FIRST CHOICE
YOUR TRUSTED SERVICE

First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

# How to Complete Your Ohio Affidavit of Surviving Owner

Affidavit of Surviving Owner (Survivorship Tenancy, R.C. 5302.17)

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

**About this form.** When one owner of Ohio real estate held by survivorship deed dies, the survivor uses this sworn affidavit, with a death certificate, to show that title now belongs to the survivor, without probate.

1. **Fill in the deed and property (Pages 1–2)**
   Enter the recording details of the survivorship deed and the legal description. Attach a certified death certificate.
2. **Sign under oath before a notary**
   Bring a current, government-issued photo ID.
3. **Auditor, then recorder**
   Present it to the county auditor, then record it with the county recorder.

## After It's Signed

- Update the tax mailing address, insurance, and any mortgage records.

**Need a Notary? We Come to You.**

Homes • Hospitals • Care Facilities • Offices
Mobile Notary & Apostille Services
**Ohio-Commissioned Notaries • Serving Ohio**

Call us anytime
**(866) 828-6856**
**Book an Appointment Online**
**www.firstchoicemobilenotary.com**

**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.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Ohio attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

# AFFIDAVIT OF SURVIVING OWNER

(Survivorship Tenancy — Ohio Revised Code 5302.17)

Name of affiant (surviving owner) Address

being first duly sworn, states:

1. The decedent named below, a survivorship tenant of the property described below, died on the date stated. A certified copy of the death certificate is attached.

Name of deceased owner Date of death

2. The property was conveyed to the decedent and the affiant for their joint lives, remainder to the survivor, by the deed recorded as:

Recording date and instrument number County



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com

3. Property:
the following REAL PROPERTY situated in the

City / Village / Township of County of
State of Ohio:

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

4. The survivorship tenancy was not terminated before the decedent’s death. Title to the property is vested in the affiant (and any other surviving survivorship tenants named here):

Other surviving tenants, or "None"



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com

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)



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com