

"If the estate came not by descent, devise, or deed of gift, it shall descend and pass as follows:

1. To the children of the intestate and their legal representatives.

* * * * *

It will thus be seen that, under the law which existed at Mr. Thompson's death, his children succeeded to the title of said property, subject to the dower right of his widow.

The proposed deed executed by Clara I. Thompson, a widow, Fred M. Thompson, a single man, and Melvin M. Brewer and Mabel C. Brewer, husband and wife, is executed in proper legal form to convey the full interest in said property in fee simple to the State of Ohio, with all necessary releases of dower.

The continuation certificate to the abstract indicates that the taxes and penalties for the year 1931 in the amount of \$37.49 are unpaid and a lien on said property, and that the undetermined taxes for the year 1932 are also now a lien upon said property.

An affidavit by Mrs. Thompson reveals that the debts of said decedent's estate have been fully paid and discharged. Encumbrance Estimate No. 809 shows that there is sufficient money in the proper appropriation account to finance said purchase. The State Controlling Board has given its approval to the transaction.

Enclosed herewith please find all of the documents and papers which were mentioned above as having been received.

Respectfully,

GILBERT, BETTMAN,

Attorney General.

4528.

APPROVAL, ABSTRACT OF TITLE TO LAND IN UPPER SANDUSKY,
OHIO, OF THE LITE STAR OIL PRODUCTS COMPANY.

COLUMBUS, OHIO, July 28, 1932.

HON. O. W. MERRELL, *Director of Highways, Columbus, Ohio.*

DEAR SIR:—There has been submitted for my examination an abstract of title, warranty deed, Encumbrance Estimate No. 1390, copy of approval of the Board of Control and tax receipts for the first half of the year 1931, relating to the proposed purchase of a 2.4 acre tract of land in Upper Sandusky, Ohio, from The Lite Star Oil Products Company. Said abstract, certified under date of April 19, 1932, and an addenda thereto, just recently furnished in order to clarify some matters with respect to the descent of the title, indicate that The Lite Star Oil Products Company has a good and merchantable fee simple title to said property free and clear of all encumbrances with the exception of the second installment of the taxes for the year 1931 in the amount of \$27.11, and with the exception of the taxes for the year 1932.

Encumbrance Estimate No. 1390 shows that there is sufficient money in the proper appropriation account to finance this purchase. The State Controlling Board has given its approval to the transaction.

The proposed deed executed by The Lite Star Oil Products Company is executed in proper form to convey a fee simple title to the State of Ohio.

Inclosed please find all of the papers mentioned above as having been received.

Respectfully,

GILBERT, BETTMAN,

Attorney General.