

805.

ABSTRACT, STATUS OF TITLE, OUTLOT No. 206 IN E. H. AND D. H. MOORES
ADDITION TO THE CITY OF ATHENS, ATHENS COUNTY.

COLUMBUS, OHIO, October 11, 1923.

The President and Trustees of The Ohio University, Athens, Ohio.

GENTLEMEN:—An examination of the abstract of title submitted by Hon. E. B. Bryan, President of the Ohio University, for examination and opinion, discloses the following:

The abstract under consideration was prepared by Emmett Keenan, Attorney-at-Law, Athens, Ohio, under date of August 14, 1923, and pertains to the following property:

Outlot No. 206 in E. H. and D. H. Moore's Addition to the city of Athens, Athens County, as said addition is recorded and delineated in Vol. 1, pp. 111 and 112, of Plats of Athens County, State of Ohio.

The abstract as first submitted was unsigned by the attorney and abstracter, Mr. Emmett Keenan. This deficiency was afterward cured by the submission of the proper certificate with direction that same be attached to the abstract as recently submitted. Such certificate is now attached to and made a part of the original abstract.

After a preliminary examination of the abstract as originally submitted, upon the suggestion of this office same was supplemented by the addition of the affidavit of one Julia L. Baird, an affidavit by one O. E. Welsh and a further affidavit by Emmett Keenan, said affidavits being executed and submitted under date of October 6, 1923, and the abstract was further supplemented by a transcript of Vol. 12, p. 365, of Records of Accounts of the Probate Court of Athens County, Ohio, in the matter of the estate of Thomas L. Mintum, and by a transcript of power of attorney, recorded in Vol. 62, p. 146, Records of Deeds of Athens County, Ohio. The affidavit and supplementary transcripts of the records are in accordance with the suggestions of this office in our communication to Mr. Emmett Keenan under date of September 21, 1923, a copy of which communication is also attached to the supplementary affidavits and transcripts.

Upon a careful examination of such abstract, with the supplementary matter as submitted, I am of the opinion that same shows a good and merchantable title to the premises described in Effie L. Henry, and that said title is clear, free and unincumbered, except the taxes for the year 1923, which are now a lien but the amount of same being as yet undetermined.

An examination has also been made of the deed submitted, executed by Effie L. Henry, unmarried, and it is believed same is sufficient to convey the premises to the State of Ohio when properly delivered.

Attention is also directed to the necessity of the proper certificate of the Director of Finance of the State of Ohio to the effect that there are unincumbered balances legally appropriated sufficient to cover the purchase price of the above premises before the purchase can be consummated.

Respectfully,

C. C. CRABBE,

Attorney-General.