

880.

DISAPPROVAL, ABSTRACT OF TITLE TO LAND IN FRANKLIN TOWNSHIP, ADAMS COUNTY, OHIO.

COLUMBUS, OHIO, August 16, 1927.

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

DEAR SIR:—You have submitted an abstract of title last continued by Horace G. Pettit and certified under date of September 29, 1926, supplemented by certain data in the form of certified copies of Probate Court proceedings and recorded deed, all of which are accompanied by encumbrance estimate No. 947 to T. J. Rice, agent for Mattie V. Cropp in the sum of \$1,415.00, and the deed of Mattie V. Cropp, a widow for real estate situate in the Township of Franklin, County of Adams and State of Ohio, containing 285 acres more or less and being a part of O. S. U. Lot No. 94 in said Township, bounded and described as follows:

“Being part of O. S. U. Lot No. 94, in said Township and County, and is bounded as follows: Beginning at two white oaks and a gum, Northeast corner to Lot No. 95, and corner to Survey 15637; thence with two lines of said Survey N. 4° W. 90 poles to a Sourwood and Red Oak in Wm. Smith’s field; thence N. 65° W. 80 poles to a Dogwood on East hillside, corner to 60¼ acre tract now or formerly owned by Wm. Smith; thence with lines and corners of said Smith’s tract, South 3½ poles to a Chestnut, Oak, Sourwood and Stone; thence N. 60° W. 92 poles to a Chestnut Oak; thence S. 83° 15’ W. 33 poles to a White Oak; thence N. 30° W. 43½ poles to a Gum; thence N. 40° E. 16 poles to two White Oaks; thence N. 18° 15’ W. 39 poles to a white oak; thence N. 52° E. 30 poles to a White Oak; thence S. 30° E. 54 poles to a double White Oak; thence S. 71° 30’ E. 88½ poles to a Maple and Dogwood; thence S. 9 poles to a large Red Oak and White Oak, corner to said Survey No. 15637; thence with three lines thereof N. 73° E. 36 poles to a Gum; thence East 20 poles to two White Oaks and a Hickory; thence North 40 poles to a White Oak in the line of Survey No. 10753, and corner to Lot No. 83; thence with one line thereof N. 56° 30’ W. 246 poles to a White Oak and Dogwood in Palmer’s field near Johnson’s house; thence S. 47° 30’ W. 77 poles to a White Oak; thence S. 7° W. 42 poles to a White Oak and Hickory; corner to pre-emption claim No. 67; thence with one line thereof S. 27° 15’ E. 72 poles to a stone in the field, corner to a part of said Lot No. 94, owned now or formerly by James Copeland; thence with one line thereof S. 32° E. 148 poles to two Chestnut Oaks and a White Oak, corner to said Lot No. 95; thence with one line thereof S. 82° 15’ E. 178 poles to the place of beginning, containing two hundred and eighty-five (285) acres, more or less.”

After an examination of the abstract of title and accompanying data, it is my opinion that Mattie V. Cropp has a good and merchantable title in said premises, subject to the following:

1. A power of attorney executed by Mrs. Mattie V. Cropp, a widow of Leesburg, Highland County, Ohio, constituting T. J. Rice of Oberlin, Lorain County, Ohio, her true and lawful attorney for the purpose of bargaining, granting,

selling and conveying any and all of her property situate in the Township of Franklin, County of Adams and State of Ohio, consisting of 285 acres, more or less, which power of attorney was executed on the 18th day of June, 1926, and acknowledged by her the same day before a Notary Public, and recorded September 29, 1926, in Vol. 1, pages 72 and 73 of the Records of Adams County, Ohio.

2. The June 1926 instalment of the 1925 tax is unpaid in the sum of \$11.00, as certified by the abstractor.

3. Although the abstractor does not certify taxes for 1926 as being unpaid, yet it is a reasonable assumption that the 1926 taxes are not paid, but the amount is not shown on the abstract.

4. The 1927 taxes, amount undetermined, are now also a lien.

The encumbrance estimate contains a certificate of the Director of Finance, that there are unencumbered balances legally appropriated in the Division of Forestry, G-1 Lands, sufficient to cover the purchase price.

The deed submitted is sufficient to convey said premises to the State when properly delivered, although your attention is directed to the fact that the consideration stated in the deed is \$1,425.00, whereas, the encumbrance estimate calls for the payment of \$1,415.00.

The abstract and accompanying data, the deed and encumbrance estimate are herewith returned.

Respectfully,
EDWARD C. TURNER,
Attorney General.

881.

DISAPPROVAL, ABSTRACT OF TITLE TO LAND IN BENTON TOWNSHIP, PIKE COUNTY, OHIO.

COLUMBUS, OHIO, August 16, 1927.

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

DEAR SIR:—You have submitted for my opinion an abstract of title last continued by B. E. Crabtree, and by him certified on September 11, 1926, which is accompanied by the deed of John F. Vincent and Lissie Vincent, his wife, for the following described premises, situate in Benton Township, Pike County, Ohio; and in the Virginia Military District and bounded and described as follows:

"First Tract. Beginning at a Hickory and two Gums; thence W. 80 p. to two W. O. and Locust; thence N. 55 E. 26 p. to two Poplars; thence N. 9 W. 45 p. to a Poplar and Hickory; thence S. 73 W. 72 p. to two W. Walnuts and Sugar Tree; thence N. 80 W. 20 p. to a stone 10 lks. east of a Sugar Tree; thence S. 10 W. 82.6 p. to a stone; thence S. 80 E. 13 p. to two Chest. Oaks; thence S. 44 E. 40 p. to a Hickory and Locust; thence N. 85½, E. 93 p. to two W. Oaks; thence S. 58 E. 20 p. to a Hickory and B. Oak; thence S. 40 E. 34 p. to a B. Oak, W. Oak and Hickory; thence N. 78 E. 47 p. to a W. Oak, Hickory and Ash; thence N. 1 W. 64 p. to the beginning. Containing 125.75 acres, more or less.