

OHIO WARRANTY DEED

That the Grantors, Terrence L. Stammen and Marcia A. Stammen, husband and wife, for valuable consideration paid, grants, with general warranty covenants, to the Grantee,

Emily R. Stammen
91 E. Main St., P.O. Box 1
Burkettsville, OH 45310

TRANSFERRED DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 16 2006

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the following real property:

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO
MERCER COUNTY
TAX MAP DEPARTMENT

Situated in the Village of Burkettsville, County of Mercer and State of Ohio, bounded and described as follows:

Being Lots Number Three (3) and Four (4) in Rammel Addition to the Village of Burkettsville, Ohio, as shown on the recorded plat of said Addition.

Last transfer of record appears in Volume 157, Page 2499 of the Mercer County, Ohio, Official Records.

Grantors to pay the December, 2005 installment of real estate taxes and assessments, Grantee assumes and agrees to pay the June, 2006 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Parcel No. 22-013100.0000 and 22-013200.0000

Tax Map Number: 14-34-457-003 and 14-34-457-004

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P. O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low-or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.

~~Exemption paragraph, conveyance Fee~~ ^{# 2/250}
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

MB 3-16-06
Deputy Aud. Date

Terrence L. Stammen and Marcia A. Stammen, husband and wife, hereby release their dower interest in the premises.

Signed this 14 day of March, 2006.

Terrence L. Stammen
Terrence L. Stammen
Marcia A. Stammen
Marcia A. Stammen

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Terrence L. Stammen and Marcia A. Stammen, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of March, 2006.

Chris A. Schoen
Notary Public

SEAL

CHRIS A. SCHOEN
NOTARY PUBLIC, STATE OF OHIO
My COMMISSION EXPIRES MAY 12, 2010

This instrument prepared by: Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822.