

IN THE WARREN COUNTY, OHIO COMMON PLEAS COURT
PROBATE DIVISION

GUARDIANSHIP OF: _____

CASE NO. _____

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

The undersigned are the Ward's spouse and all persons entitled to the next estate of inheritance from the Ward. Each declares that (s)he is an adult. No minor may give consent and no one may give consent for a minor.

The undersigned empower the Guardian of the Ward's estate, at any time, to 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, and to execute and deliver the necessary deeds or conveyances, consistent with law and this power of sale.

Any sale shall be made consistent with law and at a price of at least eighty per cent of the appraised value as set forth in the approved inventory, if the real estate was appraised within two years prior to the filing of the consents. If the value of the real estate in an approved inventory was not determined by an appraisal, or the appraisal was completed more than two years prior to the filing of the consents, the real state shall be appraised and a sale shall be made at a price of at least eighty per cent of the appraised value.

Upon filing this consent, the Guardian shall execute and file a bond or additional bond in an amount of twice the value of real estate to be sold with consent. All consents shall be filed at the same time.

[check one of the following]

- The power of sale consented to herein is general, and extends to all real estate in the estate.
- The power of sale consented to herein is limited, and applies only to the parcels of real estate particularly described below [describe on back].

_____	_____
_____	_____
_____	_____
_____	_____

The particular parcels of real estate in decedent's estate and to which this power of sale is limited are described as follows **[use extra sheets if necessary]**: