

UNION COUNTY PROBATE COURT

SALE OF REAL ESTATE IN GUARDIANSHIPS R.C. 2127.012

Pursuant to R.C. 2127.012, a guardian of the estate may sell at public or private sale, grant options to sell, exchange, re-exchange, or otherwise dispose of any parcel of real estate belonging to the estate at any time, at prices, and upon terms that are consistent with said section, and may execute and deliver deeds and other instruments of conveyance **if all of the following items are filed with the Court:**

- _____ Written consent to power to sell from the ward's spouse and all persons entitled to the next estate of inheritance from the ward in the real property for a particular parcel of real estate or to a power of sale for all the real estate belonging to the estate.
- _____ Real estate appraisal completed within two years prior to the filing of the consents or value as stated on the inventory, if determined by appraisal completed within two years prior to the filing of the consents.
- _____ Sale at a price of at least eighty per cent (80%) of the appraised value.
- _____ Additional bond executed at the time of filing the consents or an Application requesting waiver of additional bond providing the reason for said request.
- _____ A copy of the signed Closing Disclosure settlement statement (or otherwise signed itemization) within 15 days of the closing.

Please note that no power of sale provided for in this section is effective if the ward's spouse or any next of kin is a minor. No person may give the consent of the minor that is required by this section.

The Union County Probate Court does not currently provide local forms for the sale of real estate under R.C. 2127.012. Parties may adapt forms from other counties or create their own.