



## Ohio Revised Code

### Section 2113.52 Devisee takes subject to tax lien - exoneration of mortgage lien.

Effective: January 13, 2012

Legislation: Senate Bill 124 - 129th General Assembly

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(A) A devisee taking real property under a devise in a will, unless the will otherwise provides, or an heir taking real property under the statutes of descent and distribution shall take the real property subject to all taxes, penalties, interest, and assessments that are a lien against that real property.

(B) If real property devised in a will is subject to a mortgage lien that exists on the date of the testator's death, the person taking the real property under the devise has no right of exoneration for the mortgage lien, regardless of a general direction in the will to pay the testator's debts, unless the will specifically provides a right of exoneration that extends to that lien.

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