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## APPROVAL, ABSTRACT OF TITLE TO LAND OF DAVID S. LONG AND WIFE IN OXFORD TOWNSHIP, GUERNSEY COUNTY, OHIO.

COLUMBUS, OHIO, December 3, 1929.

HON. ROBERT N. WAID, *Director of Highways, Columbus, Ohio.*

DEAR SIR:—There has been submitted for my examination and approval an abstract of title, warranty deed form, controlling board certificate and encumbrance estimate relating to the proposed purchase by the State of Ohio of a tract of land in Oxford Township, Guernsey County, Ohio, from David S. Long and Maud Long, husband and wife, which property is more particularly described as follows:

Known as Inlots numbered one hundred and one (101) and one hundred and two (102) in the town of Middletown, in the Township of Oxford, in the County of Guernsey and State of Ohio, said lots fronting upon what is known as the National Road, and each being sixty-six (66) feet in width from East to West and one hundred and seventy (170) in length from North to South.

Your letter of transmittal, the plat of the property which you submit and the controlling board certificate refer to the village in which this property is situated as "Middlebourne", while the encumbrance estimate, the deed form and the abstract throughout refer to this village as "Middletown". The correct name of the town should be ascertained and the documents submitted by you made uniform throughout before the transaction relating to the purchase of this property is closed.

An examination of the abstract of title submitted, which is certified to by the abstracter, B. F. Enos, of Cambridge, under date of October 24, 1929, shows that David S. Long, the owner of record of the above described premises, had on said date a good merchantable fee simple title to the same, free and clear of all encumbrances except taxes for the year 1929, and a mortgage in the sum of \$61.55, given on April 9, 1807, by William Moore and Rosanna Moore, his wife, to Sample B. Clark, and sixty years later on April 18, 1867, and recorded on May 2, 1867.

Said mortgage having remained unreleased of record for more than twenty-one years after the last due date, the lien of such mortgage is deemed to have expired, by virtue of Section 8546-2, General Code.

A certificate from Fred D. Boyd, treasurer of Guernsey County, states that taxes for the year 1928 were paid on December 14, 1928, and that there are no special assessments against said property. Said certificate is not dated.

Taxes for the year 1929 are unpaid and a lien against the property.

An examination of the deed form of the deed to be executed by said David S. Long and Maud Long, husband and wife, shows that the same is in form sufficient to convey to the State of Ohio a fee simple title to the above described premises, free and clear of all encumbrances except taxes and assessments, if there be any assessments due and payable for the year 1929. As above indicated, this deed has not yet been signed or otherwise executed, and care should be taken to see that said deed is signed and properly acknowledged and executed before the purchase price is paid.

The controlling board certificate and encumbrance estimate No. 6293 are in regular form and executed by the proper officials.

I am returning to you herewith said abstract of title, warranty deed form, encumbrance estimate, controlling board certificate and other papers submitted with your inquiry.

Respectfully,  
GILBERT BETTMAN,  
*Attorney General.*