

1866.

ABSTRACT, STATUS OF TITLE, 569¼ ACRES OF LAND LOCATED IN FRANKLIN TOWNSHIP, ROSS COUNTY, AND JACKSON TOWNSHIP, PIKE COUNTY, OHIO.

COLUMBUS, OHIO, October 25, 1924.

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

Dear Sir:—

Examination of an abstract, deed and encumbrance estimate submitted by you to this office for examination discloses the following:

The encumbrance estimate covers 569¼ acres of land located in Franklin Township, Ross County, and Jackson Township, Pike County, showing a total estimated cost of \$5,692.50, and has been properly certified by Wilbur E. Baker, Director of Finance, under date of October 11, 1924, and by W. H. Kramer, Bursar of the Ohio Agricultural Experiment Station.

The warranty deed submitted appears to be in proper form and has been properly executed by the grantors, Nelson Johnson and Rosa Johnson, under date of September 22, 1924, and acknowledged on the same day by Lyle S. Evans, Notary Public, properly certified and witnessed.

The abstract in three parts appears to have been prepared and certified by Lyle S. Evans, Abstracter, under date of September 25, 1924, a supplementary part by John W. Long, Attorney, under date of December 27, 1923, and a further supplementary part by Lyle S. Evans, Abstracter, under date of December 10, 1923. The abstracts submitted cover four parcels of land situate partly in Franklin Township, Ross County, and partly in Jackson Township, Pike County, Ohio, and covers a total of 569¼ acres of land.

Upon examination of said abstract I am of the opinion same shows a good and merchantable title to the premises under consideration in Nelson Johnson and Rosa Johnson, subject to the following: The early history of the title under consideration is somewhat meager and shows some irregularities and some discrepancies in the descriptions. There also appears in the history of the title a very complicated transfer of same by virtue of several wills and particularly a transfer of the title by affidavit for the transfer of real estate appearing in sections 28 to 34 inclusive. Attention is also directed to two unreleased mortgages, one appearing at section 56 of the principal abstract in the sum of \$3,000.00. This mortgage was executed by Nelson Johnson and Rosa Johnson to S. M. Dennison July 7, 1919, and in so far as the abstract shows, has not been released of record. Also a mortgage in the sum of \$500.00 by Nelson Johnson and Rosa Johnson to S. M. Dennison, under date of October 10, 1921, and in so far as this abstract shows is not released of record.

Your particular attention is directed to these two mortgages and you are advised that same should be properly released of record before acceptance of the deed and the payment of the consideration.

The taxes for the last half of the year 1923 are unpaid, delinquent and a lien, the amount of same not being shown in the abstract. Taxes for the year 1924 are a lien, the amount of same not being shown in the abstract.

It is suggested that the proper payment of the taxes above referred to, the proper release of record of the mortgages above referred to and the proper delivery

of the warranty deed submitted by you will be sufficient to convey the title to the premises under consideration to the State of Ohio.

Respectfully,
C. C. CRABBE,
Attorney General.

1867.

APPROVAL, BONDS OF CITY OF CLEVELAND HEIGHTS, CUYAHOGA COUNTY, STREET IMPROVEMENTS.

COLUMBUS, OHIO, October 25, 1924.

Retirement Board, State Teachers' Retirement System, Columbus, Ohio.

1868.

APPROVAL, BONDS OF GALION CITY SCHOOL DISTRICT, CRAWFORD COUNTY, \$77,000.00, TO PURCHASE SITE AND ERECT SCHOOL BUILDINGS.

COLUMBUS, OHIO, October 25, 1924.

Retirement Board, State Teachers' Retirement System, Columbus, Ohio.

1869.

APPROVAL, BONDS OF DEFIANCE COUNTY, \$6,000.00, ROAD IMPROVEMENTS.

COLUMBUS, OHIO, October 25, 1924.

Retirement Board, State Teachers' Retirement System, Columbus, Ohio.

1870.

APPROVAL, BONDS OF CITY OF EAST YOUNGSTOWN, MAHONING COUNTY, \$34,856.86, FOR SEWER IMPROVEMENTS, WATER WORKS IMPROVEMENT, ROAD AND STREET PAVING AND STREET GRADING.

COLUMBUS, OHIO, October 25, 1924.

Retirement Board, State Teachers' Retirement System, Columbus, Ohio.