

2152.

APPROVAL, BONDS OF COLERAIN TOWNSHIP RURAL SCHOOL DISTRICT, HAMILTON COUNTY, OHIO—\$52,000.00.

COLUMBUS, OHIO, July 23, 1930.

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

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2153.

APPROVAL, WARRANTY DEED TO LAND OF ANNA ROESSLER IN CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, July 24, 1930.

*State Office Building Commission, Columbus, Ohio.*

GENTLEMEN:—There has been submitted for my examination and approval a warranty deed executed by one Anna Roessler conveying to the State of Ohio a parcel of land off of the west end of Inlot No. 114 in the city of Columbus, Ohio, the title to which in said Anna Roessler was approved by me in Opinion No. 2136, directed to you under date of July 23, 1930, in which opinion said property is more particularly described by metes and bounds.

Upon examination of the warranty deed submitted, I find that the same has been properly executed and acknowledged by said Anna Roessler and by Lee Roessler, her husband, and that as to its form said deed is sufficient to convey to the State of Ohio a fee simple title to said property, free and clear of the inchoate dower interest of said Lee Roessler, and free and clear of all encumbrances whatsoever, except the taxes and assessments on said property due and payable on and after June, 1930.

Said warranty deed is herewith transmitted to you.

Respectfully,

GILBERT BETTMAN,  
*Attorney General*

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2154.

APPROVAL, ABSTRACT OF TITLE, WARRANTY DEED AND ENCUMBRANCE ESTIMATE RELATING TO PROPOSED PURCHASE OF LAND OWNED BY THE VAN SICKLE REALTY COMPANY, IN CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, July 24, 1930.

*State Office Building Commission, Columbus, Ohio.*

GENTLEMEN:—There has been submitted for my examination and approval an abstract of title, warranty deed and encumbrance estimate No. 632, all relating to the proposed purchase of a certain tract of land in the city of Columbus, Franklin County, Ohio, which is owned of record by The Van Sickle Realty Company, and which is more particularly described as follows:

Being Fractional In-Lot Number One Hundred and Nineteen (119) in said city of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book "F", page 332, Recorder's Office, Franklin County, Ohio.

Upon examination of the abstract of title submitted, which is certified by the abstracter under date of July 11, 1930, I find that The Van Sickle Realty Company has a good and indefeasible fee simple title to the above described property free and clear of all encumbrances except the following liens which are here noted as exceptions to said title.

1. On April 25, 1929, The Van Sickle Realty Company executed and delivered to the board of trustees of the Hannah Neil Mission and Home of the Friendless its mortgage deed for the purpose of securing the payment of a promissory note of even date therewith in the sum of \$15,500, due on or before ten years from date, with interest at 6% per annum, payable semi-annually. This mortgage is not satisfied of record, and the same to the extent of the amount of principal and interest remaining due on the promissory note secured thereby is a lien upon the above described property.

2. The taxes on this property for the last half of the year 1929 amounting to the sum of \$284.97 are unpaid and are a lien upon the property. Likewise the taxes for the year 1930, the amount of which is yet undetermined, are unpaid and are a lien upon the property.

3. There is a balance of \$100.38 remaining due upon the assessment for the improvement of Front Street. The first half of the eighth installment of this assessment, amounting to the sum of \$50.19, is due in December, 1930.

There is an assessment in the sum of \$325.48 on this property for the lighting system on Front Street. The first half of the first installment of this assessment, amounting to the sum of \$32.55, was due in June, 1930.

In addition to the assessments above noted, which are liens upon said property, there has been certified against the same a delinquent street cleaning assessment in the sum of \$4.33.

With said abstract of title there is submitted to me a warranty deed executed by The Van Sickle Realty Company conveying this property to the State of Ohio, which deed is executed pursuant to a resolution of the board of directors of said company authorizing and directing said deed to be executed for and in the name of said company by William L. Van Sickle, President, and W. Bland Van Sickle, Assistant Secretary, in the manner required by law, and the said deed as to form is sufficient to convey to the State of Ohio a fee simple title in and to the above described property, free and clear of all encumbrances except the taxes and assessments on said property due and payable on and after the June, 1930, payment thereof.

Upon examination of encumbrance estimate No. 632 covering the purchase price of this property, I find that the same has been executed and approved in the manner required by law, and that by the provisions and recitals thereof there is shown to be sufficient balances in the proper appropriation account to pay the purchase price of this property.

Subject to the exceptions above noted, the abstract of title to the above described property is hereby approved and the same, together with said warranty deed and encumbrance estimate No. 632, both of which are likewise approved, is herewith transmitted to you.

Respectfully,  
GILBERT BETTMAN,  
*Attorney General.*