

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That _____
(marital status) ("Grantor"), of Summit County, Ohio, for valuable consideration paid, grant(s),
with general warranty covenants, to _____ ("Grantee"),
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 ____

Optional: [The Grantor covenants with the Grantee, his heirs, assigns, and successors, that he is lawfully seized in fee simple of the granted premises; that they are free from all encumbrances; that he has good right to sell and convey the same, and that he does warrant and will defend the same to the Grantee and his heirs, assigns, and successors, forever, against the lawful claims and demands of all persons.]

_____, wife (husband) of the Grantor, releases all rights of dower therein.

Executed on this ____ day of _____, 2020.

Grantor

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared _____, who acknowledged that they did execute the foregoing instrument and that the same is their free act and deed. This is an acknowledgement certificate and no oath or affirmation was administered in connection therewith.

IN TESTIMONY WHEREOF, I have subscribed my name and official seal on _____, 2020.

Notary Public

This instrument prepared by:
Blake R. Gerney, Esq.
Brennan, Manna & Diamond, LLC
75 East Market Street
Akron, Ohio 44308
(330) 253-5060
brgerney@bmdllc.com
4814-4438-5717, v. 2