|  |  |
| --- | --- |
| *Space above this line for recorder’s use only* | |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP] | **After Recording Return To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**OHIO LIMITED WARRANTY DEED**

STATE OF OHIO

COUNTY OF [PROPERTY COUNTY]

[GRANTOR NAME(S)], a [GRANTOR(S) MARITAL STATUS], residing at [GRANTOR(S) STREET ADDRESS] (hereinafter known as the “Grantor(s)”), for valuable consideration paid, grants, with limited warranty covenants, to [GRANTEE NAME(S)], a [GRANTEE(S) MARITAL STATUS], whose tax-mailing address is [GRANTEE(S) TAX MAILING ADDRESS] (hereinafter known as the “Grantee(s)”), the following described real estate, situated in [COUNTY NAME] County, Ohio, to-wit:

[ENTER PROPERTY LEGAL DESCRIPTION AND ENCUMBRANCES, RESERVATIONS, AND EXCEPTIONS, IF ANY (OR ATTACH AND INSERT)].

Prior Instrument Reference: Volume [PRIOR DEED VOL. #] Page [PRIOR DEED PAGE #]

Tax Parcel No.: [TAX PARCEL #]

Property Address: [PROPERTY FULL ADDRESS]

[GRANTOR SPOUSE NAME (IF MARRIED)],  wife  husband of the Grantor, releases all rights of dower therein.

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Spouse’s Signature**

Executed this [DAY (E.G., 22ND] day of [MONTH], [YEAR].

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Grantor’s Signature Grantor’s Signature**

[GRANTOR NAME] [GRANTOR NAME]

Grantor’s Name Grantor’s Name

[GRANTOR STREET ADDRESS] [GRANTOR STREET ADDRESS]

Street Address Street Address

[GRANTOR CITY, STATE, ZIP] [GRANTOR CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Notary Public Signature**

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_