

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 15 2016

MERCER-COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 15 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance~~ EA
The Grantor and Grantee of this deed have
assented with the provisions of R.C. Sec 230,
232 Randall E. Grapner Mercer County Auditor.

KP 1-15-16
Deputy Aud. Date

DEED

State of Ohio
Mercer County

FHA Case No. 413-559932

Know All Men By These Presents, That the Secretary of Housing and Urban Development (Hereinafter referred to as "Grantor") who acquired title by deed recorded as **instrument 201500004297, Mercer County Recorder's Office** for the consideration of **\$81,500** to him paid by **Bart Walls** (hereinafter referred to as "Grantee(s)", whose tax mailing address will be **8405 Davis Road, Celina, Ohio 45822** the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released, and confirmed and by these presents doth grant, bargain, sell, alien, release and confirm unto the Grantee(s), the following described property;

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO

Permanent Parcel No.: 06-019300.0101
Tax Map #: 06-11-200-006
AKA: 8405 Davis Road, Celina, Ohio 45822

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

Subject To All covenants, restrictions, easements, conditions, and rights appearing of record; and Subject to any state of facts an accurate survey would show.

To Have And To Hold said premises, with the appurtenances thereunto belonging, to the said Grantee(s), and to the heirs and assigns of said Grantee(s), forever.

And The Said Grantor, and his successors, hereby covenants with the said Grantee(s), and the heirs and assigns of said Grantee(s), that said premises are free and clear from all encumbrances, whatsoever, by, from agreements, covenants and conditions of record; and Except any state of facts with which would be disclosed by an accurate survey of the premises herein conveyed.

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

In Witness Whereof, the undersigned on January 12th 2016 has set his/her hand as Authorized Agent for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70FR 43171 (April 18, 2013)

Secretary of Housing and Urban Development

SEAL

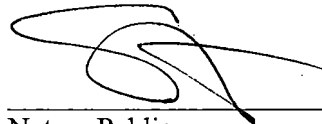


Title: Designated Signatory for Ofori & Associates
Closing Manager Authorized Agent

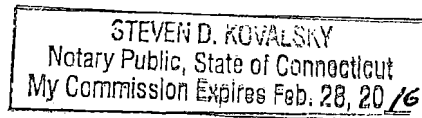
State of Connecticut
County of Hartford

Before me, the undersigned, a notary public, in and for the State and County, personally appeared the above named Luke Connell, known to me to be the Designated Signatory for the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of January 12th, 2016, by virtue of the authority vested in him by the above cited authority, and acknowledged the signing therefore, and that such signing was freely and voluntarily performed, as his act and deed as Designated Signatory, for an on behalf of the Secretary of Housing and Urban Development, for the uses and purposes mentioned.

In testimony wherefore, I have hereunto signed my name and affixed my official seal this 12th day of January, 2016.



Notary Public



This instrument was prepared by: Matthew L. Gilmore, Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio, 45822 (419) 586-8120

**EXHIBIT A
LEGAL DESCRIPTION**

FHA Case No.: **413-4559932**

Situated in the Township of Center, County of Mercer, and State of Ohio:

Being a parcel of land situated in Center Township, Mercer County, Ohio, and in the Northeast Quarter of Section 11, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the East Quarter post of said Section 11; thence N 88°53'32" W, 861.44 feet along the South line of the Northeast Quarter of said Section 11 and also being the centerline of David Road to a Mag nail set as the point of beginning; thence continuing n 88°53'32" W, 400.44 feet along the last described line to a Mag nail set; thence N 01°37'25" E, 420.00 feet and passing through an iron pin with cap set at 20.00 feet to an iron point with cap set; thence N 46° 06'28" E, 225.98 feet to an iron pin with cap set; thence S 88° 53'30" E, 236.17 feet to an iron pin with cap set; thence S 01°02'20" W, 579.77 feet and passing through an iron pin with cap set at 559.77 feet to the pint of beginning, containing 5.00 acres of land, more or less, subject to all valid easements and rights of way.

All bearing were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated March 27, 2000, on file in the County Engineer's Office