

2150.

APPROVAL, PARTIAL ABSTRACT, PREMISES SITUATE IN FRANKLIN COUNTY, OHIO, CLINTON TOWNSHIP, BEING LOTS FIFTY-TWO, SEVENTY-SEVEN, SEVENTY-EIGHT, SEVENTY-NINE, EIGHTY, EIGHTY-ONE AND EIGHTY-TWO, WOOD BROWN PLACE ADDITION.

COLUMBUS, OHIO, June 8, 1921.

HON. CARL E. STEEB, *Secretary, Board of Trustees, Ohio State University, Columbus, Ohio.*

DEAR SIR:—You have submitted a partial abstract, certified by John K. Kennedy, attorney at law, June 3, 1921, requesting my opinion as to the status of the title to the following described premises as disclosed by said partial abstract:

“Situate in the county of Franklin, in the state of Ohio, and in the township of Clinton: Being lots numbers fifty-two (52), seventy-seven (77), seventy-eight (78), seventy-nine (79), eighty (80), eighty-one (81) and eighty-two (82) of Wood Brown Place addition, as the same are numbered and delineated upon the recorded plat thereof, of record in plat book 5, page 196, recorder's office, Franklin county, Ohio.”

Said partial abstract begins with the conveyance of said premises from Daniel W. Brown, trustee. Inasmuch as the conveyance of the entire tract of which these premises are a part, to Daniel W. Brown as such trustee, has been approved time after time by this department, it is believed to be unnecessary to consider the history of the title prior to said date.

It is noted that the said abstract shows the title to be in the name of Anna Wardin, whereas the conveyances shown in the abstract give the grantee's name as Annie Warden. It is believed this inconsistency is immaterial if you have information to the effect that *Anna Wardin* and *Annie Warden* is one and the same person. You should satisfy yourself in reference to this matter before accepting a conveyance. Other than as above pointed out, no irregularities have been found.

It is believed that said abstract discloses a good title to be in the name of Anna Wardin, subject to the possible error above noted, free from encumbrances, excepting the tax liens hereafter set forth.

The taxes for the last half of 1920 are unpaid and a lien, as follows: Lot No. 52, \$5.13; lots 77, 78 and 79, \$6.44; lots 80, 81, and 82, \$15.14. Also, the taxes for the year 1921, the amount of which is as yet not entered, are a lien.

The abstract discloses that no examination was made in any of the United States courts.

Respectfully,
JOHN G. PRICE,
Attorney-General.