

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 23 2012

MERCER COUNTY
TAX MAP DEPARTMENT

WARRANTY DEED

TRANSFERRED

APR 23 2012

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$297.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 4/23/2012
Deputy Aud. Date

Know All Persons By These Presents

That, Jeremy Charles Resor and Nichole Noelle Resor, husband and wife, for
valuable consideration paid, grants with general warranty covenants, to

Lee M. Braun

whose tax mailing address is 34 West Main Street, Montezuma, Ohio 45866, the following
real property:

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER and STATE of OHIO:

Beginning at an iron rod at the intersection of the North line of a public alley and the N-S half
section line of Section 30, T-6-S, R-3-E, Franklin Township, Mercer County, Ohio, said point also
being the Southwest corner of Lot 48 in the Bell Wyatt & Beauchamp Addition to the Village of
Montezuma, Ohio;

Thence S 90° 00' 00" W, along the North line of said public alley, sixty and 00/100 (60.00) feet to
an iron rod;

Thence N 00° 35' 44" E, one hundred fifty-five and 55/100 (155.55) feet to an iron rod on the
South line of Main Street (SR-219);

Thence along said South line and along a curve to the right with a radius of 316.48 feet, a chord
bearing of N 67° 49' 43" E, and a chord distance of 25.04 feet, a distance of twenty-five and
05/100 (25.05) feet to a point;

Thence N 90° 00' 00" E, along said South line, one hundred nineteen and 91/100 (119.91) feet to
an iron rod;

Thence S 00° 33' 44" W, eighty-two and 50/100 (82.50) feet to an iron rod on the South line of
Lot 49;

Thence S 90° 00' 00" W, along said South line, eighty-three and 00/100 (83.00) feet to an iron
rod at the Southwest corner of Lot 49;

Thence S 00° 33' 44" W, along the West line of Lot 48, eighty-two and 50/100 (82.50) feet to the
Place of Beginning.

Containing 0.382 acres, more or less, and being part of Lot 49 and the East sixty feet of O.L. 20
in the Village of Montezuma, Ohio.

This description is subject to all easements and roadways of record. All bearings for this
description were turned from the North line of a public alley and was assumed to be S 00° 00' 00"
W, for this survey.

Tax Parcel I.D. #14-009900.0000 / Tax Map #09-29-156-001
Tax Parcel I.D. #14-003000.0000 / Tax Map #09-30-278-004

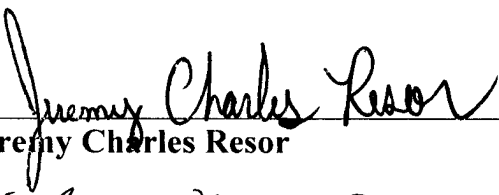
Prior Instrument Reference: Instrument #201100003411, Mercer County Recorder's Records.


Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments shall be prorated to the date of closing.

See attached Welcome Home Retention Addendum marked Exhibit "A"

And for valuable consideration **Jeremy Charles Resor and Nichole Noelle Resor, husband and wife**, do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: April 23, 2012



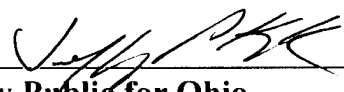
Jeremy Charles Resor


Nichole Noelle Resor

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jeremy Charles Resor and Nichole Noelle Resor, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 23rd day of April, A.D. 2012.



Notary Public for Ohio
My Commission is INDEFINITE.



SEAL

EXHIBIT "A"

FEDERAL HOME LOAN BANK OF CINCINNATI
2012 Welcome Home Retention Language Acknowledgement
(For Members Use Only)

The language below should be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or exhibit, the Warranty Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenant, the document must reference the Warranty Deed.

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 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.
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I acknowledge that I have been informed that the language above will be included in or attached to the warranty deed for the property I am purchasing and I agree to the restrictions and limitations included in this language.


Printed Name Lee M. Braun

April 23, 2012
Date