

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.*