

# TRANSFERRED

JUN 03 2009

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JUN 03 2009

MERCER COUNTY  
TAX MAP DEPARTMENT

INSTRUMENT # 200900004213  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K. BARGER  
06/03/09 At 11:06AM  
DEED, 2 Pages \$28.00

~~Exemption paragraph~~, conveyance Fee **222.50**  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor  
MS 6/3/09  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

THAT **Kevin C. Rinderle and Shannon M. Rinderle, husband and wife**, of Mercer County, Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

**Ashley M. Shaffer, unmarried,  
her heirs and assigns forever,  
whose tax mailing address is 612 Bittersweet Drive, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio, to wit:

Being Lot #1145 in Restful Acres, Inc. 9th Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book 11, Page 15, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 138, all in the Recorder's Office, Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning regulations of the Village of Coldwater, Ohio.

Tax ID #05-155300.000  
Tax Map #08-27-328-015

Deed Reference: Volume OR160, Page 1393, Mercer County Official Records.

Grantors shall pay the real estate taxes and assessments due and payable in July 2009. Grantee shall pay the real estate taxes and assessments due and payable in February 2010 and thereafter.

And all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Ashley M. Shaffer**, her heirs and assigns forever. And the said Grantors, **Kevin C. Rinderle and Shannon M. Rinderle, husband and wife**, do hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Kevin C. Rinderle and Shannon M. Rinderle, husband and wife**, who hereby release all their right and expectancy of dower in the premises,

**EXHIBIT "A"**

This conveyance is subject to the following restrictive covenants:

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, Ohio 45201-0598, is to be given notice of any sale, refinancing, foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP 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 or refinancing of the unit, unless:

(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;

(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or

(C) Following a refinancing, 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), and (iii) contained herein.

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

have hereunto set their hand on this 2nd day of June, 2009.

[Signature]  
Kevin C. Rinderle  
[Signature]  
Shannon M. Rinderle

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 2nd day of June, 2009, before me, the subscriber, a notary public in and for said state, personally came **Kevin C. Rinderle and Shannon M. Rinderle, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]  
Notary Public

**M CHARLENE BROOKS**  
Notary Public, State of Ohio  
My Commission Expires Feb. 11, 2014

**SEAL**

**NOTE: This Deed is being re-recorded in order to include "Exhibit A" which was inadvertently omitted at the time of the original recording.**

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JUN 08 2009

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFER NOT NECESSARY

JUN 08 2009

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO