



Ohio Legislative Service Commission

Bill Analysis

Daniel M. DeSantis

Am. S.B. 275

129th General Assembly
(As Passed by the Senate)

Sens. Hite, Bacon, Beagle, Daniels, Lehner, Obhof, Wagoner

BILL SUMMARY

- Authorizes the conveyance of state-owned real estate located in Defiance County to the city of Defiance.
- Authorizes release of the state's rights of reversion, covenant, and restriction, with respect to real estate located in Montgomery County that has been previously conveyed by the state.

CONTENT AND OPERATION

The bill authorizes two conveyances, one in Montgomery County and the other in Defiance County.

Conveyance in Defiance County

The bill authorizes the Governor to execute a deed in the name of the state conveying to the city of Defiance, and its successors and assigns, all of the state's right, title, and interest in specified state-owned real estate located in Defiance County.¹

The consideration for the conveyance is \$90,000, of which \$20,000 is to be paid to the State at closing and \$70,000 is to be credited at closing for improvements already made to the premises by the city.² The bill requires the city to pay the costs of the conveyance.³

¹ Section 1(A).

² Section 1(B).

³ Section 1(C).

Conveyance in Montgomery County

The bill authorizes the Governor to execute a deed in the name of the state conveying to Winsong Investments, LLC., of Columbus, Ohio, and its successors and assigns, all of the state's right, title, and interest in specified real estate located in the City of Dayton, County of Montgomery, that has previously been conveyed by the state. The deed must expressly release any and all rights of reversion for the benefit of the state and any covenants and restrictions with respect to the construction or use of the real estate contained in any prior deeds from the state with respect to the real estate, including, without limitation, the rights of "revision," covenant, and restriction set forth in a Governor's deed dated June 22, 1982, and recorded in Deed Microfiche 82-334B03 of the Montgomery County, Ohio, Records, a Governor's deed dated September 11, 1984, and recorded in Deed Microfiche 84-0547B11 of the Montgomery County, Ohio, Records, and a Governor's deed dated August 16, 2001, and recorded in Deed Microfiche 01-0590A04 of the Montgomery County, Ohio, Records.⁴

Execution of the conveyances

The bill specifies standard procedures for the preparation, execution, and recording of deeds for the conveyances. The Auditor of State, with the assistance of the Attorney General, is to prepare a deed for each conveyance. The deeds are to be executed by the Governor, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the City of Defiance and Winsong Investments. The City of Defiance is to present the Defiance County conveyance deed for recording in the Office of the Defiance County Recorder,⁵ and Winsong Investments is to present the Montgomery County conveyance deed for recording in the Office of the Montgomery County Recorder.⁶

The authority to make either or both of these conveyances expires one year after the effective date of the bill.⁷

⁴ Section 2(A).

⁵ Section 1(D).

⁶ Section 2(B).

⁷ Sections 1(E) and 2(C).

HISTORY

ACTION

DATE

Introduced	12-22-11
Reported, S. State & Local Gov't & Veterans Affairs	02-02-12
Passed Senate (33-0)	02-14-12

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