

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

APR 19 2013

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

APR 19 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 208.30
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 4/19/2013
Deputy Aud. Date

WARRANTY DEED

Know All Persons By These Presents,

That, Jeffrey J. Fullenkamp, an unmarried man, for valuable consideration paid, grants with general warranty covenants, to

Neil A. Leszinske

whose tax mailing address is 5220 Grove Drive, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER** and **STATE** of **OHIO**, bounded and described as follows:

Being all of Lot Number 20-D of Coldwater Beach, as same is set forth in the recorded plat thereof in Plat Book 4, Page 39, in the Recorder's Office of Mercer County, Ohio, together with all rights set forth in a Water Well Agreement recorded in Volume 39, Page 9, of the Lease Records of Mercer County, Ohio, and subject to all of the privileges, restrictions and conditions of record, including those set forth in a Deed of Conveyance recorded in Volume 183, Page 448, in the Recorder's Office of Mercer County, Ohio, as though same were fully rewritten herein.

Tax Parcel I.D. #09-040200.0000 / Tax Map #09-20-333-007

Prior Instrument Reference: Instrument #200800003166, Mercer County Recorder's Records.

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

Federal Home Loan Bank of Cincinnati
2013 Welcome Home Retention Language

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.

And for valuable consideration **Jeffrey J. Fullenkamp, an unmarried man**, does hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all his right and expectancy of DOWER in the above described premises.

Dated: 4-18-13


Jeffrey J. Fullenkamp

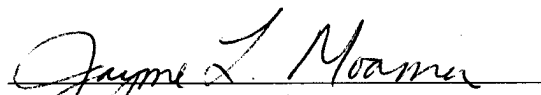
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Jeffrey J. Fullenkamp, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 18th day of April, A.D. 2013.



JAYME L. MOORMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
SEPTEMBER 9, 2017


Notary Public for Ohio
My Commission Expires: 9/9/2017