

**SHERIFF'S DEED**  
**(Tax Sale)**

Whereas the \_\_\_\_\_ County Board of Revision ("BOR")/Court of Common Pleas ("CCP"), pursuant to R.C. 232.25, 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 foreclosure the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law;

**Whereas** on the \_\_\_ day of \_\_\_\_\_ 20\_\_\_, a certain order of sale ("Order of Sale") issued on said BOR/CCP Decree directing the \_\_\_\_\_ County, Ohio Sheriff (the "Sheriff") to proceed to advertise and sell without appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, having caused said real estate to be duly advertised for at least thirty (30) days prior to such scheduled sale which advertisement supplied notice of the date, time and place of sale thereof by causing the same to be published three consecutive weeks, and on the same day of each week, in the \_\_\_\_\_ News being a publication printed and of general circulation in \_\_\_\_\_ County; and said Order, if applicable, included a finding that said parcel had been determined by a political subdivision or electing subdivision (list if any: **list any city or LRC in this space, or write "N/A"**) to be 'Non Productive Land' pursuant to R.C. Chapter 5722, which finding was affirmed by the BOR/CCP such that if no minimum bid is received at the first sale, such parcel would be deemed sold to said subdivision as Transferee.

**Whereas** on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ the Sheriff did expose the real estate for sale at public auction at \_\_\_\_\_, Ohio and the same was then and there publicly sold to

\_\_\_\_\_ for the sum of \_\_\_\_\_ (\$\_\_\_\_\_), which as of the confirmation includes all the costs, being the highest and best bidder, and constituting at least the legal minimum bid pursuant to law;

**Whereas**, the said proceedings by the Sheriff had in the premises, were submitted to the said BOR/CCP, and by it in all respects confirmed by resolution or as provided by law in R.C. 323.25, 323.65 to 323.79, and/or 5721.18; and the said Sheriff was ordered and directed to execute and deliver the within good and sufficient deed of conveyance of said real estate to the following transferee/buyer(s)

\_\_\_\_\_

\_\_\_\_\_

(Print exact buyer name)

(Tax mailing address)

Now **therefore**, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto said \_\_\_\_\_, and said transferee's heirs, successors and assigns forever. 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 known as **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 ) ss  
County of \_\_\_\_\_ )

Sworn to, acknowledged and subscribed in my presence \_\_\_\_\_, Sheriff/Deputy Sheriff of \_\_\_\_\_ County who acknowledged he/she freely and officially signed the foregoing Sheriff's Deed this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Notary Public

This instrument was prepared by:

\_\_\_\_\_ County Board of Revision

\_\_\_\_\_ County, Ohio  
Sheriff