

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 14 2014

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 14 2014

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EA
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 310,
202 Randall E. Grapner Mercer County Auditor.

KS 2/14/2014
Deputy Aud. Date

AM00020923

REO #C130JNV

Limited Warranty Deed

This Deed is from Fannie Mae A/K/A Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America ("Grantor"), to Michael A. Heuker, ("Grantee")

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assign forever, but without recourse, representation or warranty, except as expressed herein, all of grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 8509 Celina Mendon Road, Celina, OH 45822 and situated in the County of Mercer in the State of Ohio and in the Township of Center, described as follows (the "Premises"):

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to easements and restrictions of record.

Permanent Parcel #: 06-17-300-007
06-042200.0000
Tax Mailing Address:

Prior Instrument Reference: Instrument #201300005655 of the Official Records of Mercer County, Ohio.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or caused anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 3 day of February, 2014.

**Fannie Mae aka Federal National
Mortgage Association by Lerner
Sampson and Rothfuss as Attorney in
Fact**

BY: [Signature]
Andrew M. Top, Assistant Secretary
POA Recorded:

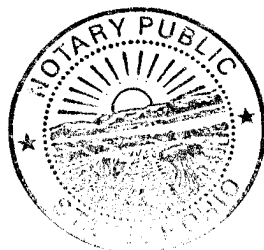
STATE OF OHIO) SS:
COUNTY OF HAMILTON)

BE IT REMEMBERED, That on this 3 day of February, 2014 before me, the subscriber, a Notary Public in and for said County and State, personally came, Andrew M. Top, Assistant Secretary of Lerner Sampson and Rothfuss as Attorney in fact for Fannie Mae aka Federal National Mortgage Association, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed and the voluntary act and deed on behalf of the corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal on the day and year last aforesaid.

[Signature]
Notary Public
My Commission expires: _____

This instrument was prepared by:
Lerner, Sampson & Rothfuss
120 East Fourth Street
Cincinnati, OH 45202



KATHLEEN WARREN
Notary Public, State of Ohio
My Commission Expires
July 30, 2018

EXHIBIT "A"

Situated in the County of Mercer in the State of Ohio and in the Township of Center.

Being part of the South side of the South half (1/2) of the Southwest quarter (1/4) of Section Seventeen (17), Town Five (5) South, Range Three (3) East, of Center Township of Mercer County, Ohio, and more definitely described as follows:

Beginning at the South quarter post of Section Seventeen (17) (where the South line of Section 17 intersects with the centerline of Celina-Mendon Road); thence South 89 deg. 52' 30" West along the South line of Section Seventeen to a point in the approximate center of Green Ditch Number 253; thence in a Northerly direction following the meanderings of said ditch to a point on the grantor's North property line; thence North 89 deg. 52' 30" East a distance of Four Hundred Sixty-Five (465) feet to a point in the centerline of the Celina-Mendon Road; thence South 0' 20" East along the centerline of the Celina-Mendon Road a distance of Five Hundred Fourteen (514) feet to the South Quarter Post of Section 17, the place of beginning, containing 5.25 acres more or less, subject to all legal highways. LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY; Situated in the Township of Center; County of Mercer, and State of Ohio, bounded and described as follows:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the Southwest quarter of Section 17, Township 5 South, Range 3 East. Being more particularly described as follows: Commencing for reference at the corner stone at the Southeast corner of said Southwest quarter of Section 17; thence, North 00 deg. 20' West, along the East line of said Southwest quarter of Section 17 and the centerline of Celina-Mendon Road, a distance of two hundred thirty-eight and 98/100 (238.98) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument. Thence, continuing North 00 deg 20' West, along the last described line, a distance of two hundred seventy-five and 05/100 (275.05) feet to a railroad spike; thence, south 89 deg. 52' 30" West, a distance of four hundred sixty-five (465.00) feet to a point in an open ditch; thence, South 21 deg. 30 East, a distance of fifty-five and 78/100 (55.78) feet to a point in said open ditch; thence, South 02 deg. 47' 37" East, a distance of two hundred twenty-three and 34/100 (223.34) feet to a point in said open ditch; thence, north 89 deg. 52' 30" East, a distance of four hundred thirty-five and 27/100 (435.27) feet to the place of beginning.

Containing 2.796 acres of land, more or less. Leaving after said exception 2.454 Acres.

Parcel No. 06-042200.0000

Map No. 06-17-300-007