

**PROBATE COURT OF WAYNE COUNTY, OHIO**  
**LATECIA E. WILES, JUDGE**

**IN THE MATTER OF THE GUARDIANSHIP OF \_\_\_\_\_**

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

**MOTION BY GUARDIAN FOR REAL ESTATE SALE BY CONSENT**  
**(R.C. 2127.012)**

The Guardian of the Estate in this case moves the Court for an order authorizing sale of real estate belonging to the ward pursuant to R.C. 2127.012 and represents:

1. Filed contemporaneously are consents from the ward's spouse, if any, and all persons entitled to the next estate of inheritance from the ward in the real property.
2. All of the persons executing a consent are adults.
3. Neither the ward's spouse nor any of the next of kin is a minor.
4. Attached hereto is a copy of the real estate appraisal (not more than two years old from which the 80% minimum sale price shall be calculated).
5. Filed contemporaneously is a guardian's bond, or additional bond, payable to the state establishing a total guardian's bond sufficient to equal twice the appraised value of the real estate and personal property.
6. A copy of the settlement/closing statement shall be filed with the Court within 30 days of completion of the sale of real estate unless otherwise ordered by the Court.

*Note: This form, all consents, the appraisal, and the bond shall be filed contemporaneously.*

\_\_\_\_\_  
Guardian's signature

**JUDGMENT ENTRY**

- The Court hereby approves the sale.
- The Court hereby does not approve the sale.
- The Court approves the sale conditioned on the guardian posting additional bond in the amount of \$\_\_\_\_\_.

\_\_\_\_\_  
Latecia E. Wiles, Probate Judge