



## Ohio Revised Code

### Section 5302.07 Limited warranty deed form.

Effective: February 1, 2002

Legislation: House Bill 470 - 124th General Assembly

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A deed in substance following the form set forth in this section, when duly executed in accordance with Chapter 5301. of the Revised Code, has the force and effect of a deed in fee simple to the grantee, the grantee's heirs, assigns, and successors, to the grantee's and the grantee's heirs', assigns', and successors' own use, with covenants on the part of the grantor with the grantee, the grantee's heirs, assigns, and successors, that, at the time of the delivery of that deed the premises were free from all encumbrances made by the grantor, and that the grantor does warrant and will defend the same to the grantee and the grantee's heirs, assigns, and successors, forever, against the lawful claims and demands of all persons claiming by, through, or under the grantor, but against none other.

#### "LIMITED WARRANTY DEED

\_\_\_\_\_ (marital status), of \_\_\_\_\_ County, \_\_\_\_\_ for valuable consideration paid, grant(s), with limited warranty covenants, to \_\_\_\_\_, whose tax-mailing address is \_\_\_\_\_, the following real property:

(description of land or interest therein and encumbrances, reservations, and exceptions, if any)

Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_

\_\_\_\_\_, wife (husband) of said grantor, releases to said grantee all rights of dower therein.

Executed this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
(Signature of Grantor)

(Execution in accordance with Chapter 5301. of the Revised Code)"



AUTHENTICATED,  
OHIO LEGISLATIVE SERVICE  
COMMISSION  
DOCUMENT #232693

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