

"Situated in the township of Eaton, county of Lorain and state of Ohio, and known as being part of original lot No. 39 in said Eaton township, bounded and described as follows:

On the east, south and west by the east, south and west lines of said lot No 39 and on the north by land now or formerly owned by Byron N. Tompkins, containing 58.25 acres of land, be the same more or less."

According to the abstract Lucy Ann Cole owns the south 29½ acres of said premises and holds a life lease for the 28.75 acres of the northern part of the tract and also has a dower interest in said northern part. The title to the remainder of said 28.75 acre tract would be in the heirs of J. Z. Cole.

The abstract has been supplemented by an affidavit for transfer, which has been filed by said heirs, and the abstract company states that it has been duly filed of record and the transfer made.

An affidavit also has been submitted showing that J. Z. Cole and Zelora J. Cole is one and the same person.

At section 24 there is shown a lease given upon said premises to the Ohio Fuel and Supply Company, which is not released of record. You should determine for yourself to what extent this affects the enjoyment of the premises.

According to the abstract the taxes for the last half of the year 1921, amounting to \$48.44, are unpaid and a lien. The taxes for the year 1922 are a lien.

The abstract does not disclose whether or not there are any special assessments affecting the title and no examination was made in any of the United States courts.

You have submitted encumbrance estimate which contains the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in the sum of \$12,337.50 to cover the purchase of said premises.

Enclosed herewith you will find the encumbrance estimate, abstract and contract.

Respectfully,

JOHN G. PRICE,

*Attorney-General.*

3445.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOTS NOS. 58 AND 59, BEING 139.91 ACRES OF LAND.

COLUMBUS, OHIO, August 1, 1922.

HON. LEON C. HERRICK, *Director of Highways and Public Works, Columbus, Ohio.*

GENTLEMEN:—You have submitted an abstract last continued by the Lorain County Mortgage and Title Company, May 15, 1922, and inquire as to the status of the title to the following described premises:

"Situated in the township of Eaton, county of Lorain, and state of Ohio, and known as being part of original lots Nos. 58 and 59 in said Eaton township, bounded and described as follows:

Beginning in the southwest corner of said lot No. 59; thence east in the south line of said lot, a distance of 1448 feet to land in said lot now or formerly owned by Belle Tompkins; thence north in said Tompkins' west line a distance of 584.5 feet; thence east in said Tompkins' north line, a distance of

1449 feet to the east line of said lot No. 59; thence north in the east line of said lots Nos. 59 and 58, a distance of 2078.34 feet to the south line of land now or formerly owned by Wm. M. Martin; thence west in said Martin's south line a distance of 1395.90 feet to the southerly line of the right of way of the Big Four Railway Company; thence southwesterly in the southerly line of said right of way to its intersection with the west line of said original lot No. 59; thence south in the west line of said lot No. 59 to the place of beginning, containing 139.91 acres of land."

After an examination it is my opinion that said abstract shows the title to said premises to be in the name of Claire E. Haven.

At sections 41, 42 and 43 there are shown oil leases which do not appear to have been cancelled of record. It is suggested that you determine for yourself the extent of this encumbrance.

The taxes for the last half of the year 1921, according to the abstract, are unpaid and a lien. The taxes for the year 1922 are a lien.

You have submitted encumbrance estimate 3858, which contains the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in the sum of \$28,681.55 to cover the purchase of said premises.

Enclosed herewith you will find the encumbrance estimate, abstract and contract.

Respectfully,

JOHN G. PRICE,  
*Attorney-General.*

3446.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOT NO. 58, BEING 15.17 ACRES OF LAND.

COLUMBUS, OHIO, August 1, 1922.

HON. LEON C. HERRICK, *Director of Highways and Public Works, Columbus, Ohio.* \_\_\_\_\_

DEAR SIR:—You have submitted an abstract prepared by the Lorain County Abstract Company and last continued June 6, 1922, inquiring as to the status of the title to 15.17 acres of land, a part of lot No. 58 in Eaton township, Lorain county, said premises being fully described on the caption page of said abstract, which is enclosed herewith.

According to the abstract, the title to said premises is in the name of William M. Martin, subject to the liens and encumbrances hereinafter pointed out.

In section 29 of said abstract there is shown a right of way granted by James Tucker to the Elyria Southern Tel. & Toll Co., to which you are referred. It is assumed that this easement is of little or no importance.

At section 30 reference is made to an oil and gas lease which does not appear to have been cancelled of record.

In section 33 there is a gas and oil lease granted to the Logan Natural Gas and Fuel Company, dated May 13, 1908, which is not cancelled of record. Said lease was granted for the term of ten years "and as much longer as oil and gas is found in paying quantities."

In section 3 of the first continuation of said abstract there is shown a ten year oil lease granted April 10, 1912, to the Logan Natural Gas & Fuel Co. by George Steiger and wife. This lease does not appear to be cancelled of record.