

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 04 2010

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 04 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **115⁵⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

File #: 0912184, Loan#: 755458745

Return to:

Gerner REO

One Riverfront Place, Sixth Floor
Newport, Kentucky 41071

KP 6-4-10
Deputy Aud. Date

LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty of any kind, except as expressed herein, to **Donna C. Bruns** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as **107 North Cedar St, Coldwater, OH, 45828** and situated in the County of Mercer, State of Ohio, described as follows (the "Premises"):

SITUATED IN THE VILLAGE OF COLDWATER, COUNTY OF MERCER, AND STATE OF OHIO:

BEING LOT NO. SEVEN HUNDRED AND EIGHT (708) IN WERLING'S FIRST ADDITION TO THE VILLAGE OF COLDWATER, OHIO:

ALSO DESCRIBED AS: AS TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWN 6 SOUTH, RANGE 2 EAST, BUTLER TOWNSHIP, MERCER COUNTY, OHIO, THE SAME BEING A PORTION OF OUT LOT 59, VILLAGE OF COLDWATER, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 184.5 FEET NORTH ALONG THE QUARTER SECTION LINE FROM A BRASS PLUG AT THE INTERSECTION OF MAIN AND CEDAR STREETS, MARKING THE SOUTH QUARTER PART OF SECTION 28, BUTLER TOWNSHIP; THENCE NORTH ON AND ALONG THE QUARTER SECTION LINE 58 FEET TO A POINT; THENCE SOUTH 88 DEG 43' EAST A DISTANCE OF 146 FEET TO A POINT; THENCE SOUTH 1 DEG. 30' WEST A DISTANCE OF 58 FEET TO A POINT ON THE NORTH LINE OF ALLEY RUNNING EAST AND WEST; THENCE NORTH 88 DEG. 43' WEST A DISTANCE OF 146 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHWEST CORNER OF OUT LOT 59 AS SHOWN ON THE RECORDED PLAT OF COLDWATER, OHIO, EXCEPT 30 FEET OF UNIFORM WIDTH OFF THE WEST SIDE THEREOF HERETOFORE CONVEYED TO COLDWATER, OHIO. DATED SEPTEMBER 7, 1950, AND RECORDED IN DEED RECORD 163, PAGE 505. RECORDER'S OFFICE, MERCER COUNTY, OHIO.

Permanent Parcel #: 05-109600.0000

Map # 08-28-453-002

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, and Grantee's successors, heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor occurring solely during the period of Grantor's ownership of the subject real estate.

Date: 5/5/10

Federal Home Loan Mortgage Corporation by its
Attorney-in-Fact, Gerner & Kearns Co., LPA fka
David E. Gerner and Associates pursuant to a
Limited Power of Attorney recorded in the
Mercer County, OH Records Instrument #
200300000748

By: Margaret L. Perkins
Margaret L. Perkins

Its: Authorized Signer

Prior Deed Recorded: Instrument #200900006878

State of Kentucky, County of Campbell, ss:

Be it remembered, that on this 5th day of MAY, 2010 before me, the subscriber, a Notary Public in and for said County and State, personally came **Federal Home Loan Mortgage Corporation by its Attorney-in-Fact, Gerner & Kearns Co., LPA fka David E. Gerner and Associates**, by and through Margaret L. Perkins, its Authorized Signer, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Grantor.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Melissa L. Ritter
Notary Public

My commission expires: 11/12/2013

This Instrument Prepared By:
Gerner & Kearns Co., L.P.A.
335 East 3rd Street
Newport KY 41071
(513) 241-7722



MELISSA L. RITTER
Notary Public, Kentucky
State At Large
My Commission Expires
November 12, 2013

File #: 0912184
Loan #: 755458745
Parcel #: 05-109600.0000
Property Address: 107 North Cedar St, Coldwater, OH 45828