

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 14 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 14 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 357.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 5/14/2018
Deputy Asst. Deed

OHIO WARRANTY DEED

Know All Persons By These Presents

That, **Gregory V. Bolton and Tabitha S. Bolton, husband and wife**, for valuable consideration paid, grants with general warranty covenants, to

Nicholas M. Bruns

whose tax mailing address is 302 East Second Street, Rockford, Ohio 45882, the following real property:

Situated in the **VILLAGE** of **ROCKFORD**, in the **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot Number Four Hundred Fifty-seven (457) in Bolinger Addition, as shown on the recorded plat thereof in said Village, subject to all easements, restrictions, and conditions of record.

Tax Parcel I.D. #08-049800.0000 / Tax Map #02-16-376-005

Prior Instrument Reference: Instrument #201000006310, Mercer County Recorder's Records.

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

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 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 **Gregory V. Bolton and Tabitha S. Bolton, husband and wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 05.13.18

Gregory V. Bolton
Gregory V. Bolton

Tabitha S. Bolton
Tabitha S. Bolton

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Gregory V. Bolton and Tabitha S. Bolton, husband and 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 **Rockford, Mercer County, Ohio**, this 13th day of May, A.D. 2018.

Tammy Cheek
Notary Public for Ohio
My Commission:



TAMMY CHEEK
NOTARY PUBLIC, STATE OF OHIO
RECORDED IN MERCER CO.
My Commission Expires: 4/5/23