

Publications

Limited Warranty Deeds in Ohio: A Closer Look

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Jacinto Núñez, a partner in the Vorys Akron office and Beth Seedorf, an associate in the Columbus office, contributed an article to the December 2024 edition of *The ACREL Report*, a biennial publication from the American College of Real Estate Lawyers that focuses on specific real estate law topics. The most recent publication examined special warranty deeds (more commonly known as limited warranty deeds in Ohio).

Núñez and Seedorf provided an overview of special warranty deeds in Ohio, including background on deeds and covenants of titles in the state, generic title exceptions and whether quitclaim deeds serve as an acceptable alternative.

The article states:

"Ohio seems to be ahead of the curve when it comes to real property deeds. Among other matters ... Ohio avoids the potential misleading 'special' warranty deed terminology with a more descriptive 'limited' warranty deed."

To obtain a digital copy of *The ACREL Report: Deed Project*, [contact Caitline Ruhe](#), the co-executive director of ACREL.