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 Limited Warranty Deed

Limited Warranty Deed (R.C. 5302.07)

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

About this form. An Ohio limited warranty deed transfers real estate with a warranty only against claims arising **by, through, or under the grantor**. It is the most common deed in Ohio sales.

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.

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.

LIMITED WARRANTY DEED

(Ohio Revised Code 5302.07)

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

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

Name(s) of grantee(s)

whose tax-mailing address is

Grantor's initials: _____

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

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.

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

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)

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