

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 16 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 16 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee ^{240⁸⁹}
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KP 5.16.16
Deputy Aud. Date

WARRANTY DEED

Know All Persons By These Presents,

That, ROBERT A. CROUCH, a married man, for valuable consideration paid,
grants with general warranty covenants, to

DUSTIN E. SCHEMMEL

whose tax mailing address is 504 East North 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 Forty-five (245) in Fetzer's First Addition to the Village
of Coldwater, Ohio, as same is set forth on the recorded plat thereof in the Recorder's
Office of Mercer County, Ohio, subject to all easements and restrictions of record
imposed thereon.

Grantor and Grantee hereby acknowledge and agree that the real estate taxes and
special assessments shall be prorated to the date of closing.

Prior Instrument Reference: **INSTRUMENT NUMBER 200900004105**, Mercer
County Recorder's Records.

TAX PARCEL NUMBER 05-062100.0000

TAX MAP NUMBER 08-27-378-005

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 this 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 FHLB 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 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.

And for valuable consideration **ROBERT A. CROUCH, a married man, and STEPHANIE F. CROUCH, his wife**, do hereby remise, release and forever quitclaim unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: May 9, 2016

Robert A. Crouch
ROBERT A. CROUCH

Stephanie F. Crouch
STEPHANIE F. CROUCH

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **ROBERT A. CROUCH, a married man, and STEPHANIE F. CROUCH, 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 9 day of May, A.D. 2016.



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 7, 2016
Recorded in Mercer County

Karri E. Gray
Notary Public for Ohio
My Commission Expires:

This instrument prepared by: KNAPKE LAW OFFICE, LLC, 115 N. Walnut St., Celina, Ohio 45822
At the request of: Century 21 Master Key Realty, 909 North Main Street, Celina, Ohio 45822