

SHERIFF'S DEED
(Direct Transfer)

Whereas the _____ County Board of Revision ("BOR")/Court of Common Pleas ("CCP"), pursuant to R.C. 323.25, 323.65-323.79, and/or 5721.18 in that certain civil proceeding being **Case No.** _____ ordered a foreclosure decree (the "Decree") against _____ wherein the _____ County Treasurer was the plaintiff and _____, et al. were the defendants; and

Whereas the Decree was issued to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law; and

Whereas on the __ day of _____, 20__, an order to transfer ("Order to Transfer") issued on said BOR/CCP Decree, directing the Cuyahoga County, Ohio Sheriff (the "Sheriff") to proceed to transfer, without sale or appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, the Sheriff, pursuant to the Order to Transfer, did execute this deed in compliance therewith; and

Whereas, the proceedings by the Sheriff had in the premises, were submitted to the BOR/CCP, and by it in all respects confirmed by resolution as provided in R.C. 323.65 to 323.79; and the Sheriff was ordered and directed to execute and deliver the within good and sufficient Sheriff's Deed of Conveyance of said real estate to the said transferee **CITY OF** _____ **or** _____.

Now therefore, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does hereby GRANT, SELL OR CONVEY unto said _____ and said transferee's heirs, successors and assigns forever whose tax mailing address shall be as follows: _____. To have and to hold, the transferee herein, and his/her/its heirs, successors and assigns forever, all right, title and interest in the following lands and tenements **being permanent parcel nos.** _____

Subject to all restrictions, covenants, limitations, conditions, easements and rights of way of record.

Whereof, I have, as Sheriff, hereunto set my hand this ____ day of _____, 20__.

_____, _____ County Sheriff

Sheriff/Deputy Sheriff of _____ County, Ohio

The State of Ohio)
County of _____) ss

On this _____ day of _____, 20__ personally appeared _____, Sheriff/Deputy Sheriff of said _____ County, Ohio who acknowledged that he/she did voluntarily and officially sign the foregoing Sheriff's Deed for the uses and purposes therein expressed.

Notary Public

This instrument was prepared by:

____ _____ County Board of Revision/CCP ____ _____ County Sheriff