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ABSTRACT, STATUS OF TITLE TO PREMISES LOCATED IN NEWARK,
LICKING COUNTY, OHIO.

COLUMBUS, OHIO, February 16, 1926.

HON. G. F. SCHLESINGER, *Director, Department of Highways and Public Works,*
Columbus, Ohio.

DEAR SIR:—Examination of an abstract of title, warranty deed, encumbrance estimate and a certificate of the Director of Finance showing the approval of the Controlling Board, submitted by your department to this office for examination and approval, discloses the following:

The abstract as submitted and certified under date of January 13, 1926, with further addenda under date of February 4, 1926, pertains to the following premises located in the city of Newark, Licking county, Ohio, and known as and being 116½ feet off the west side of Outlet B, and being about two acres in William C. Maholm's addition of in and outlots to the town of Lockport, now a part of the city of Newark, according to a plat of the same recorded in Volume I, pages 130 and 131 of the Licking county, Ohio, plat records.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in T. C. Jury as trustee for J. S. Graham and five others who are named in a quit claim deed submitted with this abstract, subject to the following:

Attention is directed to the matter of taxes for the year 1925, which are a lien but the amount thereof does not appear in the abstract. These should be ascertained and all taxes now a lien on the premises should be paid before the conveyance of the premises is accepted.

The record title to the premises appears in the name of T. C. Jury, as trustee. There also appears in the latter part of the abstract an affidavit by said T. C. Jury setting forth in full the beneficiaries of the trust, to wit, T. C. Jury, J. S. Graham, Orville Kiger, J. H. Miller, D. B. Grubb and John McNamara. Said J. H. Miller is now deceased, and Harriet A. Miller is the executrix of his estate, and according to the terms of the will as set forth in the abstract, is the only beneficiary thereof.

The warranty deed as executed by said T. C. Jury as trustee, together with the quit claim deed signed and executed by the above mentioned beneficiaries of the trust, will be sufficient to convey the premises under consideration to the state of Ohio when properly delivered.

The encumbrance estimate, No. 1853 covering the premises at a consideration of \$3,500.00 appears in proper form and has been regularly certified by Wilbur E. Baker, Director of Finance, under date of December 18, 1925.

The certificate of the Director of Finance under date of December 10, 1925, is sufficient to show the approval of this purchase by the Controlling Board.

The abstract, warranty deed and quit claim deed, encumbrance estimate and the certificate showing approval by the Controlling Board, submitted by you, are herewith returned.

Respectfully,

C. C. CRABBE,
Attorney General.