

1966.

APPROVAL, ABSTRACT OF TITLE TO PREMISES OF CLARA ALICE WILLIARD IN COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, June 11, 1930.

State Office Building Commission, Columbus, Ohio.

GENTLEMEN:—There has been submitted for my examination and approval, an abstract of title certified by the abstracter under date of May 27, 1930, covering fractional inlots Nos. 117 and 118 in the City of Columbus, Ohio, as the same are numbered and delineated on the recorded plat thereof of record in Deed Book "F", page 332, Recorder's Office, Franklin County, Ohio.

The record title to the above described lots is held by one Clara Alice Williard, or Clare Alice Williard, as she is apparently sometimes known. In fact Miss Williard owns and holds one of these lots, to wit: inlot No. 117 under the name of Clare Alice Williard, and owns and holds the other lot, to wit: inlot No. 118 under the name of Clara A. Williard. In this connection, it is noted that both of said inlots are carried for taxation on the grand duplicate in the office of the county recorder in the name of Clara A. Williard.

From my examination of the abstract of title submitted, I find that Miss Williard has a good and indefeasible fee simple title to the above described property, free and clear of all encumbrances except taxes and assessments herein noted, as follows:

(1) The taxes for the last half of the year 1929, amounting to \$713.46 and which are due and payable in June, 1930, are unpaid and a lien on said property. Likewise, the undetermined taxes for the year 1930, the amount of which has not been determined, are unpaid and are a lien upon said property.

(2) There is a balance due on the assessment levied on this property for the improvement of Front Street, in the sum of \$192.91, including interest at 5½%. The first half of the eighth and last installment, amounting to \$96.46, is due and payable in December, 1930. Said assessment, to the extent of the balance above referred to is a lien on this property.

(3) There is an assessment against said property in the sum of \$650.96, including interest at 4½%, for the installation of lights on the streets adjoining this property. The first half of the first installment on this assessment, amounting to \$65.10, is due in June, 1930.

The title of Clara Alice Williard to the above described property is accordingly hereby approved, subject to the exceptions as to taxes and assessments above noted.

Before the purchase of this property is closed by you there should be submitted for my examination and approval a warranty deed signed and otherwise properly executed by said Clara Alice Williard, conveying this property to the State of Ohio, as well as an encumbrance estimate covering the purchase price to be paid for the same.

Respectfully,

GILBERT BETTMAN,
Attorney General.