

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 31 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 31 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$315.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

Deputy Aud Date 3/31/16

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT MKL FARMS, LLC, an Ohio Limited Liability Company, the GRANTOR, in consideration of One Dollar (\$1.00) and other valuable considerations to it in hand paid by JARED M. ROLLINS, the GRANTEE, whose tax mailing address is 6909 US Route 33, Celina, Ohio 45822, does hereby Grant, Bargain, Sell, and Convey to the said GRANTEE, his heirs and assigns forever, the following described real estate, situate in the Township of Center in the County of Mercer and State of Ohio, to-wit:

Being part of a 47.795 acre tract of land located in the East Half of the Southeast Quarter of Section 5, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, and described as follows:

Commencing at an Iron Pin in a Monument Box Found marking the South Quarter Post of said Section 5;

Thence South 88°54'09" East along the South line of the Southeast Quarter of said Section 5 and the approximate centerline of Hasis Road, a distance of one thousand three hundred seventeen and fifty-eight hundredths feet (1317.58') to a Mag Nail Set;

Thence North 00°48'27" East along the West line of the East Half of the Southeast Quarter of said Section 5, a distance of one thousand five hundred twenty-nine and six hundredths feet (1529.06') to a Mag Nail Set, marking the centerline of US Route 33;

Thence South 53°40'22" East along the approximate centerline of US Route 33, a distance of eighty and zero hundredths feet (80.00') to a Mag Nail Set, marking the TRUE POINT OF BEGINNING;

Thence South 88°44'09" East a distance of five hundred eighty-five and zero hundredths feet (585.00') to an Iron Pin Set, passing an Iron Pin Set at 87.04';

Thence South 00°54' 14" West a distance of four hundred thirteen and fourteen hundredths feet (413.14') to a Mag Nail Set in the centerline of US Route 33;

Thence Northwesterly along the approximate centerline of US Route 33, along a curve to the left, having a Radius of 5,729.58', a Length of 84.71', and a Chord of 84.71'-- North 53°14'57" West, to a Mag Nail Found;

Thence North 53°40'22" West along the approximate centerline of US Route 33, a distance of six hundred thirty-three and fifty-four hundredths feet (633.54') to the TRUE POINT OF BEGINNING, containing 2.769 acres of land more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: Instrument #201500005736

MINOR SUBDIVISION

SURVEY TO BE RECORDED
WITH THIS DOCUMENT

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February of 2016 and is on file with the Mercer County Engineers Office.

Split Parcel No. 06-011000.0100
Split Map No. 06-05-400-011

Parent Parcel No. 06-011000.0000
Parent Map No. 06-05-400-008

RECITAL:

The Grantor herein shall have a continuing and binding first right of refusal to purchase the property at appraised value with no expiration to such restriction.

RECITAL:

Borrower (s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) 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 the deed.

- (i) The FHLB 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, assignment of the first mortgage to the Secretary of HUD, 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 of the unit 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 FHLB Cincinnati from any 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 FHLB Cincinnati 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.

Prior Transfer: Instrument #201500005736

and all the estate, right, title, and interest of the said GRANTOR in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said GRANTEE, his heirs and assigns forever.

And the said GRANTOR, MKL FARMS, LLC, does hereby covenant and warrant that the title so conveyed is clear, free, and unincumbered, and that it will defend the same against all lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2016.

MKL FARMS, LLC

By: [Signature]
Luke VanTilburg, managing member and CFO

STATE OF OHIO:
COUNTY OF Van Wert: SS:

On this 31st day of March, A.D., 2016, before me a Notary Public in and for said County, personally came MKL FARMS, LLC, by Luke VanTilburg, its managing member and CFO, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Company, and the free act and deed of himself personally and as such officer.

WITNESS my official signature and seal on the day last above mentioned.

[Signature]

-Notary Public

This instrument prepared by:
Attorney Charles F. Koch
KOCH LAW OFFICES
106 West Main Street
Van Wert, Ohio, 45891



MARK K. SCHUMM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 04, 2017
Recorded in
Van Wert County

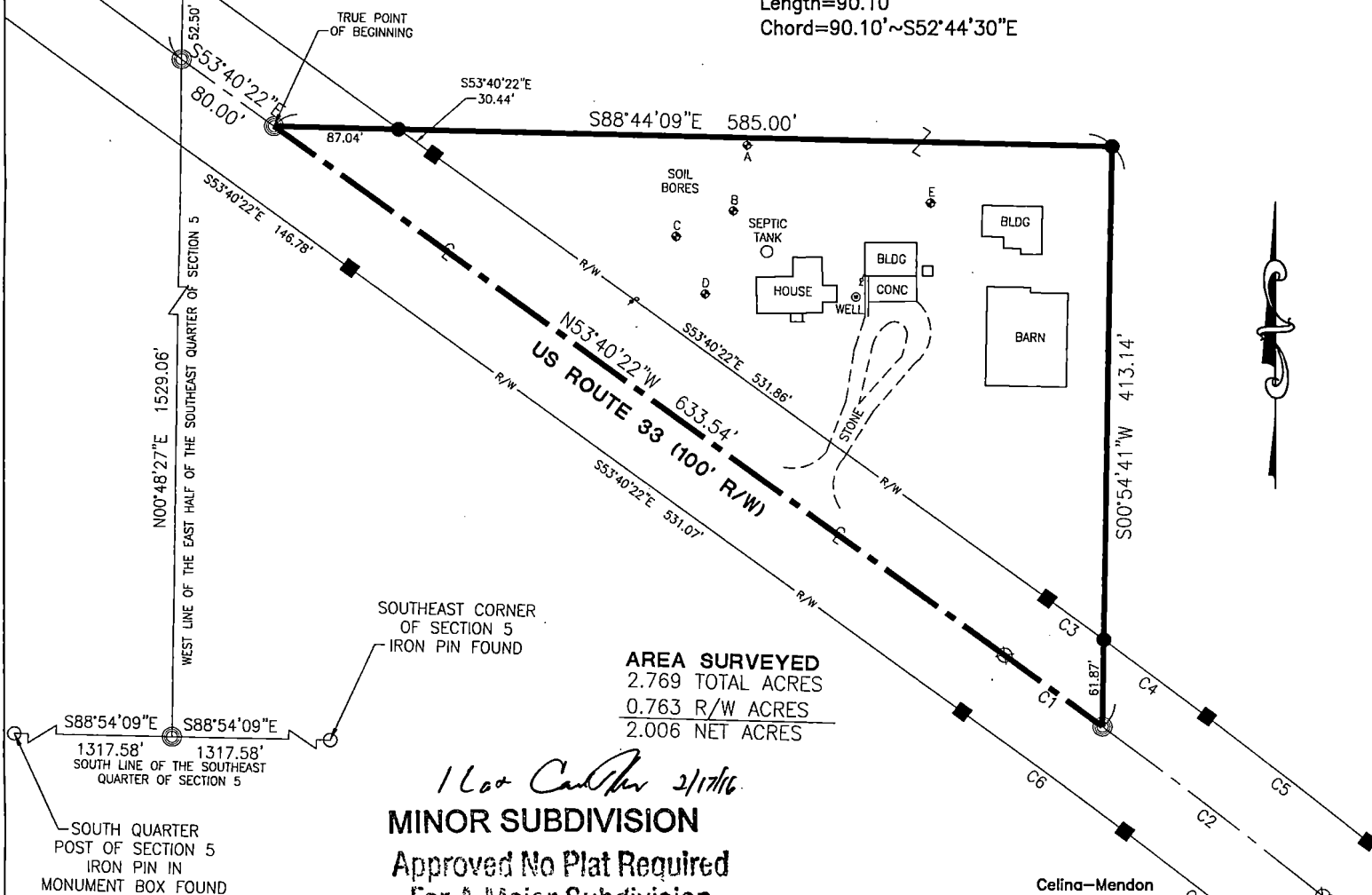
PAID

FEB 10 2016

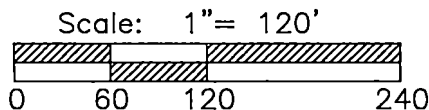
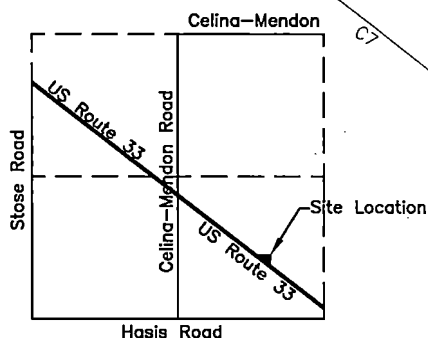
Mercer Co. Health Dept.

N00°48'27"E 1132.55'
WEST LINE OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 5**PAID**

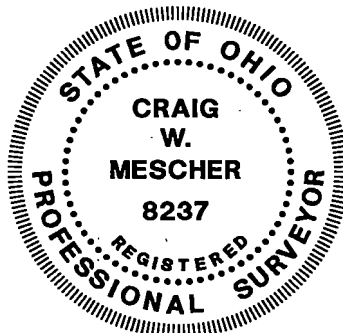
FEB 10 2016

MERCER COUNTY COMMISSIONERS
CELINA, OHIO
*T. Nagel*MKL FARMS, LLC
INSTRUMENT #201500005736
88.215 ACRESCURVE 1
Radius=5729.58'
Length=84.71'
Chord=84.71'~N53°14'57"WCURVE 2
Radius=5729.58'
Length=195.29'
Chord=195.28'~N51°50'57"WCURVE 3
Radius=5779.58'
Length=48.86'
Chord=48.86'~S53°25'50"ECURVE 4
Radius=5779.58'
Length=90.10'
Chord=90.10'~S52°44'30"ECURVE 5
Radius=5779.58'
Length=143.48'
Chord=143.48'~S51°32'02"ECURVE 6
Radius=5679.58'
Length=141.39'
Chord=141.38'~S52°57'34"ECURVE 7
Radius=5679.58'
Length=136.17'
Chord=136.17'~S51°33'34"E**LEGEND**

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner



PROJECT # 216808.09

ACCESS
Engineering Solutions1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822
www.accessengllc.com | 419-586-1430**References:**Mercer County Coordinate Datum
State Right of Way Plans
Elam Survey by James Geeslin PS #7764State of: Ohio County: MercerTownship: CenterSec.: 5 Town 5S Range: 3E

Deed Ref.: Instrument #201500005736

Date Surveyed: February 5, 2016