

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

JUN 07 2010

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, conveyance Fee 137.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319. 202 Mark Giesige Mercer  
County Auditor.

KS  
Deputy Aud. Date

6/7/2010

**TRANSFERRED**

JUN 07 2010

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

# Know All Men by These Presents:

(General Warranty Deed)

THAT Ronald A. Braun, married, and Gerald L. Braun, married, of Mercer County,  
Ohio

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

**Ryan E. Guggenbiller and Mary B. Hinton**

**their heirs and assigns forever,**

**whose tax mailing address is 503 N. Second Street, Coldwater, Ohio 45828**

the following described real estate:

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

Being in Section Twenty-seven (27), Town Six (6) South, Range Two (2) East, Butler Township, Mercer County, Ohio, starting at the centerline of the intersection of Vine Street and Second Street (also being known as State Route 118) of the Village of Coldwater, Ohio; thence North on and along the centerline of Second Street a distance of Four Hundred Thirty-four and Two Tenths (434.2) feet to a point, said point being the place of beginning; thence continuing North on and along the centerline of Second Street a distance of Sixty-one (61) feet to a point; thence East a distance of One Hundred Sixty-two (162) feet to a point; thence South Sixty-one (61) feet to a point; thence West a distance of One Hundred Sixty-two (162) feet to the place of beginning, subject to a Thirty (30) foot right-of-way for street purposes off the entire West side of such property.

Deed Reference: Instrument #200600004591, Mercer County Official Records.

Tax ID #05-002200.0000

Tax Map #08-27-303-003

Real estate taxes and assessments shall be prorated to date of closing.

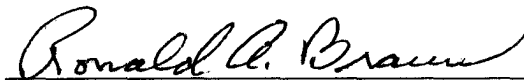
Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention 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, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

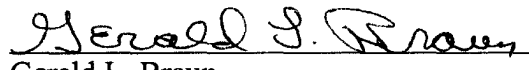
- (ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan 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 or conveyance by deed in lieu of foreclosure.

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 Grantees, **Ryan E. Guggenbiller and Mary B. Hinton**, their heirs and assigns forever. And the said Grantors, **Ronald A. Braun, married, and Gerald L. Braun, married**, do hereby *Covenant and Warranty* 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 **Ronald A. Braun and Carolyn Braun, his wife, and Gerald L. Braun and Ruth Braun, his wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 4<sup>th</sup> day of June, 2010.

  
\_\_\_\_\_  
Ronald A. Braun

  
\_\_\_\_\_  
Carolyn Braun


  
\_\_\_\_\_  
Gerald L. Braun

  
\_\_\_\_\_  
Ruth Braun

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4<sup>th</sup> day of June, 2010, before me, the subscriber, a notary public in and for said State, personally came **Ronald A. Braun and Carolyn Braun, his 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.

  
Notary Public

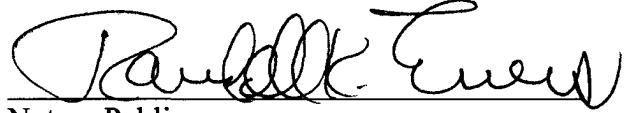


**RANDALL K. EVERS, Notary Public**  
In and for the State of Ohio  
My Comm. Expires Sept. 3, 2013

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 4th day of June, 2010, before me, the subscriber, a notary public in and for said State, personally came **Gerald L. Braun and Ruth Braun, his 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.

  
Notary Public



**RANDALL K. EVERS, Notary Public**  
In and for the State of Ohio  
My Comm. Expires Sept. 3, 2013