

6449.

APPROVAL—BONDS OF EDEN TOWNSHIP RURAL SCHOOL DISTRICT, WYANDOT COUNTY, OHIO, \$17,600.00.

COLUMBUS, OHIO, December 1, 1936.

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

6450.

APPROVAL—CERTIFICATE OF TITLE, ETC., TO LAND IN HOCKING COUNTY, OHIO.

COLUMBUS, OHIO, December 1, 1936.

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

DEAR SIR: You have submitted for my examination and approval a certificate of title, warranty deed and contract encumbrance record No. 35, relating to the purchase by the State of Ohio for the use of the Division of Forestry of The Ohio Agricultural Experiment Station of a small parcel of land now owned of record by the Board of Education of Laurel Township Rural School District in Laurel Township, Hocking County, Ohio, which parcel of land is more particularly described as being a part of the East half of the Southwest quarter of Section twenty-seven (27), in Township twelve (12), Range eighteen (18) in the district of lands subject to sale at Chillicothe, Ohio, and being further described as the parcel situated on the Gibsonville Road, bounded by said road on the east side, commencing at a stake on the west side of said road, then running a southwest course thirty feet to a stake; thence northeast twenty-six feet to a stake; thence southeast thirty feet to a stake; thence twenty-six feet to the place of beginning along said road, containing .018 of an acre.

It appears from the certificate of title submitted to me that this parcel of land was conveyed to the Board of Education of Laurel Township, Hocking County, Ohio, by a deed executed by Joseph Bell and Frances Bell, his wife, under date of September 25, 1857, and that this parcel of land has been owned and held by said Board of Education ever since said deed. A copy of said deed is submitted with the certificate of title and since it appears from this deed that the conveyance to the Board of Education thereby made was an absolute conveyance without any provision for

a reversion of this property to the grantors in said deed or to their heirs or assigns upon a discontinuance of the use of the property for school purposes and since it further appears that there are no mortgages or other liens upon the property, the title of the Board of Education of Laurel Township in and to this parcel of land is approved.

The warranty deed by which this property is conveyed to the State of Ohio is executed by said Board of Education by the hand of its President and Secretary pursuant to the general power and authority conferred upon said Board of Education by Section 4749, General Code. And inasmuch as the value of the property conveyed by this deed does not exceed the sum of \$300.00, it was not necessary for said Board of Education to advertise the sale of this property in the manner provided by Section 4756, General Code. Upon examination of the deed, I find that the same has been properly executed and acknowledged and that the form of the deed is such that the same is legally sufficient to convey this property to the State of Ohio by fee simple title with a covenant of warranty that the same is free and clear of all encumbrances whatsoever.

Upon examination of contract encumbrance record No. 35, I find that the same has been properly executed and that there is shown a sufficient unencumbered balance in the appropriation account to the credit of the Ohio Agricultural Experiment Station, Division of Forestry, to pay the purchase price of this property which is the sum of \$5.00. Inasmuch as the purchase price of this property is to be paid from the segregated fund to the credit of the Division of Forestry of the Ohio Agricultural Experiment Station which is in the hands of the Treasurer of State under the provisions of House Bill No. 571 approved by the Governor under date of December 20, 1935, no action of the Controlling Board with respect to the purchase of this property was or is necessary.

I am accordingly approving the title to this property and I am likewise approving the warranty deed and contract encumbrance record, all of which are herewith returned to you to the end that a voucher in proper form may be issued to the Board of Education of Laurel Township Rural School District covering the purchase price of this property.

Respectfully,

JOHN W. BRICKER,
Attorney General.