

**TRANSFER ON DEATH DEED**

(with General Warranty Covenants)

**KNOW ALL MEN BY THESE PRESENTS**, that \_\_\_\_\_, [add marital status], **Grantor**, for valuable consideration paid, if any, grant(s), with general warranty covenants, to \_\_\_\_\_, **Grantee**, whose tax-mailing address is: \_\_\_\_\_, transfer on death to \_\_\_\_\_, **beneficiary(s)**, the following REAL PROPERTY:

**see Exhibit A attached hereto**

Prior Deed Reference:

Permanent Parcel No.:

Property Address: \_\_\_\_\_

Subject to all conditions and restrictions of record, easements, encroachments that do not materially affect the use and enjoyment of the property, zoning, and taxes and assessments which are a lien but not yet due and payable

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
[name of Grantor]

\_\_\_\_\_  
[additional Grantor or spouse if release of dower is necessary]

\_\_\_\_\_  
[additional Grantor or spouse if release of dower is necessary]

State of Ohio,  
County of \_\_\_\_\_, ss:

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, the subscriber, a Notary Public in and for said county, personally came \_\_\_\_\_ the above named **Grantor(s)** in the foregoing deed, and acknowledged the signing of the same to be his/her/their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:  
Needs to be prepared by Grantor, Grantee or Attorney