

this land was approved, subject to certain exceptions therein noted, one of which exceptions was predicated upon said reservation to Edward Cunningham of the oil, gas and other minerals in said lands contained in his deed conveying this property to John S. Cuppett.

Upon examination of the quit claim deed, above referred to, I find that the same has been properly executed and acknowledged by Edward Cunningham and Carol Cunningham, his wife; and that the form of said deed is such that it is effective to convey said property and all the right, title and interest of said Edward Cunningham therein to the state of Ohio, free and clear of the dower interest of said Carol Cunningham, and that said deed is effective to convey and release to the state of Ohio all the right, title and interest of Edward Cunningham in the minerals in said land, the conveyance and the release of which was the purpose of said deed.

Said quit claim deed is accordingly hereby approved and the same is herewith returned.

Respectfully,

GILBERT BETTMAN,

Attorney General.

2969.

APPROVAL, CORRECTED ABSTRACT OF TITLE TO LAND OF
LAFAYETTE TAYLOR AND VOLNEY TAYLOR IN BRUSH CREEK
TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, February 20, 1931.

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

DEAR SIR:—This is to acknowledge your recent communication submitting for my examination and approval a corrected abstract of title, relating to a certain tract of land owned of record by Lafayette Taylor and Volney S. Taylor, situated in Brush Creek Township, Scioto County, Ohio, and which is more particularly described in Opinion No. 2892 of this office, in which the title to said tract of land was disapproved on the original abstract of title submitted.

Upon examination of the additional information which has been furnished and made a part of said abstract of title, I find that the objections noted by me in said former opinion have been fully corrected; and I now find from said abstract of title as corrected that said Lafayette Taylor and Volney S. Taylor have a good and indefeasible fee simple title to the above described tract of land, free and clear of all incumbrances whatsoever.

Upon examination of the warranty deed tendered by said Lafayette Taylor and Volney S. Taylor, I find that the same has been properly executed and acknowledged by Lafayette Taylor and Volney S. Taylor and by their respective wives, and that the form of said deed is such that it conveys said real property to the state of Ohio by fee simple title, free and clear of the inchoate dower

interests of the respective wives of Lafayette Taylor and Volney S. Taylor and free and clear of all incumbrances whatsoever.

Encumbrance record No. 797, which has been submitted as a part of the above described tract of land, has been properly executed and approved and the same shows that there are sufficient unincumbered balances in the proper appropriation account to pay the purchase price of said property, which purchase price is the sum of seven hundred and ninety-three dollars.

It is likewise noted that the purchase of said property was approved by the board of control, the certificate of which board has been submitted to me as a part of the files relating to the purchase of other real property belonging to said Lafayette Taylor and Volney S. Taylor.

I am herewith returning to you, with my approval, said corrected abstract of title, the warranty deed above referred to, and encumbrance record No. 797.

Respectfully,
GILBERT BETTMAN,
Attorney General.

2970.

APPROVAL, ABSTRACT OF TITLE TO LAND OF ARTHUR SHINKLE
IN VILLAGE OF OXFORD, BUTLER COUNTY, OHIO.

COLUMBUS, OHIO, February 20, 1931.

HON. W. P. ROUDEBUSH, *Secretary, Board of Trustees, Miami University, Oxford, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval an abstract of title, certified by the abstractor under date of April 7, 1928, supplemented by a certificate of title, certified by the abstractor under date of January 24, 1931, relating to a certain tract of land in the village of Oxford, Butler County, Ohio, the same being a part of Out lot No. 11, as the same is numbered and delineated on the recorded plat of the village of Oxford, Ohio, and being more particularly described as follows, to-wit:

“Beginning at a point which is the southeast corner of said out lot; thence north along the East line thereof a distance of fifty-two and 81/100 (52.81) feet to a point; thence West parallel with the north and south lines of said Out Lot a distance of two hundred (200) feet to a point; thence South on a line parallel with the East and West Lines of said Out Lot a distance of fifty-two and 81/100 (52.81) feet to a point in the south line of said Out Lot; thence east on said south line a distance of two hundred (200) feet to the place of beginning.”

The title to the above described property, which is owned of record by one Arthur Shinkle, was under consideration in Opinion No. 2035 of this office under date of April 28, 1928, at which time said Arthur Shinkle was the owner of record of a one acre tract of land off of the south end of said out lot No. 11, which included the above described parcel of land now under consideration.

At the time above indicated said Arthur Shinkle sold and conveyed to the