

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 12 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 12 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **490⁰⁰**
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 5-12-17
Deputy Aud. Date

OHIO WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

JACQUELYN R. STUMPT, married; FRANKLIN D. TANGEMAN, married; REBECCA A. BURNETT, married; MICHAEL J. TANGEMAN, married; and PATRICIA A. SMITH, unmarried; of Mercer County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **ALISON M. TOBE**, whose tax mailing address is 402 W. PLUM ST., COLDWATER, OH 45828, the following real property:

Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lot Number Six Hundred Four (604) in Selhorst Second Addition, as shown on the recorded plat of said Village.

Said conveyance is subject to the conditions and restrictions as shown in plat of Selhorst Second Addition, Plat Book 5, Page 21, Mercer County Recorder's Office.

Parcel No. 05-099200.0000

Map No. 08-28-454-020

Last Transfer: Official Records Volume 151, Page 537, Recorder's Office of Mercer County, Ohio.

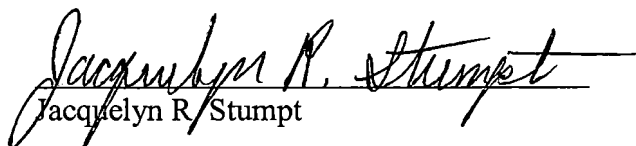
Real estate taxes and assessments shall be pro-rated to the date of closing.

See Welcome Home Retention Language attached hereto as Exhibit A.

WARRANTY DEED (JACQUELYN R. STUMPT, ET AL. TO ALISON M. TOBE)

2

IN WITNESS WHEREOF, the said **JACQUELYN R. STUMPT and JERRY STUMPT, her husband**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 3RD day of MAY, 2017.


Jacquelyn R. Stumpt


Jerry Stumpt

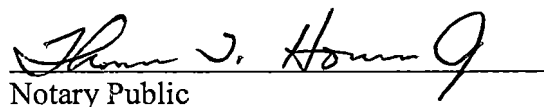
STATE OF OHIO, COUNTY OF MERCER, SS:

On this 3RD day of MAY, 2017, before me, a Notary Public, personally came **JACQUELYN R. STUMPT and JERRY STUMPT, her husband**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

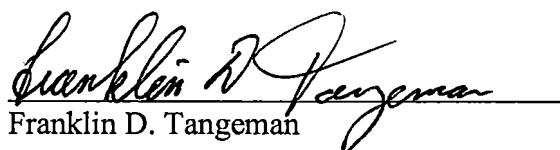
WITNESS my official signature and seal on the day last above mentioned.

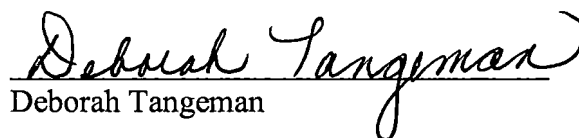


THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2018


Notary Public

IN WITNESS WHEREOF, the said **FRANKLIN D. TANGEMAN and DEBORAH TANGEMAN, his wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 2ND day of MAY, 2017.


Franklin D. Tangeman


Deborah Tangeman

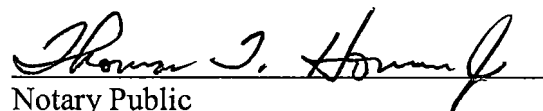
STATE OF OHIO, COUNTY OF MERCER, SS:

On this 2ND day of MAY, 2017, before me, a Notary Public, personally came **FRANKLIN D. TANGEMAN and DEBORAH TANGEMAN, his wife**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2018


Notary Public

WARRANTY DEED (JACQUELYN R. STUMPT, ET AL. TO ALISON M. TOBE)

3

IN WITNESS WHEREOF, the said **REBECCA A. BURNETT and JOHN BURNETT, her husband**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 2ND day of MAY, 2017.

Rebecca A. Burnett
Rebecca A. Burnett

John Burnett
John Burnett

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 2ND day of MAY, 2017, before me, a Notary Public, personally came **REBECCA A. BURNETT and JOHN BURNETT, her husband**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2018

Thomas T. Homan, Jr.
Notary Public

IN WITNESS WHEREOF, the said **MICHAEL J. TANGEMAN and LORRAINE TANGEMAN, his wife**, who hereby release all right and expectancy of dower in said premises, have hereunto set their hands this 6th day of MAY, 2017.

Michael J. Tangeman
Michael J. Tangeman

Lorraine Tangeman
Lorraine Tangeman

STATE OF OHIO, COUNTY OF MERCER, SS:

On this 6th day of MAY, 2017, before me, a Notary Public, personally came **MICHAEL J. TANGEMAN and LORRAINE TANGEMAN, his wife**, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



THOMAS T. HOMAN, JR.
Notary Public, State of Ohio
My Comm. Expires April 29, 2018

Thomas T. Homan, Jr.
Notary Public

WARRANTY DEED (JACQUELYN R. STUMPT, ET AL. TO ALISON M. TOBE)

4


IN WITNESS WHEREOF, the said **PATRICIA A. SMITH, unmarried**, has hereunto set her hand this 1 day of May, 2017.

Patricia A. Smith
Patricia A. Smith

STATE OF IOWA, COUNTY OF Wade, SS:

On this 1 day of May, 2017, before me, a Notary Public, personally came **PATRICIA A. SMITH, unmarried**, grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

James J. Forey
Notary Public


Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\tangeman.tobe.wd

EXHIBIT A

Grantee(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 the 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.