

955.

APPROVAL, BONDS OF STRYKER VILLAGE SCHOOL DISTRICT, WIL-
LIAMS COUNTY, \$15,219.02, TO FUND CERTAIN INDEBTEDNESS.

COLUMBUS, OHIO, December 3, 1923.

Department of Industrial Relations, Industrial Commission of Ohio, Columbus, Ohio.

956.

ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT 58 OF HAMIL-
TON'S SECOND GARDEN ADDITION TO CITY OF COLUMBUS, OHIO.

COLUMBUS, OHIO, December 5, 1923.

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

DEAR SIR:—An examination of an abstract of title submitted by your office to this department discloses the following:

The abstract under consideration was prepared by Adolph Haak & Company, Abstractors, August 10, 1905, and a continuation thereto made by O. H. Mosier, Attorney at Law, November 28, 1923, and pertains to the following premises:

The south half of Lot 58 of Hamilton's Second Garden Addition to the city of Columbus, Ohio, as the same is numbered and delineated on the recorded plat thereof, recorded in Plat Book 7, page 186, Recorder's office, Franklin County, Ohio, saving and excepting therefrom six feet off the rear end thereof reserved for the purpose of an alley.

Upon examination of said abstract, I am of the opinion same shows a good and merchantable title to said premises in Robert O. Elsea, guardian of the estate and person of Creighton R. Elsea, an imbecile, subject to the following exceptions:

The release of the mortgage shown at section 8 of the first part of the abstract is in defective form, but as the note secured by the mortgage has been long past due, no action could be maintained upon same. The release shown at section 14 is also defective but shows that the notes secured by the mortgage were undoubtedly paid.

Attention is directed to the restrictions in the conveyance shown at section 1 of the last continuation, wherein are found restrictions for a period of twenty-five years against the use of the premises for the erection of any buildings to be used for slaughter houses and the killing of animals, or the use of said premises for the sale of intoxicating liquors or malt beverages.

The abstract states no examination has been made in the United States District or Circuit Courts, nor in any subdivision thereof.

Taxes for the year 1923 are unpaid and a lien in the sum of \$5.44. There is a special assessment for the improvement of Clara street, of which there is a balance

due of \$56.97, payable in four installments of \$14.24 each, one of which with interest of \$2.56 is due in December, 1923.

Attention is directed to the abstract of the proceedings in the Probate Court of Franklin County, Ohio, wherein Robert O. Elsea, guardian of the estate and person of Creighton R. Elsea, an imbecile, is plaintiff, and Creighton R. Elsea, et al., defendants. In this proceeding, which appears to be in regular form, there is not set out in sufficient detail the order of sale granted by said court on November 19, 1923. The attention of the abstracter has been called to this deficiency and the order of sale will be incorporated in said abstract.

The proposed guardian's deed has also been submitted with the abstract and appears to be in regular form and sufficient to convey the premises to the State of Ohio when properly executed.

The proposed entry confirming the sale of the premises under consideration to the State of Ohio, and ordering the distribution of the fund, should also be attached to the abstract. In addition to the proposed entry and the incorporation into the abstract of the order of sale, there should also be incorporated in the abstract an affidavit sufficient to comply with the provisions of section 11213 of the General Code of Ohio.

Attention is also 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 before the purchase can be consummated.

The abstract submitted is herewith returned.

Respectfully,

C. C. CRABBE,
Attorney-General.

957.

APPROVAL, BONDS OF PATASKALA VILLAGE SCHOOL DISTRICT,
LICKING COUNTY, \$3,579.95, TO FUND CERTAIN INDEBTEDNESS.

COLUMBUS, OHIO, December 5, 1923.

Department of Industrial Relations, Industrial Commission of Ohio, Columbus, Ohio.

958.

APPROVAL, BONDS OF CORTLAND VILLAGE SCHOOL DISTRICT, TRUMBULL COUNTY, \$135,000.00 TO ERECT A FIREPROOF SCHOOL BUILDING.

COLUMBUS, OHIO, December 5, 1923.

Department of Industrial Relations, Industrial Commission of Ohio, Columbus, Ohio.