

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