



# How the Good Deeds Program Works



Meeting between Court,  
Recorder's Office staff  
and attorneys



Recorder's Office will  
provide a copy of  
current deed upon  
request



Refer to Bar Association for  
advice from an attorney on  
how to prepare necessary  
documents

## Medina County Good Deeds Program

Medina County Probate Court and the Medina County Recorder's Office, in collaboration with the Medina County Bar Association, are offering a deed review program to help Medina County residents better understand probate issues regarding their property transfers.

The Good Deeds Program is a voluntary deed review process for Medina County homeowners. The goal of this county-wide effort is to help Medina residents identify whether the form of their present deed will require transfer through the Probate Court upon death, and to consider less expensive and less time-consuming alternatives to a probate transfer.

The Medina County Probate Court is available to efficiently and effectively probate the estates of Medina County residents. You should know, however, that a cheaper and faster alternative may be available to you and your loved ones.

## Frequently Asked Questions

### **My deed says to "my heir and assigns." Is that a survivorship deed?**

No. For a couple to have a joint and survivorship deed, it should say, "for their joint lives, remainder to the survivor of them," or words close to that. Simply leaving it to your heirs and assigns is **NOT** a survivorship deed.

### **How can I obtain a copy of my deed?**

To obtain a copy of your deed, you may contact the Medina County Recorder's Office at (330) 725-9782 or visit their website at [www.recorder.co.medina.oh.us](http://www.recorder.co.medina.oh.us).

The Medina County Probate Court and the Medina County Recorder's Office will also hold meetings throughout Medina County that you can attend to have your deed reviewed.

## FAQs Continued

### **What happens to my home if I die without survivorship language or a Transfer on Death Deed Affidavit?**

Depending on your deed, your family may have to file a proceeding in the Probate Court to transfer your home to your heirs or beneficiaries. Most estates are represented by an attorney. While estates are supposed to be concluded within six months of filing, many are not.

### **How much does Probate cost?**

The cost varies. Some of the normal costs included are Court cost deposits, attorney's fees and fiduciary fees.