

**SECTION 2113.61 (D)**  
**Without a Will**

**THE PERSON MUST BE DECEASED FOR AT LEAST 6 MONTHS**

This section allows for the transfer of real estate without the commencement of an original administration, or for such transfer after an administration has been completed (however, for some reason the real estate was not transferred).

**FILING FEE:**

Date of death prior to January 1, 2013	\$37.00
Date of death on or after January 1, 2013	\$32.00

**FORMS NEEDED:**

Surviving Spouse, Next of Kin, Legatees & Devisees (1.0)

Death certificate

Waiver of Transfer of Real Estate

Copy of the Auditor's valuation

Ohio Estate Tax (if date of death was prior to January 1, 2013)

Application for Certificate of Transfer (12.0)

Certificate of Transfer (12.1)









**Department of  
Taxation**  
Estate Tax Division  
1-(800) 977-7711  
tax.ohio.gov

ET 22  
Rev. 7/03

Date Estate Tax Return and/or  
this Form Filed in Probate Court

**Certificate of Estate Tax Payment and  
Real Property Disclosure  
for Dates of Death on or after November 8, 1990  
(Section 5731.21 O.R.C.)**

This form should not be sent to the Estate Tax Division in Columbus.

Estate of: Decedent's last name, first name and middle initial		
County of residence	Case number	Date of death

**Part I – Please complete either Section A or B, whichever is applicable.**

**A. This section is to be completed by the estate representative where an Ohio estate tax return is required to be filed.**

Date of death (please check one):

- On or after Jan. 1, 2002 – more than \$338,333
- On or after Jan. 1, 2001 through Dec. 31, 2001 – more than \$200,000
- On or after June 30, 1983 through Dec. 31, 2000 – more than \$25,000.

- The estate tax return due for this estate was filed in probate court on the date stamped hereon.
- All estate taxes shown due, if any, on the return have been paid in full. (This step will take effect upon verification by the county auditor on page 3, Part II of this form.)
- All real property listed in the inventory for the decedent's estate is included in the estate tax return as well as the following real property not listed in the inventory and attached to this certificate.
- The real property attached to this certificate shall be free of any lien for estate taxes under Ohio Revised Code (R.C.) sections 5731.02 and 5731.19(A). This certificate does not take effect until verification of payment of tax is received from the county auditor's office. This certificate does not reflect the tax commissioner's final determination of estate tax under R.C. section 5731.26.

**B. This section is to be completed by the estate representative where no Ohio estate tax return is required to be filed.**

Date of death (please check one):

- On or after Jan. 1, 2002 – under \$338,333
- On or after Jan. 1, 2001 through Dec. 31, 2001 – under \$200,000
- On or after June 30, 1983 through Dec. 31, 2000 – under \$25,000.

- No estate tax return is required to be filed because the gross estate, which includes all real property, falls below the filing requirements set forth in R.C. section 5731.21(A)(3).
- All real property listed in the attached inventory for the decedent's estate, as well as the following real property not listed in the inventory and attached to this certificate, shall be free of any lien for estate taxes under R.C. sections 5731.02 and 5731.19(A).

**Declaration**

The information contained on this certificate, to the best of my knowledge, is true and complete.

\_\_\_\_\_  
Name of estate representative

\_\_\_\_\_  
Address of estate representative

\_\_\_\_\_  
Signature of estate representative

\_\_\_\_\_  
Date

**MARK J. BARTOLOTTA, JUDGE  
PROBATE COURT OF LAKE COUNTY, OHIO**

**ESTATE OF \_\_\_\_\_, DECEASED**  
**CASE NO. \_\_\_\_\_**

**APPLICATION FOR CERTIFICATE OF TRANSFER  
[R.C. 2113.61]**

The applicant states that decedent died on \_\_\_\_\_

Decedent's domicile was \_\_\_\_\_  
Street Address

\_\_\_\_\_  
City or Village, or Township if unincorporated area County

\_\_\_\_\_  
Post Office State Zip Code

Decedent dies owning the real property described in the accompanying Certificate of Transfer No. \_\_\_\_\_, which also lists those persons to whom the real property passed. Applicant asks the Court to issue a Certificate of Transfer so that new ownership interests may be recorded.

[Check applicable boxes]

- Decedent died intestate.
- Decedent died testate on \_\_\_\_\_; will admitted to probate on \_\_\_\_\_.
- Decedent's known debts have been paid or secure to be paid.
- Sufficient other assets are in hand to pay decedent's known debts.
- Estate is insolvent and transfer shall apply toward the allowance for support.
- Applicant was appointed by this Court on \_\_\_\_\_ and is the qualified and acting executor or administrator of decedent's estate.
- Executor or administrator of decedent's estate failed to file this application before being discharged.
- Applicant is the executor or administrator appointed in another state. There is and has been no ancillary administration in Ohio. The real property to be transferred is located in this county.
- The transfer is subject to a written contract for the sale and conveyance of the real property, entered into but uncompleted by decedent before death. A copy of the contract is attached.
- The transfer is pursuant to decedent's Will.
- The transfer is pursuant to the statutes of descent and distribution.
- The real property to be transferred is subject to a charge in favor of the surviving spouse in the amount of \$ \_\_\_\_\_ as computed pursuant to R.C. 2106.11 on attached Exhibit A, and as shown on the accompanying Certificate of Transfer, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

- The transfer is of decedent's entire interest in the mansion house to the surviving spouse, who hereby elects to take such interest as part or all of the intestate share and/or allowance for support. [If this paragraph is checked, the following must be completed, and both the surviving spouse and applicant must sign this form].

The value of the total intestate share to which decedent's surviving spouse is entitled is.....\$\_\_\_\_\_

The value of the allowance for support to which decedent's surviving spouse is entitled is.....\$\_\_\_\_\_

The value of decedent's entire interest in the mansion house is:

Interest in mansion house.....\$\_\_\_\_\_

Interest in household good in house.....\$\_\_\_\_\_

Interest in lots or farms land adjacent to house and used in conjunction with it, which are described in certificate of transfer and which spouse hereby elects to include.....\$\_\_\_\_\_

Less: Decedent's share of liens on any and all of above.....\$\_\_\_\_\_

Total: \$\_\_\_\_\_ \$\_\_\_\_\_

\_\_\_\_\_  
Surviving Spouse

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Title or status

**ENTRY ISSUING CERTIFICATE OF TRANSFER**

The Court finding that the above application contains the information required by statute orders that Certificate of Transfer No. \_\_\_\_\_ be filed with this Entry and a copy of the Certificate of Transfer be issued for recording.

[ ] [Check if applicable] The Court further finds that the transfer is subject to a charge pursuant to R.C. 2106.11.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Probate Judge



CASE NO. \_\_\_\_\_

The legal description of decedent's interest in the real property subject to this certificate is: **[use extra sheets, if necessary]**.

Prior Instrument Reference:

Parcel No:

This instrument was prepared by \_\_\_\_\_

**ISSUANCE**

This Certificate of Transfer is issued this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Probate Judge

**AUTHENTICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. \_\_\_\_\_ issued on \_\_\_\_\_ and kept by me as custodian of the official records of this Court.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Probate Judge

By \_\_\_\_\_  
Deputy Clerk