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How to Complete Your Ohio General Warranty Deed

General Warranty Deed (R.C. 5302.05)

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

About this form. An Ohio general warranty deed transfers real estate with the grantor's **full warranty of title** against all lawful claims.

1. **Fill in the parties (Page 1)**
   Enter the grantor (current owner), marital status, and the grantee (new owner) with the grantee's **tax-mailing address**.
2. **Describe the property (Page 2)**
   Copy the full legal description, parcel number, and **prior instrument reference** exactly from the current deed. A married grantor's spouse should release dower.
3. **Sign before a notary (Page 3)**
   Each grantor (and any spouse releasing dower) signs before the notary with a current, government-issued photo ID.

After It's Signed

- Deeds must first be presented to the county auditor for transfer, with a Real Property Conveyance Fee Statement (DTE 100, or DTE 100EX if exempt), then recorded with the county recorder.
- These form pages follow Ohio's recording format (R.C. 317.114): 3-inch top margin on page 1, 1-inch margins, 10-point type, so no extra recording fee applies.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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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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GENERAL WARRANTY DEED

(Ohio Revised Code 5302.05)

Name(s) of grantor(s) Marital status
of

County, Ohio (or other residence)
for valuable consideration paid, **grant(s), with general warranty covenants, to**

Name(s) of grantee(s)

whose tax-mailing address is

Grantor's initials: _____

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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

Subject to: easements, restrictions, and conditions of record, zoning ordinances, and taxes and assessments not yet due and payable, and the following (write "None" if none):

Name of spouse of grantor (if any)
spouse of the grantor, releases all rights of dower therein.

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Executed this day of month and year

X
Grantor

X
Grantor

Printed name

Printed name

X
Spouse releasing dower (if any)

NOTARY ACKNOWLEDGMENT

STATE OF OHIO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on

(date) by (name of grantor(s))

This is an acknowledgment certificate. No 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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