

PROBATE COURT OF FRANKLIN COUNTY, OHIO
JEFFREY D. MACKEY, JUDGE

GUARDIANSHIP OF _____

CASE NO. _____

CONSENT TO POWER TO SELL REAL ESTATE
(Guardianship)
[R.C. 2127.012]

The undersigned are the surviving spouse and all those who may be entitled to inherit real estate from the ward. Each is an adult.

No person signing this form is attempting to give consent on behalf of a minor, as prohibited by R.C. 2127.012(A)(3).

The undersigned empower the guardian of the estate, at any time, to do the following with respect to real estate belonging to the ward, on terms consistent with law and this power of sale:

- to sell at public or private sale;
- **only** if the guardian is the ward's spouse, to sell the property to the guardian's self; and/or
- to execute and deliver the necessary deeds or other conveyances.

Any such sale shall be at a price at least eighty percent of the appraised value of the parcel, determined as follows:

- The real estate value listed on the approved guardianship inventory will be used **only** if that value is based on an appraisal that took place within two years before this consent form is filed.
- Otherwise, there will be a new appraisal by a court-appointed appraiser to determine the appraised value.

The power of sale being consented to is: **[Check one of the following]**

- General. The power extends to all real estate of the ward.
- Limited. The power applies only to the parcels of real estate particularly described on the second page of this form. The street addresses of these parcels are: _____

Signatures of Consenting Persons:

Typed or Printed Names:

Legal Description of Parcel(s) Subject to the Limited Power of Sale