



## Ohio Revised Code

### Section 5302.31 Private selling officer's deed; form.

Effective: September 28, 2016

Legislation: House Bill 390 - 131st General Assembly

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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 duly appointed, qualified, and acting in the fiduciary capacity described in that deed, and was duly authorized to make the sale and conveyance of the premises; and that in all of the grantor's proceedings in the sale of the premises the grantor has complied with the requirements of the statutes in such case provided.

"Private Selling Officer's Deed

Ohio Revised Code § 2329.152

Case No. \_\_\_\_\_

I, \_\_\_\_\_, a private selling officer as defined in section 2329.01 of the Revised Code, pursuant to the Order of Sale entered on \_\_\_\_\_, the Confirmation of Sale entered on \_\_\_\_\_, and in consideration of the sum of \$\_\_\_\_\_, the receipt whereof is hereby acknowledged, do hereby grant, sell, and convey unto \_\_\_\_\_, tax mailing address \_\_\_\_\_, all the rights, title, and interest of the parties in Court of Common Pleas, \_\_\_\_\_ County, Ohio, Case No. \_\_\_\_\_, \_\_\_\_\_ vs. \_\_\_\_\_, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of \_\_\_\_\_ and State of Ohio, known and described as follows, to-wit:

(description of land or interest therein)



This deed does not reflect any restrictions, conditions, or easements of record.

Prior Owner: \_\_\_\_\_

Prior Instrument Reference: \_\_\_\_\_

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(signature of private selling officer)

Auctioneer License # \_\_\_\_\_

Real Estate Broker License # \_\_\_\_\_

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