

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 22 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 22 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 381.50
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
RS 6/22/2018
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, **Corey M. Hasenjager, a married man**, for valuable consideration paid, grants with general warranty covenants, to

Clay M. Brady

whose tax mailing address is 5730 Township Line Road, Coldwater, Ohio 45828, the following real property:

Situated in the **TOWNSHIP** of **BUTLER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being a parcel of land situated in the Northwest Quarter (¼) of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Eighteen (18), Township Six (6) South, Range Two (2) East, being more particularly described as follows:

Commencing for reference at a corner stone at the Northwest corner of the Southwest Quarter (¼) of said Section Eighteen (18); thence South along the West line of said Southwest Quarter (¼) of Section Eighteen (18) and the centerline of Township Line Road, a distance of One Hundred Seventy-three and Thirty-seven Hundredths (173.37) feet to a railroad spike, said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing South along the last described line, a distance of One Hundred Eighty-nine and Ninety-three Hundredths (189.93) feet to a railroad spike; thence East a distance of Two Hundred Eight and Eighty-one Hundredths (208.81) feet to a Five-eighths (⅝) inch iron bar; thence North a distance of One Hundred Eighty-nine and Ninety-three Hundredths (189.93) feet to a Five-eighths (⅝) inch iron bar; thence West a distance of Two Hundred Eight and Eighty-one Hundredths (208.81) feet to the place of beginning, containing 0.910 acres of land, more or less.

Tax Parcel I.D. #02-005500.0000 / Tax Map #08-18-300-001

Prior Instrument Reference: Instrument #200600004780 and Instrument #200800000089, 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.


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 **Corey M. Hasenjager, a married man, and Sandy A. Hasenjager aka Sandy J. Hasenjager, his 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: June 22, 2018


Corey M. Hasenjager

STATE OF OHIO - COUNTY OF MERCER - ss:

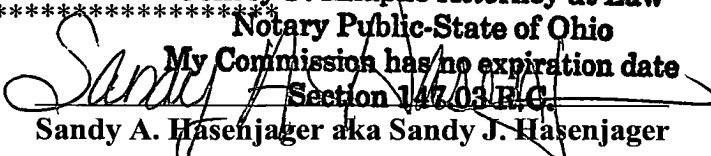
Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Corey M. Hasenjager, a married man**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 22nd day of June, A.D. 2018.


Notary Public for Ohio
My Commission: INDEFINITE

Jeffrey P. Knapke-Attorney at Law
Notary Public-State of Ohio

Dated: May 15, 2018


My Commission has no expiration date
Section 147.03 R.C.
Sandy A. Hasenjager aka Sandy J. Hasenjager

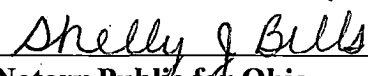
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Sandy A. Hasenjager aka Sandy J. Hasenjager, spouse of Corey M. Hasenjager**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Celina, Mercer County, Ohio**, this 14th day of May, A.D. 2018.



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


Notary Public for Ohio
My Commission: