free and clear of all incumbrances, except taxes and assessments on said property due and payable on and after December, 1930:

Encumbrance record No. 2080, which has been submitted as a part of the files relating to the purchase of the above described real property, has been properly executed and approved and the same shows that there is a sufficient balance in the appropriation account to pay the purchase price of said property, which purchase price is the sum of one thousand and fifty dollars. Said encumbrance record, by appropriate recital therein, shows that the purchase of the above described property has been approved by the controlling board and that the purchase price, in the amount above indicated, has been released by the controlling board for said purpose.

I am herewith returning to you, with my approval, said abstract of title, warranty deed form and encumbrance record No. 2080.

Respectfully,

GILBERT BETTMAN,  
*Attorney General.*