

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 22 2016

MERCER COUNTY
TAX MAP DEPARTMENT

After Recording Mail To:
Omega Title Agency, LLC
4500 Courthouse Blvd., # 100
Stow, OH 44224

TRANSFERRED

JUN 22 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 193⁶⁰
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 6-22-16
Deputy Aud. Date

File No.: 2015-00570

④

Permanent Parcel No. 16-027600.0000

LIMITED WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, CVF II Mortgage Loan Trust II,
GRANTOR(S),

For the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration
received to its full satisfaction of

NRG Repair, LLC, an Ohio Limited Liability Company, whose tax mailing address is 1172
Siegrist-Jutte Road, Fort Recovery, OH 45846 GRANTEE(S),

DOES HEREBY give, grant, bargain, sell and convey with limited warranty covenants unto the
said GRANTEE(S), his / her / their heirs and assigns, all of its right, title and interest in
Auditor's Permanent Parcel No. 16-027600.0000, and more particularly described as follows:

See Attached Exhibit A

Prior Deed Reference: Deed in Lieu of Foreclosure recorded January 11, 2016 as
Instrument 201600000145.

MORE commonly known as: 560 Meiring Road, Fort Recovery, OH 45846, together with
all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as
the "Premises"),

SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2)
any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said GRANTEE(S), his / her / their heirs and assigns forever.

EXECUTED this 17th day of May, 2016

CVF II Mortgage Loan Trust II

[Signature]
Green River Capital LC, as Attorney-in-Fact

By: _____

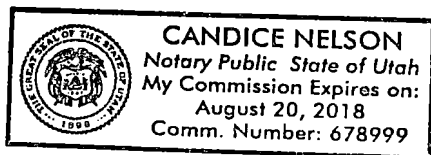
Its: AVIVA BUSH, VICE PRESIDENT

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 17 day of May, 2016, by AVIVA BUSH, VICE PRESIDENT the _____ of Green River Capital LC as Attorney-in-fact for CVF II Mortgage Loan Trust II, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL



[Signature]
Notary Public CANDICE NELSON
My Commission Expires: _____

Power of Attorney filed in Mercer County
Records on 6-22 2016,
as 201600002921.

This instrument was prepared by:

Martin I Newman, Esq.
The Law Offices of John D. Clunk Co., LPA
4500 Courthouse Blvd, Suite 400
Stow, OH 44224
Phone: 330-436-0300

**EXHIBIT A
(LEGAL DESCRIPTION)**

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.

Parcel No.: 16-027600.0000

Map # 13-25-400-009

Property Address.:560 Meiring Road, Fort Recovery, OH 45846

Prior Deed Reference: **Deed in Lieu of Foreclosure recorded January 11, 2016 as Instrument 201600000145.**