

the owner of record of the property here in question, executed a mortgage on said property to The First National Bank of St. Marys, Ohio, to secure its promissory note of even date therewith in the sum of \$445.00. It does not appear that this mortgage is cancelled of record, and the same to the extent of the amount of money remaining unpaid upon the promissory note secured by said mortgage is a lien upon this property.

From said abstract of title which is certified by the abstracters under date of February 25, 1931, it appears that the taxes for the first half of the year 1930, which were payable in December 1930, are paid, but that the taxes for the last half of the year 1930, which are due and payable in June 1931 and which amount to the sum of \$4.55, are unpaid and are, of course, a lien upon the property. The undetermined taxes for the year 1931 are likewise a lien upon this property.

Before the purchase of this property is closed by the acceptance of the deed therefor from the Western Ohio Fish & Game Association and the delivery of the warrant covering purchase price of said property, you should see that there is an adjustment of the mortgage and tax liens above mentioned; and you should also ascertain before closing the transaction for the purchase of this property that no other liens have accrued against this property since the date of the certification of the abstract of title, which date, as above noted, was February 25, 1931.

Upon examination of the warranty deed tendered to the State of Ohio by The Western Ohio Fish & Game Association, a corporation, I find that said deed has been properly executed by said association by the hands of its president and secretary acting under the authority of a resolution duly adopted by the board of directors of said association. Upon examination of said deed, I further find that the terms and provisions of the deed are such that upon delivery thereof the same will be effective to convey the above described property to the State of Ohio by fee simple title with the warranty that this property is free and clear from all encumbrances whatsoever.

Upon examination of encumbrance record or estimate No. 2, above referred to, I find that the same has been properly executed and approved and that there is a sufficient balance in the proper appropriation account to pay the purchase price of the above described property, which purchase price is the sum of \$1200.00. In this connection it is noted that said encumbrance record carried the recital that the purchase of this property was approved by the board of control by proper action under date of April 6, 1931.

I am herewith returning to you with my approval said abstract of title, warranty deed, and encumbrance record No. 2.

Respectfully,

GILBERT BETTMAN,
Attorney General.

3374.

APPROVAL, BONDS OF AKRON CITY SCHOOL DISTRICT, SUMMIT
COUNTY, OHIO—\$10,000.00.

COLUMBUS, OHIO, June 29, 1931.

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