

**TRANSFERRED**

AUG 18 2010

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

AUG 18 2010

MERCER COUNTY  
TAX MAP DEPARTMENT

~~Exemption paragraph, conveyance Fee~~ 157<sup>50</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.  
KP 8-18-10  
Deputy Aud. Date

AM00008992

REO #C100P8J

**Special Warranty Deed**

This Deed is from Fannie Mae AKA Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America ("Grantor"), to Steven J. Wenning, ("Grantee")

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assign forever, but without recourse, representation or warranty, except as expressed herein, all of grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 502 West Elizabeth Street, Coldwater, OH 45828 and situated in the Village of Coldwater, County of Mercer, State of Ohio, described as follows (the "Premises"):

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to easements and restrictions of record.

Permanent Parcel #: 05-097700.0000

Tax Mailing Address:

Prior Instrument Reference: Instrument # 201000003375 of the Deed Records of Mercer County, Ohio.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or caused 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.

Dated this 28 day of July, 2010.

**Fannie Mae AKA Federal National  
Mortgage Association by Lerner  
Sampson and Rothfuss as Attorney in  
fact**

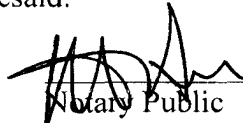
by Am. Top  
**Andrew M. Top, Assistant Secretary**

**POA 200900002090**

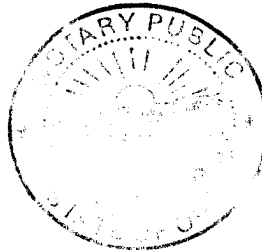
STATE OF OHIO) SS:  
COUNTY OF HAMILTON)

**BE IT REMEMBERED**, That on this 28 day of July, 2010 before me, the subscriber, a Notary Public in and for said County and State, personally came, Andrew M. Top, Assistant Secretary of **Lerner Sampson and Rothfuss as Attorney in fact for Fannie Mae AKA Federal National Mortgage Association**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his/her voluntary act and deed and the voluntary act and deed on behalf of the corporation.

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

  
\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

This instrument was prepared by:  
Lerner, Sampson & Rothfuss  
120 East Fourth Street  
Cincinnati, OH 45202



**JONATHAN SANDERS**  
Notary Public, State of Ohio  
My Commission Expires  
March 20, 2011

**EXHIBIT "A"**

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

Being Lot Number Five Hundred Eighty-Nine (589) in Selhorst First Addition, as shown on the recorded plat of said Village, subject to all the provisions, conditions and restrictions as shown and recited on the plat of said Selhorst First Addition.

Parcel No: 05-097700.0000

Tax Map No: 08-28-455-015