

1698.

APPROVAL, ABSTRACT OF TITLE TO LAND OF EDWARD CUNNINGHAM AND CAROL CUNNINGHAM, IN WASHINGTON TOWNSHIP, SCIOTO COUNTY, OHIO.

COLUMBUS, OHIO, February 11, 1928.

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

DEAR SIR:—I have made a careful examination of the abstract of title submitted to me with respect to certain lands situated in Washington Township, Scioto County, Ohio, and bounded and described as follows:

“Beginning at a hickory and two black oaks, corner to the original survey and corner to Survey No. 13471, made by Duncan McArthur; thence with a line of the same S. 72 deg. W. 88 poles to a stake and three chestnut oaks and a gum, corner to said McArthur; thence N. 18 deg. W. 82 poles to a poplar, corner to McArthur; thence N. 12 deg. E. 112 poles to a pine and hickory on the top of ridge; thence S. 58 deg. E. 16 poles to a stake; thence S. 63 deg. E. 18 poles to a stake; thence S. 32 deg. E. 54 poles to a chestnut oak; thence S. 30 deg. W. 39 poles to a stake; thence S. 34 deg. E. 28 poles to a stake; thence S. 55 deg. E. 44 poles to a stake; thence S. 26 deg. E. 21 poles to the beginning, containing 70 acres, more or less.”

As a result of the said examination, I find that Edward Cunningham, the owner of record of said lands and premises, has a merchantable fee simple title to the same, and that said lands are free and clear of all encumbrances except the taxes for the year 1927. Provision should be made for the payment of these taxes before the purchase price of the lands in question is paid and the deed therefor accepted.

I have examined the corrected deed conveying said lands which deed has been signed by said Edward Cunningham, and Carol Cunningham, his wife, and find same to be in proper form and legally sufficient to convey the property in question, and other lands of said Edward Cunningham which have been purchased subject to approval of title by this department.

I am returning herewith said abstract of title, together with the deed and encumbrance estimate covering the above described lands and other lands of said Edward Cunningham purchased by the State, as well as those files submitted to me in connection with the matter.

Respectfully,
EDWARD C. TURNER,
Attorney General.