

and an ash are called for, original corner to Survey No. 15056: Thence S. 53 deg. W. 3.63 poles to a stake; thence S. 17 deg. 30' E. 18.6 poles to a post on the bank of the run; thence S. 18 deg. 30' W. 11.62 poles to a stake in the bank of the run; thence S. 3 deg. W. 8.48 poles to a hickory tree 8" in diameter; thence S. 1 deg. 8' E. 44 poles to a white oak 14" in diameter; thence S. 22 deg. 40' W. 11.6 poles to another white oak 14" in diameter; thence S. 71 deg. 40' W. 9.66 poles to a stake in the line of C. A. Lancaster; thence with his line S. 22 deg. E. 75.2 poles to a stake, corner to said Lancaster and W. A. Ullery's land; thence with said Ullery's line S. 77 deg. E. 48 poles to a black oak and elm in the original line of said survey 15056 and 13441; thence with said line N. 13 deg. E. 89 poles to two hickories and a white oak, corner to the said Surveys 15056, 13441 and 9809; thence with the line of said surveys 15056 and 9809, N. 34 deg. W. 70 poles to two chestnut oaks; thence S. 83 deg. W. 27 poles to two chestnut oaks; thence N. 22 deg. W. 40 poles to the place of beginning, containing fifty-nine (59) acres more or less, according to Survey made March, 1924, by H. M. Redd.

Upon examination of said abstract, I am of the opinion that same shows a good and merchantable title to said premises in J. F. Balwanz, subject to the following exceptions:

The certificate of the abstracter makes no reference to the taxes for the year 1923, or in fact to any taxes, except to certify that the premises are free from all liens and encumbrances. I would suggest that the present owner, Mr. J. F. Balwanz, be required to submit a receipted tax bill covering the taxes for the year 1923, before the consideration is paid over to him by the state. I believe that the deed as submitted and already executed will be sufficient to convey a fee simple title to the premises to the State of Ohio when said deed is properly delivered.

Attention is also directed to the necessity of the proper certificate of the Director of Finance, to the effect that there are unencumbered balances legally appropriated, sufficient to cover the purchase price, before the purchase can be finally consummated.

The abstract and deed submitted are herewith returned.

Respectfully,

C. C. CRABBE,

Attorney General.

1374.

ABSTRACT, STATUS OF TITLE, PARTS OF SURVEYS NUMBERS 3157 AND 15056 OF VIRGINIA MILITARY DISTRICT, FRANKLIN TOWNSHIP, ROSS COUNTY, OHIO.

COLUMBUS, OHIO, April 18, 1924.

HON. EDMUND SECREST, *State Forester, Ohio Agricultural Experiment Station, Wooster, Ohio.*

DEAR SIR:—An examination of the deed and abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Timmons Harmount, Abstractor, at Chillicothe, Ohio, on December 29, 1897, and a continuation thereto by Harry B. Grace, Abstractor, under date of April 10, 1924, and pertains to the following premises:

Parts of Surveys numbers 3157 and 15056 of the Virginia Military District, located in Franklin Township, Ross County, Ohio, and more particularly described as follows:

Beginning at a W. O. the northwest corner of a tract of land of forty acres conveyed by Wallace to John Scott; thence running north 200 poles to two W. O. and two black oaks, east corner of 100 acres of land sold by Wallace to Dunham; thence with Dunham's line north 5 deg. east 75 poles to a stake in the line of Walter Dunn's Survey No. 12573; thence with the said line south 53 deg. east 40 poles to two W. O. corner to said survey; thence north 70 degrees east 47 poles to a W. O. (corner to said survey); thence north 35 deg. east 27 poles to a red bud and two iron woods, corner to Wm. H. Leffingswell's Survey No. 12986; thence south 40 deg. east 110 poles to hickory, W. O. and burr oak, south corner to said survey; thence north 35 deg. east 34 poles; thence with the line of Survey No. 15364 south 65 deg. east 37 poles to the southwest corner of said Survey No. 13564; thence south 25 deg. west 138 poles to a maple, west corner to Survey No. 4073; thence south 30 deg. west 90 poles to the north corner of a tract of land sold by said Wallace to John Bodemar; thence with Bodemar's line and the northern boundary line of said John Scott's 40 acres to the place of beginning containing 230 acres more or less.

Excepting however a parcel of 20 acres more or less sold by John M. Snyder to one Allen, and also excepting 4 acres sold therefrom by John M. Snyder to one Michaels, and also excepting therefrom 15 acres more or less sold by Wilson C. Hale to Quillard Caldwell, and also excepting therefrom a parcel of land lying south of the State Dam road adjoining John Ingman's farm and containing about 1 acre.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Ithamer B. Brookins.

The receipted tax bills as submitted with the deed and abstract show the taxes for the year 1913 to have been paid in full. It is believed that the proper delivery of the warranty deed as submitted, and as already executed by Ithamore B. Brookins and Sara E. Brookins, his wife, will be sufficient to convey a fee simple title to the said premises to the State of Ohio when properly delivered.

Attention is also directed to the necessity of the proper certificate of the Director of Finance to the effect that there are unincumbered balances legally appropriated sufficient to cover the purchase price before the purchase can be consummated.

The original abstract, the continuation of April 10, 1924, the receipted tax bills and the warranty deed submitted by you, are herewith returned.

Respectfully,

C. C. CRABBE,
Attorney General.

1375.

APPROVAL, BONDS OF COAL RUN RURAL SCHOOL DISTRICT, WASHINGTON COUNTY, \$1,049.95, TO FUND CERTAIN INDEBTEDNESS.

COLUMBUS, OHIO, April 18, 1924.

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