

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

OCT 28 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

OCT 28 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 589,
202 Randall E. Grapner Mercer County Auditor.

 10/28/15
Deputy Auditor

SURVIVORSHIP DEED

Know All Persons By These Presents

That, Trent D. Gerlach, a married man, and Nicole Marie Gerlach, his wife, for valuable consideration paid, grants with general warranty covenants, to

**Trent D. Gerlach and Nicole Marie Gerlach, husband and wife,
for their joint lives, remainder to the survivor of them,**

whose tax mailing address is 319 South Market Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot Number Two Hundred Fifty-eight (258) in the Village of Coldwater, Mercer County, Ohio, subject to easements of record.

ALSO:

The west half of the alley lying to the West of Lot 258 vacated in Ordinance No. 1617 and recorded in Instrument #201400002057.

Tax Parcel I.D. #05-063400.0000 / Tax Map #08-33-236-007

Prior Instrument Reference: Instrument #201400002412, Mercer County Recorder's Records.

Federal Home Loan Bank of Cincinnati
2014 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 **Trent D. Gerlach, a married man, and Nicole Marie Gerlach, his wife**, do hereby remise, release and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: Oct 26, 2015

Trent D. Gerlach

Trent D. Gerlach

Nicole Marie Gerlach

Nicole Marie Gerlach

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Trent D. Gerlach, a married man, and Nicole Marie Gerlach, his 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 26th day of October, A.D. 2015.



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

Jayme L. Moorman
Notary Public for Ohio
My Commission Expires: 9/9/2017