

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 05 2011

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 05 2011

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance
Fee 210.00 The Grantor and Grantee
of this deed have complied with the
provisions of R.C. Sec. 319, 202
Randall E. Grapner
Mercer County Auditor
5/5/11
Deputy Aud. Date

GENERAL WARRANTY DEED

Kelie L. Palladino fka Kelie L. Hileman, *a married woman, of Pennsylvania, the*
Grantor, for valuable consideration paid, grants with general warranty covenants to
Stephanie Joan Fella whose tax-mailing address is: 109 S. Franklin St., Rockford, Ohio
*45882 the following **REAL PROPERTY**:*

Situated in the Village of Rockford, County of Mercer, and State of Ohio:

Situated in the County of Mercer, in the State of Ohio, and in the incorporated Village of Rockford, Ohio, and being Lot Number Sixty-two (62) as the same is shown upon the recorded plat of said Village.

*"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 PO 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.”

Parcel #: 08-011400.0000 Map #: 02-17-429-010

Prior Instrument Reference: Volume 305, Pages 598-599 of the Mercer County Deed Records.

Taxes to be prorated to day of closing.

Julie Palladino, spouse of Grantor, hereby releases all rights and claims of dower.

Witness their hands this 21ST day of APRIL, 2011.

Kelie L. Palladino fka Kelie L. Hileman
Kelie L. Palladino fka Kelie L. Hileman

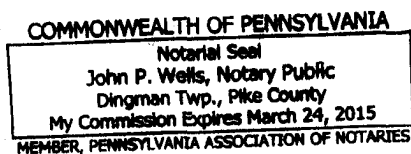
Julie Palladino
Julie Palladino

State of PA
County of Pike ss:

BE IT REMEMBERED, that on this 21ST day of APRIL, 2011 before me the subscriber, a Notary Public in and for said county, personally came Kelie L. Palladino fka Kelie L. Hileman, and Julie Palladino, married to each other, 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 seal on this day and year aforesaid.

SEAL



[Signature]
Notary Public

This Instrument was prepared by: Matthew L. Gilmore, Attorney at Law, VanArsdel and Gilmore Co., L.P.A., 118 West Market Street, Celina, Ohio 45822. (419) 586-8120 without benefit of title search.