

3508.

ABSTRACT, STATUS OF TITLE, TO PREMISES IN THE VILLAGE OF NORTHFIELD, SUMMIT COUNTY, OHIO.

COLUMBUS, OHIO, July 6, 1926.

HON. JOHN E. HARPER, *Director, Department of Public Welfare, Columbus, Ohio.*

DEAR SIR:—This will acknowledge receipt of yours of June 22nd, with which you submit for my examination and approval an abstract of title and other data pertaining to certain land it is proposed to purchase by your department as an adjunct to Hawthornden Farm, Cleveland State Hospital.

The abstract as submitted pertains to three parcels of land totaling 67 acres, and located in lot No. 91 in the village of Northfield, Summit County, Ohio.

Upon examination of said abstract, I am of the opinion same shows a good and sufficient title to said premises in August Abram and Mary Abram, subject to the following exceptions.

Your attention is directed to certain grants of right of way by the present owner to the East Ohio Gas Company. These grants of right of way are set forth at sections 6 and 7 of the last supplement or continuation of the abstract, said supplement to the abstract bearing date of June 1, 1926, and signed by the Guarantee Title and Trust Company of Akron, Ohio.

Attention is also directed to an oil and gas lease to E. M. Werner, dated April 13, 1917, recorded in book 538, page 375 of the records in the recorder's office, Summit County, and fully set forth in the latter part of the principal abstract. There may be some revenue accruing to the State of Ohio under this lease, and it is suggested that your department give attention to this matter. However, this lease will not be such an encumbrance as will affect the title.

In this connection it is further suggested that you ascertain whether or not this lease is still in effect.

It appears from the receipted tax bills submitted that the taxes for the year 1925 have been fully paid, including the June, 1926 instalment. The taxes for 1926 are a lien, but the amount of same are as yet undetermined.

The warranty deed as submitted will be sufficient to convey the premises under consideration to the State of Ohio upon proper delivery.

You have also submitted encumbrance estimate 1072 covering the consideration for the above purchase in the sum of \$17,420, which has been regularly certified by the Director of Finance under date of June 3, 1926.

The purchase has also been approved by the Controlling Board as appears by the statement of the Director of Finance under date of May 27, 1926.

The abstract, warranty deed and other data submitted by you are herewith returned.

Respectfully,

C. C. CRABBE,

Attorney General.