

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 13 2016

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 13 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 460³⁰
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 6-13-16
Deputy Aud. Date

WARRANTY DEED

Know All Persons By These Presents

That, **Bart Walls, a married man**, for valuable consideration paid, grants with general warranty covenants, to

John W. Seward

whose tax mailing address is 8405 Davis Road, Celina, Ohio 45822, the following real property:

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 Davis 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 pin 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 point of beginning, containing 5.000 acres of land, more or less, subject to all valid easements and right-of-way.

All bearings 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.

Tax Parcel I.D. #06-019300.0101 / Tax Map #06-11-200-006

Prior Instrument Reference: Instrument #20160000213, Mercer County Recorder's Records.

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

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 **Bart Walls, a married man, and Tonya J. Walls, 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: 6/13/2016

Bart Walls
Bart Walls

Tonya J. Walls
Tonya J. Walls

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Bart Walls, a married man, and Tonya J. Walls, 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 13th day of June, A.D. 2016.



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