

bears North 49 degrees West 15¼ links and a Black Oak 4½" bears South 50½ degrees East 6½ links to the place of beginning, containing TWELVE (12) ACRES of land.

EXCEPTING AND RESERVING therefrom known as a part of the Northwest quarter of Section Twenty-three (23), Township Fifteen (15), Range Thirteen (13), commencing for the same at the Northeast corner of said quarter; thence South on the East line of said quarter 2 degrees and .05 minutes East 13 chains and 90 links to a stone and brick on the east line of said quarter; thence North 47 degrees and 30 minutes West 12 chains and 50 links to a stone and brick; thence North 62 degrees and 30 minutes West 13 chains and 48½ links to a stone and brick on the North line of said quarter; thence East on the North line of said quarter to the place of beginning, containing 12 95/100 Acres, LEAVING in said premises hereby conveyed ONE HUNDRED FIFTY (150) ACRES of land, be the same more or less but subject to all legal highways, subject however to Lessees' rights in existing oil and gas leases and pipe line rights of ways, and subject to Lessee's rights under a lease given by W. P. Snyder, et al., to the Director and Board of Control of the Ohio Agricultural Experiment Station dated October 27, 1925."

You further advise that this property, including buildings, is to be purchased for \$25,000, is now under lease, and is at present being used for extensive field plotwork.

The abstract under consideration was prepared by the Wayne County Abstract Company on April 4, 1929, and dates back to August 24, 1825, when the United States of America, through President John Quincy Adams, granted unto Bezaleel Wells a quarter section embracing the lands under consideration.

Upon examination of said abstract, I am of the opinion that same shows a good and merchantable title to said premises to be in the names of Miles Snyder and Frederick Snyder, heirs of W. P. Snyder, deceased, on April 4, 1929, and that said Miles Snyder, as executor of the estate of W. P. Snyder, is empowered by the latter's will to convey said premises. These premises are free of encumbrances except taxes for the last half of the year 1928 and taxes for the year 1929, and three special assessments on the Wooster-Fredericksburg road, of \$8.68, \$8.27 and \$7.86, respectively, the first of which is due December 20, 1929.

The deed is an executor's deed, and is sufficient to convey the title to said premises to the State of Ohio.

The encumbrance estimate and Controlling Board's certificate are in regular form, and executed by the proper officials.

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

Respectfully,
GILBERT BETTMAN,
Attorney General.

1190.

APPROVAL, ABSTRACT OF TITLE TO LAND OF A. D. EWING IN
 WOOSTER TOWNSHIP, WAYNE COUNTY.

COLUMBUS, OHIO, November 13, 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 certificate, relating

to the purchase of five acres of land in Wooster Township, Wayne County, Ohio, from A. D. Ewing, which premises are more particularly described as follows:

"Known as part of the west part of the southwest quarter Section fourteen (14) Township fifteen (15) Range thirteen (13) commencing for the same at the northwest corner of said quarter, thence south one (1) degree and fifty (50) minutes west on the west line of said quarter thirty-three (33) chains and fifty-six (56) links to a stone in the center of Wooster and Apple Creek road, thence south sixty-seven (67) degrees and fifty (50) minutes east along the center of said road fifty-three and one-half (53½) links to a post the place of beginning for tract of land hereby conveyed; thence south sixty-seven (67) degrees and fifty (50) minutes east along the center of said road four (4) chains and eighty-three and one-half (83½) links to a post in said road; thence north one (1) degree fifty (50) minutes east and parallel to the west line of said quarter eleven (11) chains and eighty-eight (88) links to a post; thence north eighty-eight (88) degrees and ten (10) minutes west four (4) chains and fifty-three and one-half (53½) links to a post fifty (50) links east of the west line of quarter; thence south one (1) degree fifty (50) minutes west and parallel to the west line of said quarter ten (10) chains and nineteen (19) links to the place of beginning, containing five (5) acres more or less.

Said premises are conveyed with the rights to a road as described in amended application No. 2 and order of sale in case 24231 of the Common Pleas Court of Wayne County, Ohio."

You further advise that this property adjoins the state's land and is now under lease; that it includes a seven room house and out buildings and is to be purchased for the sum of sixty-five hundred dollars (\$6500.00).

The abstract under consideration was prepared by the Wayne County Abstract Company on April 12, 1929, and dates back to March 8, 1832. After a careful examination, it is believed that said abstract discloses a sufficient title in said premises to be in the name of A. D. Ewing, unmarried, on April 12, 1929, free from encumbrance excepting taxes for the last half of 1928 and for the year 1929.

The deed submitted is a certified copy of a warranty deed purporting to convey said premises, subject to the rights of a road in an adjoining tract of land. It is believed to be sufficient to convey the title to said land to the State of Ohio.

The encumbrance estimate and Controlling Board certificate are in regular form, executed by the proper officials.

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

Respectfully,

GILBERT BETTMAN,
Attorney General.

1191.

APPROVAL, BONDS OF VILLAGE OF FAIRVIEW, CUYAHOGA COUNTY
—\$72,000.00.

COLUMBUS, OHIO, November 13, 1929.

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