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How to Complete Your Ohio Affidavit of Facts Relating to Title

Affidavit of Facts Relating to Title (R.C. 5301.252)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. Ohio law allows a sworn, recordable affidavit stating facts that affect title, such as marital status, identity, death, or heirship. Title companies use it to clear title.

1. **Describe the property and facts (Pages 1–2)**
   Include the legal description and only facts you know personally.
2. **Sign under oath before a notary (Page 3)**
   Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the county recorder of the county where the property is located.
- Once recorded, the affidavit is evidence of the facts it states.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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AFFIDAVIT OF FACTS RELATING TO TITLE

(Ohio Revised Code 5301.252)

Name of affiant Address

being first duly sworn, states that affiant has personal knowledge of the following facts relating to the title to the real property described below:

Affiant’s relationship to the property or persons involved (owner, heir, prior owner, neighbor, other):

Relationship

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the following REAL PROPERTY situated in the

City / Village / Township of
State of Ohio:

County of

Legal description (attach Exhibit A if more space is needed)

Permanent parcel number

Property address

Prior Instrument Reference: Instrument No. (or Volume and Page), County Recorder’s records

Facts (for example: marital status, identity, death, heirship, age, capacity, possession, or a correction of a name or error):

Affiant's initials: _____

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X _____

Affiant Printed name

JURAT

STATE OF OHIO)
) ss.
COUNTY OF)

Sworn to (or affirmed) and subscribed before me on

(date) by (name of affiant)

An oath or affirmation was administered to the signer with regard to the notarial act.

X _____

Notary Public

(Notary seal)

Notary's printed name

My commission expires

This instrument was prepared by (name and address)

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