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ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT 102 OF HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, September 12, 1924.

HON. CHARLES V. TRUAX, *Director of Agriculture, Columbus, Ohio.*

Dear Sir:—

This will acknowledge receipt from your department of an abstract covering the south half of Lot 102 of Hamilton's Second Garden Addition to the city of Columbus, which you submit for our examination and opinion.

Your attention is directed to the necessity of the proper certificate of the Director of Finance to the effect that there are unincumbered balances legally appropriated sufficient to cover the purchase price of the premises intended to be purchased. This certificate should accompany the abstract and must be attached to the opinion of this department approving the title before same is submitted to the state auditor.

The abstract under consideration was prepared by Adolph Haak & Co., abstracters, August 10, 1905, and continuations thereto made by O. H. Mosier, Attorney at Law, October 1, 1919, by John P. Baker on October 2, 1919, and by Will J. Hays, Attorney at Law, September 9, 1924, and pertains to the following premises:

Being the south half of Lot No. 102 (excepting six feet off the rear end reserved for use as an alley) of Hamilton's Second Garden Addition, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 7, page 186, Recorder's Office, Franklin County, Ohio.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in S. Walter Sims, subject to the following exceptions:

There appear to be one or two minor deficiencies in the early history of the title, but I am of the opinion, because of a considerable lapse of time, same may be disregarded.

Attention is directed to certain restrictions against the use of the premises for the erection of any buildings to be used for slaughter houses, the killing of animals or the use of said premises for the sale of intoxicating liquors and malt beverages. These restrictions follow the premises for a period of twenty-five years from the date of the subdivision.

The abstract states no examination has been made in the United States District or Circuit Courts or any subdivision thereof.

Attention is directed to the taxes for the year 1924, the amount of which is as yet undetermined and a lien.

It is suggested that the proper execution of a general warranty deed by S. Walter Sims, and wife if married, will be sufficient to convey the title of said premises to the State of Ohio when properly delivered.

The abstract is herewith returned.

Respectfully,

C. C. CRABBE,

Attorney General.