

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 11 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 11 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **EB**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 330,
202 Randall E. Grapner Mercer County Auditor.

KR 1/11/2016
Deputy Aud. Date

RECORD AND RETURN TO:

Vantage Point Title, Inc.

Attn: Default Services

25400 US 19 N, Suite 135

Clearwater, FL 33763

File No. D-OH252044

Amount Still Owing: \$88,904.19

Consideration Amount: \$10.00

Tax ID No.: 16-027600.0000

DEED IN LIEU OF FORECLOSURE

This deed is subject to the terms of an Estoppel Affidavit, recorded concurrently, and Deed in Lieu of Foreclosure Agreement, both effective this 4 day of JAN., 2016

THIS DEED IN LIEU OF FORECLOSURE (this "Deed") is made and entered into on this 4 day of JAN, 2016 by and between **RANDALL G. SANDERS AND PAMELA A. SANDERS, HUSBAND AND WIFE**, having an address of 560 Meiring Rd, Fort Recovery, OH 45846 ("Grantor"), and **CVF II Mortgage Loan Trust II c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605** ("Grantee").

WITNESSETH, that in consideration of (i) the release by Grantee of liability owed by Grantor under the terms of the Promissory Note dated 3/1/2007 (the "Note"), executed by Grantor in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Horizon Home Loan Corporation, in the principal amount of in the amount of \$84,900.00 (the "Loan") and subsequently assigned to Grantee, which Note is secured by that certain Mortgage/Deed of Trust from Grantor, dated 3/1/2007 and recorded on 3/2/2007 as Instrument 200700001099 among the official property records of Mercer County, Ohio (the "Mortgage/Deed of Trust") in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Horizon Home Loan Corporation, which Mortgage/Deed of Trust encumbers the below-described real property (the "Land"), and (ii) Grantor's avoidance of foreclosure of the Mortgage/Deed of Trust and the fees and costs associated with such foreclosure, Grantor does hereby grant, bargain and sell, release and confirm unto Grantee, its successors and assigns, in fee simple, forever, the Land, together with the improvements thereon and the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining (said improvements, tenements, hereditaments and appurtenances, together with the Land, being herein collectively referred to as the "Property"):

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO (i) THE MORTGAGE/DEED OF TRUST (WHICH WAS LAST ASSIGNED TO CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, RECORDED 02/11/2015, AS INSTRUMENT 201500000576 OF THE OFFICIAL PROPERTY RECORDS OF MERCER COUNTY, OHIO), (ii) EASEMENTS AND RESTRICTIONS OF RECORD, AND (iii) THE TERMS OF AN ESTOPPEL AFFIDAVIT RECORDED CONCURRENTLY HERewith, AND A DEED IN LIEU OF FORECLOSURE AGREEMENT, BOTH EFFECTIVE THIS 4 DAY OF JANUARY, 2016

Being all of the same Property conveyed to Grantor by virtue of a Survivorship Deed recorded March 2, 2007 among the Official Property Records of Mercer County, Ohio as Instrument 200700001098.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

The parties to this agreement specifically intend that this conveyance shall not constitute a merger of the interest of Lender under the mortgage/deed of trust with the fee title conveyed to the lender. It is the intention of the parties that the property shall remain subject to the liens of the mortgage/deed of trust as well as any other security interests in other collateral that lender holds or may hold. The loan documents shall be and remain at all times valid and continuous liens on the property and other collateral subject only to lender's written and recorded releases as lender may, in its sole discretion, subsequently execute.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

Tax ID No.: 16-027600.0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 4 day of JAN, 2016

Randall G. Sanders
RANDALL G. SANDERS

PAMELA A. SANDERS

STATE OF OHIO
COUNTY OF DARKE

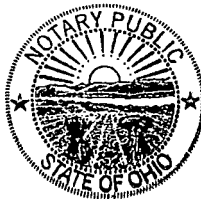
The foregoing instrument was acknowledged before me this 4 day of JANUARY, 2016 by
RANDALL G. SANDERS and ~~PAMELA A. SANDERS~~
W.R. Mouser

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

W.R. Mouser
Notary Public W.R. Mouser

My commission expires: 8-2-19

This document prepared by:
Attorney Steven H. Fireman
1655 Old Leonard Avenue
Columbus, OH 43219
(614) 402-2265



W.R. MOUSER, Notary Public
In and for the State of Ohio
My Commission Expires August 2, 2019
Recorded in Miami Co.

This deed is an absolute conveyance, the grantor(s) having sold said land to the grantee(s) for a fair and adequate consideration. Grantor(s) declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee(s) with respect to said land.

Tax ID No.: 16-027600.0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 5 day of JAN, 2016

RANDALL G. SANDERS

Pamela A. Sanders
PAMELA A. SANDERS

STATE OF OHIO
COUNTY OF DARKE

The foregoing instrument was acknowledged before me this 5 day of JANUARY, 2016 by RANDALL G. SANDERS and PAMELA A. SANDERS.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

W.R. Mouser
Notary Public W.R. Mouser

My commission expires: 8-2-19

This document prepared by:
Attorney Steven H. Fireman
1655 Old Leonard Avenue
Columbus, OH 43219
(614) 402-2265



W.R. MOUSER, Notary Public
In and for the State of Ohio
My Commission Expires August 2, 2019
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EXHIBIT "A"

Situated in the Township of Gibson, County of Mercer and State of Ohio, bounded and described as follows:

Being In-Lot No. 4 in the Town of Zenz City, now called Sharpsburg, as the same appears upon the recorded plat thereof of record in Plat Book 2, Page 63 of the Mercer County, Ohio, Records of Plats.

Commonly known as: 560 Meiring Road, Fort Recovery OH 45846
Tax ID: 16-027600.0000

13-25-400-009

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