

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 07 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 07 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 521⁵⁰
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 6-7-18
Deputy Aud. Date

OHIO SURVIVORSHIP DEED

Know All Persons By These Presents

That, Thomas R. Favorite, an unmarried man, Melinda E. Shaw, a married woman, and Suzanne M. Buirley, a married woman, for valuable consideration paid, grants with general warranty covenants, to

**Tobin E. Pinks and Melissa A. Pinks, husband and wife,
for their joint lives, remainder to the survivor of them**

whose tax mailing address is 6693 Coldwater Beach Road, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**, to wit:

Being Lot Number Six (6) of Treasure Cove Subdivision as shown on the recorded plat thereof recorded in Plat Cabinet 1, Page 315 of the Mercer County, Ohio, Plat Records, subject to all conditions, restrictions and easements of record.

Tax Parcel I.D. #09-035700.0410 / Tax Map #09-20-178-027

Prior Instrument Reference: Official Record Volume 189, Page 1331, and Instrument #201000004230, Mercer County Recorder's Records.

Grantors and Grantees 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 **Thomas R. Favorite, an unmarried man, Melinda E. Shaw, a married woman, and James E. Shaw, her husband, and Suzanne M. Buirley, a married woman, and David E. Buirley, her husband,** do hereby remise and release unto the said Grantees, their heirs and assigns, all their right and expectancy of DOWER in the above described premises.

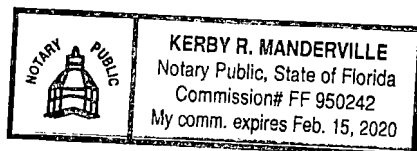
Dated: 6-1-2018

Thomas R. Favorite
Thomas R. Favorite

STATE OF FLORIDA - COUNTY OF PUTNAM - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Thomas R. Favorite, an unmarried man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ^{PAULINA} ~~Crescent~~ ⁶
City, Putnam County, Florida, this 1 day of June, A.D. 2018.



[Signature]
Notary Public for Florida
My Commission: 950242

Dated: June 4, 2018

Melinda E Shaw

Melinda E. Shaw

James E. Shaw

James E. Shaw

Suzanne M. Buirley

Suzanne M. Buirley

David E. Buirley

David E. Buirley

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Melinda E. Shaw, a married woman, and James E. Shaw, her husband, and Suzanne M. Buirley, a married woman, and David E. Buirley, her husband,** 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 4th day of June, A.D. 2018.



SHELLY J. BILLS
Notary Public, State of Ohio
My Commission Expires
March 10, 2022
Recorded in Mercer County

Shelly J. Bills

Notary Public for Ohio

My Commission:

This instrument prepared by: Knapke Law Office, LLC, 115 N. Walnut St., Celina, OH 45822
At Request of: Lakeshore Realtors, 909 E. Wayne St., Suite 107, Celina, OH 45822