

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 13 2014

MERCER COUNTY
TAX MAP DEPARTMENT

NOVA
T13-1952/sel

TRANSFERRED

FEB 13 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~reference to~~ EA
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 2-13-14
Deputy Aud. Date

After Recording Return To:
Nova Title Agency, Inc.
30455 Solon Road
Solon, OH 44139

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS;

That Federal Home Loan Mortgage Corporation ("Freddie Mac"), a corporation organized and existing under the laws of the United States of America the Grantor(s), for valuable consideration of Ten Dollars (\$10.00) paid, grant(s), with limited warranty covenants to Brian D Dorsten and Tara J Prenger, whose TAX MAILING ADDRESS will be 6556 Beaver Creek Drive, Franklin Township, OH 45822, does hereby give, grant, bargain, sell and convey to Brian D Dorsten and Tara J Prenger, the Grantee(s), their heirs and assigns, the following described premises:

Situate in the Township of Franklin, County of Mercer and State of Ohio and being Lot Number 25 of Brookside Estates, which subdivision is recorded in Plat Cabinet 1, Pages 173-175, Mercer County Recorder's Records, as shown upon the recorded plat thereof.

PP # 09-119300.2900 Map # 09-29-104-013
PROPERTY ADDRESS: 6556 Beaver Creek Drive Franklin Township OH 45822
PRIOR DEED REFERENCE: Ins # 201300005582

TO HAVE AND TO HOLD said premises, with the appurtenances thereunto belonging, to the said Grantee(s), their heirs and assigns forever.

And the said Grantor(s), its successors and assigns, hereby covenants with the said Grantee (s), their heirs and assigns, that said premises are free and clear from all encumbrances whatsoever, by, from, through or under said Grantor(s), EXCEPT restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants and conditions of record zoning ordinances and taxes both special and general for the current year and thereafter; and EXCEPT any state of facts which would be disclosed by an accurate survey of the premises herein conveyed.

Said Grantor(s), its successors and assigns, hereby further covenants that said Grantor(s), its successors and assigns, will forever warrant and defend the same with the appurtenances thereunto belonging, unto said Grantee(s) their heirs and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor (s) herein.

T13-1952

Executed this 2 day of Feb, 2014.

Federal Home Loan Mortgage Corporation ("Freddie Mac")
by Reimer, Arnovitz, Chernenk & Jeffrey Co., L.P.A.
as Its Attorney In Fact

By: [Signature]
Doug Haessig, Assistant Secretary

Power of Attorney filed September 26, 2011 as Ins # 201100004331 in
Mercer County, Ohio records.

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in for said County and State,
personally appeared the above-named Federal Home Loan Mortgage
Corporation ("Freddie Mac") by Reimer, Arnovitz, Chernenk & Jeffrey
Co., L.P.A. its Attorney in Fact by Doug Haessig, Assistant Secretary,
who acknowledged that he did sign the foregoing instrument and that
the same is the free act and deed, individually and in his
representative capacity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official
seal, at Solon, Ohio, this 2nd day of February,
2014.

[Signature]
NOTARY PUBLIC



Susan A. Mannarino
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 08/26/2017

THIS INSTRUMENT PREPARED BY:
Reimer, Arnovitz, Chernenk & Jeffrey Co., L.P.A.
30455 Solon Road
Solon, OH 44139
440-600-5550