

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 28 2009

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 28 2009

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 185.00
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
8/28/09
Deputy Abs. Date

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS

That GARY GRIESDORN and STEVE SEITZ, Co-Executors of the Last Will and Testament of ARTHUR A. SEVERT aka ARTHUR ADOLPH SEVERT aka ARTHUR SEVERT by the power conferred by the Common Pleas Court of Mercer County, Ohio, Probate Division, in Cause No. 20091110 and every other power, for Seventy Four Thousand Dollars (\$74,000.00) paid, grants, with fiduciary covenants, to AMY M. BRUNS, unmarried, whose tax mailing address is 506 W. Elizabeth Street, Coldwater, Ohio 45828, the following Real Property:

Situate in the Village of Coldwater in the County of Mercer and State of Ohio.

Being Lot Number Five Hundred Ninety-one (591) in Selhorst First Addition, as shown on the recorded Plat of said Village.

The aforesaid real estate is subject to all restrictions as recited on plat of Selhorst Addition in Plat Book 4, page 52, Recorder's Office, Mercer County, Ohio.

Last Transfer: Deed Record Volume 256, Page 184, Deed Records, Mercer County, Ohio.

Parcel Number: 05-097900.0000
Map Number: 08-28-455-013

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, refinancing, foreclosure, or change of 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), and (iii) contained herein.
- (iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.

Executed on the 26 day of August, 2009, by **GARY GRIESDORN and STEVE SEITZ**, Co-Executors of the Estate of Arthur A. Severt aka Arthur Adolph Severt aka Arthur Severt.



GARY GRIESDORN, CO-EXECUTOR



STEVE SEITZ, CO-EXECUTOR

STATE OF OHIO

:

: SS.

COUNTY OF MERCER

:

*Before me, a Notary Public, in and for said County and State, personally appeared the above named **GARY GRIESDORN and STEVE SEITZ, Co-Executors of the Last Will and Testament of ARTHUR A. SEVERT aka ARTHUR ADOLPH SEVERT aka ARTHUR SEVERT**, 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 26 day of August, 2009.

Susan V. Kremer
NOTARY PUBLIC



Susan V. Kremer
Notary Public, State of Ohio
My Commission Expires July 6, 2011

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.

THIS INSTRUMENT PREPARED BY GARBIG & BLINN, LLC., PHILLIP R. GARBIG, ATTORNEY,
2840 ALT ST. RT 49 N., P.O. BOX 100, ARCANUM, OHIO 45304
PRG/Severt, Estate of Arthur/Executors Deed to Bruns/cst