

**PROBATE COURT OF HAMILTON COUNTY, OHIO
RALPH E. WINKLER, JUDGE**

GUARDIANSHIP OF: _____

CASE NO.: _____

**CONSENT TO POWER TO SELL REAL
ESTATE (GUARDIANSHIP)
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.

The undersigned empower the Guardian of the 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 of the ward, and to execute and deliver the necessary deeds or conveyances, consistent with law and this power of sale.

Any such sale shall be made consistent with law and at a price of not less than eighty percent of the appraised value of the parcel as set forth in an inventory if the real estate was appraised within two years prior to the execution of this consent. If the value of the parcel was not determined by an appraisal or the appraisal was more than two years ago, the parcel shall be appraised or reappraised and the sale shall be made at a price of at least eighty percent 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 the real estate to be sold with this 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 Guardianship 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]

CASE NO. _____

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