

1481.

APPROVAL, BONDS OF MEIGS COUNTY, \$55,800.00, TO IMPROVE I. C. H. NO. 161, SECTIONS N. O. AND P.

COLUMBUS, OHIO, May 17, 1924.

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

1482.

ABSTRACT, STATUS OF TITLE, LOT NO. 84, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 17, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

Dear Sir:

An examination of an abstract of title submitted by your office to this department discloses the following:

The last continuation of the abstract under consideration bears date of May 8, 1924, and pertains to the following premises:

"Being Lot No. 84, of Hamilton's Second Garden Addition, excepting six feet off the rear end thereof reserved for use as an alley, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in August Star, subject to the following exceptions:

There appear to be one or two minor deficiencies in the early history of the title, but I am of the opinion, because of a considerable lapse of time, same may be disregarded.

Attention is directed to certain restrictions against the use of the premises for the erection of any buildings to be used for slaughter houses, the killing of animals or the use of said premises for the sale of intoxicating liquors and malt beverages. These restrictions follow the premises for a period of twenty-five years from the date of the subdivision.

The abstract states no examination has been made in the United States District or Circuit Courts or any subdivisions thereof.

Attention is directed to the taxes for the last half of the year 1923, amounting to \$9.32 and the taxes for the year 1924, amount not yet determined, which are a lien.

It is suggested that the proper execution of a general warranty deed by August Stare and wife will be sufficient to convey the title of said premises to the State of Ohio when properly delivered.

Attention is also directed to the necessity of the proper certificate of the Di-