

1505.

ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT NO. 62 AND NORTH HALF OF LOT NO. 63, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 19, 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 12, 1924, and pertains to the following premises:

Being the South half of Lot No. 62, and the North half of Lot No. 63, of Hamilton's Second Garden Addition (excepting six feet off the rear end thereof reserved for use as an alley), as the same are 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 Benjamin and Esther L. Valley, 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 shows no examination has been made in the United States District or Circuit Courts or any subdivision thereof.

Attention is directed to a mortgage shown at section 6 of the continuation of May 3, 1920, which, according to the abstract, is not satisfied of record. It is possible that this may be an error on the part of the abstracter in the continuation of the abstract or it may be that said mortgage is still unreleased. In either event, a proper release of said mortgage must be procured from the Fidelity Building, Loan and Savings Company, to whom said mortgage was given, before the final consummation of the purchase of the premises.

Taxes for the last half of the year 1923, amount \$24.34, due and payable in June, 1924, and the taxes for the year 1924, amount not yet determined, are a lien.

Attention is directed to the balance of a special assessment for the improvement of Clara Street, amounting to \$85.46, the next installment of which, amounting to \$28.48 and interest, will be due in December, 1924.

It is suggested that the proper execution of a general warranty deed by Benjamin and Esther La Valley 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 Director of Finance, to the effect that there are unincumbered balances legally appro-

riated sufficient to cover the purchase price before the purchase can be consummated.

The abstract is herewith returned.

Respectfully,
C. C. CRABBE,
Attorney General.

1506.

APPROVAL, CONTRACT BETWEEN STATE OF OHIO AND THE WOODS CONSTRUCTION AND SUPPLY COMPANY, OF LIMA, OHIO, FOR CONSTRUCTION AND COMPLETION OF RECREATION BUILDING (GENERAL CONTRACT), MIAMI UNIVERSITY, OXFORD, OHIO, AT COST OF \$133,185.00.—SURETY BOND EXECUTED BY THE UNITED STATES FIDELITY AND GUARANTY COMPANY.

COLUMBUS, OHIO, May 19, 1924.

HON. L. A. BOULAY, *Director, Department of Highways and Public Works, Columbus, Ohio.*

Dear Sir:—

You have submitted for my approval contract between the State of Ohio, acting by the Department of Highways and Public Works and The Woods Construction and Supply Company, of Lima, Ohio. This contract covers the construction and completion of Recreation Building (General Contract) at Miami University, Oxford, Ohio, and calls for an expenditure of \$133,185.00.

You have submitted the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in a sum sufficient to cover the obligations of the contract. There has further been submitted a contract bond upon which the United States Fidelity and Guaranty Company appears as surety, sufficient to cover the amount of the contract.

You have further submitted evidence indicating that plans were properly prepared and approved, notice to bidders was properly given, bids tabulated as required by law and the contract duly awarded. Also it appears that the laws relating to the status of surety companies and the workmen's compensation have been complied with.

Finding said contract and bond in proper legal form I have this day noted my approval thereon and return the same herewith to you, together with all other data submitted in this connection.

Respectfully,
C. C. CRABBE,
Attorney General.

1507.

APPROVAL, BONDS OF VILLAGE OF BROOKSIDE, BELMONT COUNTY, \$2,000.00, STREET IMPROVEMENT.

COLUMBUS, OHIO, May 20, 1924.

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