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How to Complete Your Ohio Survivorship Deed

Survivorship Deed (R.C. 5302.17)

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

About this form. An Ohio survivorship deed puts real estate in the names of two or more owners so that, when one dies, the property passes to the survivor(s) **without probate**.

1. **Fill in the parties (Page 1)**
   Choose the covenants and enter the grantees, who will hold for their joint lives with the remainder to the survivor.
2. **Describe the property (Page 2)**
   Copy the legal description, parcel number, and prior instrument reference exactly.
3. **Sign before a notary (Page 3)**
   Each grantor 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.
- After an owner dies, the survivor records an Affidavit of Surviving Owner with a death certificate. We have a free Ohio form.
- 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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SURVIVORSHIP DEED

(Ohio Revised Code 5302.17)

Name(s) of grantor(s) Marital status

of

County, Ohio (or other residence)

for valuable consideration paid, grant(s) (check one):

with general warranty covenants

with limited warranty covenants

without covenants

to

Name of grantee Name of grantee

for their joint lives, remainder to the survivor of them, whose tax-mailing address is

Tax-mailing address

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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 (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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