

DEED NOTICE TEMPLATE

THIS DEED NOTICE ON REAL PROPERTY ("Notice") is made on this ____ day of _____, 20__, by [insert the name of the titled Property Owner] whose address is _____ ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of real property more particularly described on the attached Exhibit A [requires a legal description] and identified as [insert location of property including parcel numbers, street address, County of _____] State of Ohio ("the Property"); and

WHEREAS, the Property is subject to Director's Final Findings and Orders (Orders) for [Choose one: Remedial Design and Remedial Action ("RD/RA"), or Remedial Investigation and Feasibility Study ("RI/FS"), or Interim Action ("IA")] issued to [Identify the Respondent] by Ohio Environmental Protection Agency (Ohio EPA) on _____. A copy of the Orders may be obtained by contacting Ohio EPA's Division of Environmental Response and Revitalization at the [Insert name of appropriate District office including address and telephone number]; and

WHEREAS, the purpose of the Orders is [Insert details from objectives in the Orders]. [If RD/RA Deed Notice, insert: The final remedy is set forth in the Decision Document dated _____. The final remedy includes the following elements: (Identify the primary elements of the remedy)] Please contact the [Insert the name of Respondent/property owner] for additional information.

[If applicable, may insert: “**WHEREAS**, at the time this notice was recorded, the monitoring, treatment and containment devices/systems depicted on Exhibit B (attach map) are present and must not be adversely affected.”]

For as long as the Property is subject to the Orders as described herein, each instrument hereafter conveying any interest in the Property, or any portion of the Property shall contain a recital acknowledging this Deed Notice and providing the recording location of this Deed Notice upon such conveyance substantially in the following form: “The real property described herein is subject to Ohio EPA Director’s Final Findings and Orders issued on _____, 20__ as stated in the Deed Notice recorded in the _____ County Deed Records on _____, 20__ at [insert location of the Deed Notice (e.g., “Volume __, Page __” or “Document Number _____”)] as if the same were fully set forth herein.”

[Name of Property Owner]

BY: _____

[Type name of authorized signatory]

TITLE: _____

DATE: _____

STATE OF _____)

) SS:

COUNTY OF _____)

BEFORE ME, a Notary Public in and for said County and State, personally came _____ by _____, its _____ who acknowledged that he/she did sign the foregoing Deed Notice as [*Choose one: owner, or authorized representative, or an officer of said company*] and that the same is his/her voluntary act, [Insert if applicable: and the voluntary act of said company]. In testimony whereof, I have subscribed my name and affixed my seal on this _____ of _____, 20__.

NOTARY PUBLIC
My commission expires: