

3442.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, PART OF LOTS NOS. 59, 60 AND 61, BEING 177.49 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 last continued by the Lorain County Abstract Company on June 6, 1922, inquiring as to the status of the title of 177.49 acres of land situated in lots numbers 59, 60 and 61 of Eaton township, Lorain county, as disclosed by said abstract. Said premises are fully described on the caption page of the abstract, which is enclosed herewith.

After consideration it is the opinion of this department that said abstract shows a good and sufficient title to be in the name of Frederick J. Rose and Emma Rose, subject to the encumbrances hereinafter referred to.

The taxes for the last half of 1921 amounting to \$100.23 are unpaid and a lien. The taxes for the year 1922 are a lien.

In section 5 of the last continuation there is shown an oil and gas lease granted by the present owners to the Ohio Fuel Supply Company, for the term of twenty years, etc., with the usual oil and gas lease covenants.

The abstract does not disclose whether there are any special assessments which might operate as a lien.

According to the abstract no examination has been made in the United States courts.

You have submitted encumbrance estimate No. 3859, containing the certificate of the Director of Finance to the effect that there are unencumbered balances legally appropriated in the sum of \$33,723.10 to cover the purchase price of said premises.

Said abstract, encumbrance estimate and contract are returned herewith.

Respectfully,  
JOHN G. PRICE,  
*Attorney-General.*

3443.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOT No. 58, BEING 0.50 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 and last continued by the Lorain County Abstract Company, May 31, 1922, inquiring as to the status of the title to the following described premises, as disclosed by said abstract:

“Situated in the township of Eaton, county of Lorain and state of Ohio, and known as being part of original lot No. 58 in said Eaton township, bounded and described as follows:

East by the east line of said lot No. 58; south by land now or formerly owned by Wm. M. Martin and northwesterly by the southeasterly line of the Big Four Railway Company, containing 0.50 acres of land, be the same more or less."

An examination has been made and it is believed that said abstract shows good title to said premises to be in the name of Hugh Knapp, subject to the following liens and encumbrances.

In section 11 of the abstract is shown a mortgage given by John Lyndes and Elizabeth C. Lyndes to Frederick W. Lyndes, administrator of Orville Lyndes, deceased, on February 14, 1889, to secure the payment of \$125.00. According to the abstract this mortgage has not been released of record. In view of the time that has elapsed it is believed that serious consideration need not be given to this unless there is some evidence of the parties to whom said mortgage was given claiming some interest in the premises.

In section 18 of the abstract the record of a mortgage is shown given by William Knapp and Martha Knapp to Fritz Rudin, on January 27, 1910, to secure the payment of \$300.00 with interest. This mortgage is not released of record and is a lien upon the premises.

The taxes for the last half of 1921, amounting to \$2.58, are unpaid and a lien. The taxes for the year 1922 are also a lien. Under the contract you have entered into with Mr. Knapp it will be his duty to pay the 1921 taxes, and the duty of the state to pay those for the year 1922.

You are further advised that the abstracter does not disclose what, if any, special assessments are shown on the treasurer's duplicate which would be liens upon said premises. Therefore, before accepting a conveyance it will be necessary to determine this matter.

In the event a conveyance is accepted you should require a warranty deed and see that all of the matters heretofore pointed out are properly cleared up.

The abstract discloses that no examination was made in the United States courts.

You have submitted encumbrance estimate No. 3862, containing the certificate of the Director of Finance to the effect that there is \$1,500.00 available for the said purchase.

The abstract, encumbrance estimate and contract are enclosed herewith.

Respectfully,

JOHN G. PRICE,

*Attorney-General.*

3444.

STATUS, ABSTRACT OF TITLE, PREMISES SITUATE IN EATON TOWNSHIP, LORAIN COUNTY, OHIO, PART OF LOT NO. 39, BEING 58.25 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 certified by the Lorain County Abstract Company, May 25, 1922, and inquire as to the status of the following described premises: