

corner between Surveys No. 13017 and 14282; thence with the line between said Surveys No. 15 deg. W. 159 poles to a hickory and dogwood, corner to Martin Adam's land; N. 95 poles to a sugartree, corner to John Riley's land; S. 3 deg. W. 31 poles; S. 18 deg. 40 poles to a stake, another corner to said Riley's land; N. 80 deg. E. 13 poles to a beech and gum, corner to the widow Taylor's land; S. 3 deg. E. 128 poles to a white oak and poplar; S. 40 W. 34 poles to a pigeon-oak; S. 54 E. 83 poles to the beginning, containing one hundred acres, more or less, part of Survey No. 14282.

THIRD TRACT: Situated in Benton Township and being part of Survey No. 14282. Being on the waters of Morgan's Fork of Sunfish, beginning at a stone corner to Jacob Keplinger's land; thence S. 3 deg. W. 31 poles to a stake; thence S. 18 deg. E. 36 poles to a stake; thence N. 8 deg. E. 9 poles to a beech and gum; thence S. 25 deg. E. 47 poles to a chestnut; thence N. 72 deg. E. 35 poles to three sassafras trees, thence N. 11 deg. W. 30 poles to a hickory and ash; thence S. 35 deg. E. 78 poles to a stone; thence W. 120 poles to the beginning, containing fifty (50) acres, more or less.

An examination of the abstract of title submitted shows that said George D. Nye and Cresse Nye have a good merchantable fee simple title to the above described tracts of land, free and clear of all encumbrances whatsoever.

The warranty deed tendered by George D. Nye and Cresse Nye shows that the same has been properly executed and acknowledged by said grantors and by Margaret G. Nye, the wife of George D. Nye, and that said deed is in form sufficient to convey to the State of Ohio a fee simple title to the above described tracts of land, free and clear of the dower interest of said Margaret G. Nye, and free and clear of all encumbrances whatsoever.

An examination of encumbrance estimate No. 121 shows that the same has been properly signed and that there are sufficient balances in the proper appropriation account to pay the purchase price of this property. It likewise appears from the controlling board certificate submitted that the money necessary to pay for this property has been released by said controlling board.

I am herewith returning with my approval said abstract of title, warranty deed, encumbrance estimate, controlling board certificate and other files relating to the purchase of the above described property.

Respectfully,
GILBERT BETTMAN,
Attorney General.

1619.

APPROVAL, ABSTRACT OF TITLE TO LAND OF MARY PYLES IN
BRUSHCREEK TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, March 14, 1930.

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

DEAR SIR:—There has recently been submitted for my examination and approval a corrected abstract of title, warranty deed, encumbrance estimate and

controlling board certificate relating to the proposed purchase of a certain tract of land owned of record by one Mary Pyles in Brushcreek Township, Scioto County, Ohio, which is more particularly described as follows:

Beginning at a white oak corner to the Surveys No. 15196, 15197 and 15860 and lot No. 97; thence S. 53½ deg. East along the hillside near the top, 126 poles to a stake in East line of survey of which this is a part; thence S. 20 deg. W. 16 poles to a white oak corner of survey and to Lot No. 6; thence S. 47 deg. W. 92 poles with line of survey up the hill and crossing two hollows, (corner trees gone), corner to survey No. 15898 bears S. 51 deg. E. 20 poles; thence with line of Survey No. 15898 N. 51 deg. W. 70 poles over the ridge corner to Surveys No. 15197 and 15898; thence N. 12 deg. E. 110.5 poles with the line of Survey No. 15197 to the beginning containing 63 acres, being a part of Survey No. 15860.

An examination of the corrected abstract of title submitted shows that said Mary Pyles has a good and indefeasible fee simple title to the above described tract of land, free and clear of all liens and encumbrances with the possible exception of the taxes on said property for the last half of the year 1929. As to this the certificate of the abstractor, which bears the date of March 5, 1930, recites that there are no liens against this property "and that the taxes are paid down to the current instalment." I am not entirely certain as to just what is meant by the abstractor by his reference to "the current instalment". In any event this matter should be investigated before the transaction for the purchase of this property is closed.

The warranty deed tendered by Mary Pyles has been properly executed and acknowledged by her and the same is in form sufficient to convey to the State of Ohio the fee simple title to the above described property, free and clear of all encumbrances whatsoever.

With the abstract of title and warranty deed above mentioned, there is submitted encumbrance estimate No. 4266 and controlling board certificate, both in proper form and both relating to the purchase of the above described property. Said encumbrance estimate and controlling board certificate are likewise approved.

I am, therefore, returning to you with my approval said corrected abstract of title, warranty deed, encumbrance estimate and controlling board certificate.

Respectfully,

GILBERT BETTMAN,

Attorney General.

1620.

APPROVAL, NOTES OF PORTAGE TOWNSHIP RURAL SCHOOL DISTRICT, OTTAWA COUNTY—\$45,000.00.

COLUMBUS, OHIO, March 14, 1930.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.