

# OHIO GENERAL WARRANTY DEED

Recording Requested by:

\_\_\_\_\_

When Recorded Mail To:

\_\_\_\_\_

Tax Parcel/APN: \_\_\_\_\_

STATE OF OHIO

COUNTY OF \_\_\_\_\_

## GENERAL WARRANTY DEED

THIS WARRANTY DEED is made and executed on \_\_\_\_\_ [Date], by and between:

**GRANTOR:** \_\_\_\_\_ [Full Legal Name(s)], whose address is  
\_\_\_\_\_ [Address] ("Grantor").

**GRANTEE:** \_\_\_\_\_ [Full Legal Name(s)], whose address is  
\_\_\_\_\_ [Address] ("Grantee").

## CONSIDERATION

For and in consideration of \$ \_\_\_\_\_ ( \_\_\_\_\_ Dollars)  
and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

## CONVEYANCE AND WARRANTY

Grantor does hereby GRANT, BARGAIN, SELL, CONVEY, and WARRANT to Grantee, the Grantee's heirs,  
successors, and assigns forever, the following described real property located in the County of  
\_\_\_\_\_, State of Ohio:

**Property Address:**

\_\_\_\_\_

**Legal Description:**

\_\_\_\_\_

\_\_\_\_\_

(Attach Exhibit A if legal description is longer than space provided.)

**Tax Parcel Number / APN:** \_\_\_\_\_

## GRANTOR'S COVENANTS AND WARRANTIES

Grantor hereby covenants and warrants:

- (a) **SEISIN** — Grantor is lawfully seized of the Property in fee simple absolute;
- (b) **RIGHT TO CONVEY** — Grantor has the full right and power to convey the Property;

(c) **FREEDOM FROM ENCUMBRANCES** — The Property is free of all liens, encumbrances, and adverse claims, except: \_\_\_\_\_ (list permitted exceptions);

(d) **QUIET ENJOYMENT** — Grantee shall have quiet enjoyment of the Property;

(e) **WARRANTY FOREVER** — Grantor will defend the title against all lawful claims of any person whomsoever.

These warranties apply to the entire chain of title — not merely Grantor's ownership period. This is a **GENERAL** warranty deed (broader than a Special Warranty Deed, which warrants only Grantor's period of ownership).

### **HABENDUM**

TO HAVE AND TO HOLD the Property unto Grantee, Grantee's heirs, successors, and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed on the date first written above.

#### **GRANTOR:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

#### **GRANTOR (spouse, if joint owner):**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### **NOTARY ACKNOWLEDGMENT**

STATE OF OHIO

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ [Date], before me, \_\_\_\_\_ [Notary Name], a Notary Public, personally appeared \_\_\_\_\_ [Grantor Name], who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that they executed it.

I certify under PENALTY OF PERJURY under the laws of this State that the foregoing is true and correct.

Notary Public Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Seal: \_\_\_\_\_

### **RECORDING INFORMATION**

After execution, this Warranty Deed should be recorded at the appropriate Ohio county office:

County Recorder; Conveyance Fee (\$1/\$1,000 state + county additions up to \$3/\$1,000).

Recording fees vary by county. Transfer tax may apply. Verify current rates with the county office before submission.

*DISCLAIMER: A general warranty deed creates substantial ongoing warranty obligations for the Grantor — including obligations regarding title defects that predate the Grantor's ownership. The Grantor remains liable for breach of these warranties for the entire chain of title. For arm's-length sales, title insurance typically complements (not replaces) the deed warranties. Have a Ohio-licensed real estate attorney prepare or review before execution.*