

You have further submitted an encumbrance estimate, bearing No. 4346, in the sum of \$6,050.00, and bearing the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated sufficient to pay the same.

Finding said contract in proper legal form, I have endorsed my approval thereon and hereby return the same to you herewith, together with all other papers submitted in this connection.

Respectfully,
GILBERT BETTMAN,
Attorney General.

1162.

APPROVAL, ABSTRACT OF TITLE TO LAND OF FRANK FIRESTONE
IN WOOSTER TOWNSHIP, WAYNE COUNTY.

COLUMBUS, OHIO, November 7, 1929.

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

DEAR SIR:—You have submitted for my examination an abstract of title, warranty deed, encumbrance estimate and Controlling Board's certificate relating to the purchase of 1.016 acres of land in Wayne County, Wooster Township, from Frank Firestone, which premises are more particularly described as follows:

“Being part of the middle part of the northwest quarter of Section Fifteen (15), Township Fifteen (15), Range Thirteen (13), bounded and described as follows: Commencing at a stone at the northwest corner of Section Fifteen (15); thence easterly along Section line five hundred twenty and eight hundredths (520.08) feet to the center line of Wooster-Apple Creek Road; thence south eight degrees (8°) forty-five minutes (45') east in said road nine hundred sixty (960) feet; thence south eighty-eight degrees (88°) east one hundred fifty-four and six tenths (154.6) feet to an iron pin, the place of beginning for the tract herein described; thence north two degrees (2°) thirty minutes (30') east one hundred twenty (120) feet to a post; thence south eighty-seven degrees (87°) ten minutes (10') east two hundred one and ninety-six hundredths (201.96) feet to a post; thence south two degrees (2°) twenty minutes (20') west two hundred sixteen (216) feet to an iron pin; thence north eighty-eight degrees (88°) forty-eight minutes (48') west two hundred two and one tenth (202.1) feet to a post; thence north two degrees (2°) eleven minutes (11') east one hundred two (102) feet to the place of beginning containing one and sixteen thousandths (1.016) acres.”

You further advise us that this real estate adjoins the Ohio Agricultural Experiment Station land, is under lease, and now is being used as an ornamental flower garden.

The abstract under consideration was prepared by The Wayne County Abstract Company on April 8, 1929. It dates back to May 12, 1821, when the United States of America, through President James Monroe, granted unto Frederick Rice, his heirs and assigns, a quarter section embracing the 1.016 acres under consideration.

The abstract shows that the premises were deeded to David R. Firestone by

sheriff's deed on December 4, 1875; that David R. Firestone died intestate on February 24, 1915, leaving Frank Firestone, the grantor in the deed you submit, as his only heir at law.

On July 24, 1920, Frank Firestone and his wife leased the oil and gas rights in the premises to The Klise Eckstein McCann Company, but this right was surrendered by the latter corporation under date of October 31, 1925.

The abstract states that no examination has been made in the United States courts, or any subdivision thereof.

Upon examination of said abstract I am of the opinion that same shows a good merchantable title to said premises in Frank Firestone and Mable Firestone, his wife. The abstract does not show that taxes for 1929, or the second half of 1928, have been paid, and these therefore are a lien against the premises.

The warranty deed is sufficient to convey the title to said premises to the State of Ohio. Under the terms of this deed the grantor is obligated to pay the taxes for the last half of 1928, if these taxes are still unpaid.

I am herewith returning to you said abstract of title, warranty deed, encumbrance estimate and Controlling Board's certificate.

Respectfully,
GILBERT BETTMAN,
Attorney General.

1163.

APPROVAL, BONDS OF ELYRIA CITY SCHOOL DISTRICT, LORAIN COUNTY—\$40,000.00.

COLUMBUS, OHIO, November 7, 1929.

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

1164.

APPROVAL, BONDS OF SUMMIT COUNTY—\$199,425.00.

COLUMBUS, OHIO, November 7, 1929.

Industrial Commission of Ohio, Columbus, Ohio.