

GENERAL WARRANTY DEED
(Individual to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, an married Individual, hereinafter referred to as "Grantor", does hereby grant with general warranty covenants to _____, as Trustee of _____ trust, dated _____, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Ohio, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

Auditor's Parcel No. _____

Prior instrument reference: Volume _____, Page _____, Document No. _____, of the Recorder of _____ County, Ohio.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

_____ (Name of spouse of Grantor) ☐ wife ☐ husband of the Grantor releases all right of dower therein (*mark if applicable.*)

EXECUTED this _____ day of _____, 20_____

(1st Grantor's Signature)

(1st Grantor's Spouse's Signature – if required)

Signed in our presence:

(Witness Signature)

(Witness Signature)

Print Name

Print Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date)
by _____ (name of person acknowledged.)

Signature of Notary Public

Printed Name of Notary

My commission expires: _____

Grantor's Addresses:

Grantee's Addresses:

This Instrument was prepared by:

Signature

Print or Type Name

EXHIBIT A