

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 is herewith returned.

Respectfully,  
C. C. CRABBE,  
*Attorney General.*

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1486.

ABSTRACT, STATUS OF TITLE, NORTH HALF OF LOT NO. 121, HAMILTON'S SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 17, 1924.

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 last continuation of the abstract under consideration bears date of May 12, 1924, and pertains to the following premises:

"Being the North half of Lot No. 121, of Hamilton's Second Garden Addition (excepting 12 feet off the rear end thereof reserved for an alley), 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 Amason W. Legg, 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.

Taxes for the last half of the year 1923, amounting to \$12.95, and the taxes for the year 1924, amount not yet determined, are a lien.

Attention is also directed to a certain mortgage covering the premises under consideration to the West Side Building and Loan Association in the sum of \$600.00, given by Amason W. Legg and wife, to secure their obligation in said sum of \$600.00, payable in monthly installments of \$6.00 each. This mortgage is as yet

uncanceled and a proper release of same must be procured before the final consummation of this purchase.

It is suggested that the proper execution of a general warranty deed by Amason W. Legg and wife will be sufficient to convey the title of said premises to the State of Ohio when properly delivered, and in this connection particular attention is directed to the fact that there is at this time a divorce proceeding between Amason W. Legg and Sylvia Legg, as shown in the abstract at section 7 of the last continuation. Attention is also directed to an agreement between Amason W. Legg and Sylvia Legg, his wife, as set out in section 6 of the last continuation, which agreement is with reference to their property and in which they mutually agree to release all rights in the property of each other and to execute deeds and legal papers necessary for the carrying out of the purposes of said agreement. It will be necessary and important in this transfer that Sylvia Legg, wife of Amason Legg, sign the deed in this connection, thereby releasing her dower right.

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 is herewith returned.

Respectfully,  
C. C. CRABBE,  
*Attorney-General.*

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1487.

ABSTRACT, STATUS OF TITLE, SOUTH HALF OF LOT NO. 31 AND NORTH HALF OF LOT NO. 32, HAMILTONS SECOND GARDEN ADDITION, COLUMBUS, OHIO.

COLUMBUS, OHIO, May 17, 1924.

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 last continuation of the abstract under consideration bears date of May 12, 1924, and pertains to the following premises:

“Being the South half of Lot No. 31, and the North half of Lot No. 32, of Hamilton’s Second Garden Addition (excepting six feet off the rear end thereof reserved for use as an alley), as the same are 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 Ida N. Wolfe, subject to the following exceptions: