

1203.

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

COLUMBUS, OHIO, October 27, 1927.

HON. JOSEPH T. TRACY, *Auditor of State, Columbus, Ohio.*

DEAR SIR:—You have resubmitted an abstract of title prepared and certified by Paul Scudder of Hamilton, Ohio, under date of August 18, 1927, supplemented by a correction made with pen and ink by the abstracter on page 19, and an affidavit by Bertha G. Beckett, executed on the 13th day of October, 1927, pertaining to the premises owned by Fannie K. Laird, more particularly described in Opinion No. 1012, rendered under date of September 16, 1927, respecting the same property.

After a re-examination of this abstract as corrected and the affidavit, I am of the opinion that the same shows a good and merchantable title to said property in Fannie K. Laird, subject to the following conditions:

1. The payment of an annual ground rent of \$1.00 to the Treasurer of Miami University on the 19th day of May of each year.

2. Taxes for the year 1927, amount yet undetermined.

Accompanying the abstract is a deed executed by Fannie K. Laird, a widow, on the 28th day of July, 1927, and by her acknowledged on the same day before a Notary Public, by which she conveys the premises under investigation to the President and Trustees of Miami University, their successors and assigns forever, to whom she warrants the title against all claims except taxes and assessments due and payable after said date, which she requires the grantee to assume and pay as a part of the consideration for the conveyance.

Conveying the premises to the President and Trustees of Miami University terminates the payment of the annual ground rent to the Treasurer of Miami University; but the 1927 taxes were a lien on the premises at the time she executed her deed, although the amount at that date had not been determined and were not then payable. Unless the agreement with her relieved her of this burden, she will be liable for the taxes of 1927, payable in December, 1927, and June, 1928, and a new deed should be executed to correspond with the terms of the agreement.

The deed in other respects is proper and will, when delivered, convey the premises under investigation to the President and Trustees of Miami University.

The abstract of title, the affidavit and deed are herewith returned.

Respectfully,

EDWARD C. TURNER,
Attorney General

1204.

APPROVAL, BONDS OF THE CITY OF JACKSON, JACKSON COUNTY,
OHIO—\$12,436.91.

COLUMBUS, OHIO, October 27, 1927.

Industrial Commission of Ohio, Columbus, Ohio.