

Agreement for Conveyance

This Agreement is dated this _____ day of _____, 20____, by and between the Ashland County Land Reutilization Corporation, an Ohio non-profit corporation ("Grantee") and _____ ("Grantor{s}"), United States citizens:

Whereas, Grantee is a land bank under R.C. 1724.01 et seq. and 5722 .01 et seq.

Whereas, Grantor{s} are the owners of the parcel{s} of land described as parcel # _____ ("Premises"), and being known as {address} _____, which Grantors desire to gift or transfer to Grantee as set forth herein;

Whereas, Grantee is authorized by R.C. 5722.01 et seq. and 1724.01 et seq. to receive the Premises

Now, therefore, Grantors and Grantee agree to be bound to the following terms and conditions:

1. Grant of Premises Title and Prorations: For \$1.00 and other good and valuable consideration, Grantor{s} shall deliver marketable title in and to the Premises to Grantee, free and clear of all liens and encumbrances, excepting only real estate taxes, easements, legal highways, rights-of-way, restrictions, conditions, covenants of record, and zoning ordinances. All past and delinquent assessments and charges, if any, under R.C. 715.26 and 715.261, taxes, interest and penalties as may be applicable to the Premises just prior to the transfer of the Premises, including current accrued, but not due real estate taxes and assessments, shall be prorated and paid by the Grantor{s} as of the date of closing. All utilities shall be prorated to the date of closing, and Grantor{s} shall provide Grantee evidence that all utility bills are current. At Grantee's costs, Grantor{s} shall provide to Grantee, from Heartland Title Agency, an attorney's certificate of title, setting forth that title to the Premises is marketable, subject only to the encumbrances set forth herein.

2. Conveyance and closing: This transaction shall close on or about the _____ day of _____, 20____, whereupon Grantor{s} shall deliver a warranty deed to the Premises to Grantee. Heartland Title Agency shall prepare a settlement statement setting forth the cost of all taxes, utilities, title search, attorney's certificate of title, escrow fee, deed preparation, recording fees, and any other expense of transaction. All such fees shall be paid by Grantee.

3. No Warranties or Representation. Except for the title warranties set forth herein, Grantor{s} makes no warranties or representations whatsoever as to the condition or quality of the Premises, all of which Grantee agrees shall be conveyed in its current "AS IS, WHERE IS" condition.

4. Law, This Agreement shall be governed under Ohio law. The parties agree that this Agreement represents the entire agreement between the parties. Any dispute arising under this agreement shall be subject to exclusive jurisdiction and venue in the state courts of Ashland County, Ohio.

Grantors:

Name {s}

By: _____
Signature

By: _____
Signature
Its owners

Grantee:

Ashland County Land Reutilization Corporation,
an Ohio non-profit corporation

By: _____
Bill Harvey
Its Executive Director