GENERAL WARRANTY DEED
(Husband and Wife 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, _____ and _____, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, with general warranty covenants, unto _____, 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 Number: _____

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 Grantors, if any, which are reserved by Grantors.

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 assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

EXECUTED this _____ day of _____, 20_____

Signed, Sealed and Delivered   _____
in the presence of: Grantor
                                                      {Type Name}

_____
Witness

_____
Witness

Signed, Sealed and Delivered   _____
in the presence of: Grantor
                                                      {Type Name}

_____
Witness

_____
Witness

STATE OF _____

COUNTY OF _____

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

                                        _____
                                        Notary Public

                                        Printed Name: _____

My Commission Expires: _____

Grantor's Address: Grantee's Addresses:

_____   _____

_____   _____

_____   _____

_____

_____

_____

This Instrument was prepared by:

_____

_____

_____

_____

Signature

_____

Print or Type Name

EXHIBIT A