

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 04 2011

MERCER COUNTY
TAX MAP DEPARTMENT

Exemption paragraph, conveyance
Fee ^{295⁸⁰} The Grantor and Grantee
of this deed have complied with the
provisions of R.C. Sec. 319, 202
Randall E. Grapner
Mercer County Auditor,
KP 4-4-11
Deputy Aud. Date

TRANSFERRED

APR 04 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Deed of Executor
(Statutory Form O.R.C. Section 5302.09)

Kay Hartings, Executrix of the Estate of Mary A. Timmerman, deceased, who died testate on October 3, 2010, pursuant to the powers contained in the Last Will and Testament of Mary A. Timmerman which was admitted to probate on October 20, 2010 in the Mercer County Probate Court, Case No. 20101207, and every other power, for good and valuable consideration paid, *Grants With Fiduciary Covenants To*

James L. Klingshirn, his heirs and assigns forever,
whose tax mailing address is 551 S. Fourth Street, Coldwater, Ohio 45828

the following described real property:

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

Being Lot Number 1335 in Sturbridge Estates Third Addition to the Village of Coldwater, Ohio, as same is shown on the recorded plat of said Addition in Plat Cabinet 1, Page 100, in the Recorder's Office of Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 8, Page 482, all in the Recorder's Office of Mercer County, Ohio, which are incorporated herein by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Deed Reference: Instrument #200700002422, Mercer County Recorder's Office

Tax ID #05-174300.0000
Tax Map #08-34-153-016

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

Borrowers, 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 in this property 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 or any assignment of the first mortgage to the Secretary of HUD.

IN WITNESS WHEREOF, the said **Kay Hartings, Executrix of the Estate of Mary A. Timmerman, deceased**, has hereunto set her hand on this 28th day of March, 2011.

Kay Hartings exec
Kay Hartings, Executrix

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 28th day of March, 2011, before me, the subscriber, a notary public in and for said State, personally came **Kay Hartings, Executrix of the Estate of Mary A. Timmerman, deceased**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her 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.

Thomas T. Homan Jr.
Notary Public



THOMAS T. HOMAN JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2013