

LOC.R. 78.3 CERTIFICATE OF TRANSFER OF REAL ESTATE

Each Certificate of Transfer (SPF 12.1) tendered to the Court pertaining to real property situated in Lorain County, Ohio, must be submitted in duplicate and shall be submitted to the Lorain County Auditor GIS/Tax Map Department for review of the legal description. Each certificate shall be stamped by the Lorain County Auditor as “Legal description reviewed by _____ on _____ per ORC, Section 5713.09” and completed prior to submitting the certificate to the Court. With the Court’s rule requiring that the case file contain a Certificate of Transfer of Real Estate bearing an original stamp from the county auditor’s office, applicants should consider obtaining the county auditor’s stamps on two copies to assure that they have a recordable Certificate of Transfer.

Applicants seeking to transfer out-of-county real estate are encouraged to comply with that county’s pre-approval process to assure that the recording of the Certificate of Transfer is seamless.

If the decedent owned only a fractional interest in the real property, the fractional interest shall be specifically set forth as part of the legal description of the real property.

The prior recorded instrument for the real property interest being transferred shall be recited on the Certificate for Transfer and the preparer’s name shall be entered.