



Ohio Revised Code

Section 5302.05 General warranty deed form.

Effective: February 1, 2002

Legislation: House Bill 470 - 124th General Assembly

A deed in substance following the form set forth in this section, when duly executed in accordance with Chapter 5301. of the Revised Code, has the force and effect of a deed in fee simple to the grantee, the grantee's heirs, assigns, and successors, to the grantee's and the grantee's heirs', assigns', and successors' own use, with covenants on the part of the grantor with the grantee, the grantee's heirs, assigns, and successors, that, at the time of the delivery of that deed the grantor was lawfully seized in fee simple of the granted premises, that the granted premises were free from all encumbrances, that the grantor had good right to sell and convey the same to the grantee and the grantee's heirs, assigns, and successors, and that the grantor does warrant and will defend the same to the grantee and the grantee's heirs, assigns, and successors, forever, against the lawful claims and demands of all persons.

"GENERAL WARRANTY DEED

_____ (marital status), of _____ County, _____ for valuable consideration paid, grant(s), with general warranty covenants, to _____, whose tax-mailing address is _____, the following real property:

(description of land or interest therein and encumbrances, reservations, and exceptions, if any)

Prior Instrument Reference: Volume _____, Page _____

_____, wife (husband) of the grantor, releases all rights of dower therein.

Executed this _____ day of _____

(Signature of Grantor)



AUTHENTICATED,
OHIO LEGISLATIVE SERVICE
COMMISSION
DOCUMENT #234169

(Execution in accordance with Chapter 5301. of the Revised Code)"
