

It is the opinion of this department that said abstract shows the title to said premises to be in the name of Mazeppa M. Coates, free from encumbrances, excepting as hereinafter noted.

The taxes for the year 1922 are a lien.

Your attention is further invited to the fact that the said Mazeppa M. Coates obtained the title to said premises by the will of Louisa Coates as disclosed in the latter part of the abstract. Inasmuch as this estate is in the process of settlement, only the first account having been filed, there is a possibility of there being debts against the estate of the said Louisa Coates which could operate as a lien upon said real estate. The first account does show that the inheritance taxes have been paid and the funeral expenses, and a number of other items, and undoubtedly there are no debts which would affect the title, but it is necessary for you to definitely determine that fact before accepting the conveyance. No doubt this information could be obtained from Charles S. McDougal who is administrator, C. T. A. According to the abstract no examination was made in any of the United States courts.

A deed has also been submitted which it is believed is sufficient to convey the interest of said owner to the State.

You have also submitted encumbrance estimate No. 3332 which contains the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in the sum of \$689.00 to cover the purchase of said premises.

You should determine that there are no matters of record filed since the date of the abstract which would affect the title to the premises.

The deed, abstract and encumbrance estimate are enclosed herewith.

Respectfully,

JOHN G. PRICE,
Attorney-General.

3479.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN FRANKLIN TOWNSHIP, ROSS COUNTY, VIRGINIA MILITARY LANDS, BEING 759 ACRES OF LAND.

COLUMBUS, OHIO, August 8, 1922.

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

DEAR SIR:—An abstract has been submitted purporting to cover the title to 759 acres of land situated in Franklin township, Ross county, Ohio, and being a part of survey No. 15365 of the Virginia Military Lands. Said premises are fully described at the caption page of said abstract and in the deed, which are enclosed herewith.

It is the opinion of this department that said abstract discloses the title to said premises to be in the name of Charles M. Lott, free from encumbrance, excepting the taxes for the year 1922, which are a lien. The abstract shows that no examination has been made in any of the United States courts.

A deed has been submitted which is believed to be sufficient to convey the interest of said owner to the State. However, your attention is directed to the fact that said deed contains the following exception:

“Excepting from this grant all the oil, gas and oil producing shale and reserving the right to enter upon said premises for the purpose of prospecting for and producing oil and gas. Where oil and gas is produced from the shale, the by-products of the process are also hereby excepted.”

It is noted that this exception is in accord with the option that was entered into between the said grantor and your board.

Encumbrance estimate No. 3333 has been submitted which contains the certificate of the Director of Finance to the effect that there are unencumbered balances in the sum of \$5,123.25 to cover the purchase of said premises.

You, of course, should determine that there are no matters of record affecting the title to said premises since the date of the abstract.

The deed, abstract, encumbrance estimate and option are enclosed herewith.

Respectfully,

JOHN G. PRICE,
Attorney-General.

3480.

APPROVAL, BONDS OF RANDOLPH TOWNSHIP RURAL SCHOOL DISTRICT, PORTAGE COUNTY, \$80,000, FOR CONSTRUCTION OF FIRE PROOF SCHOOL BUILDING.

COLUMBUS, OHIO, August 9, 1922.

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

3481.

APPROVAL, BONDS OF VILLAGE OF ASHLEY, DELAWARE COUNTY, \$3,250, FOR PURCHASE OF FIRE ENGINES.

COLUMBUS, OHIO, August 9, 1922.

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

3482.

APPROVAL, FINAL RESOLUTIONS FOR ROAD IMPROVEMENTS IN MEIGS, JEFFERSON, JACKSON AND SCIOTO COUNTIES.

COLUMBUS, OHIO, August 10, 1922.

Department of Highways and Public Works, Division of Highways, Columbus, Ohio.