

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 18 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 18 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 304⁵⁰
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 7-18-18
Deputy Aud. Date

Know All Men by These Presents:

(General Warranty Deed)

THAT Charles R. Keller and Terri L. Keller, husband and wife, of Mercer County,
Ohio

for valuable consideration paid, *Grant With General Warranty Covenants To*

Vincent T. Shauver
his heirs and assigns forever
whose tax mailing address is 1860 State Route 49, Ft. Recovery, Ohio 45846

the following described real estate:

Being part of Lot Number 2 of the Subdivision of Lot Number 7, located in the
Northeast Quarter of Section 16, T-15-N, R-1-E, Gibson Township, Village of Fort
Recovery, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the southeast corner of Lot Number 2 of the
Subdivision of Lot Number 7; thence North 89°46'30" West along the south line of
said Lot Number 2 a distance of Six Hundred Ninety-one and Seventy-eight
Hundredths feet (691.78') to a mag nail; thence North 13°38'05" West along the
centerline of State Route 49 a distance of One and Ninety-eight Hundredths feet (1.98')
to a mag nail; thence North 14°24'24" West along the centerline of State Route 49 a
distance of One Hundred Eighty-two and Sixty-seven Hundredths feet (182.67') to a
mag nail marking the TRUE POINT OF BEGINNING; thence continuing North
14°24'24" West along the centerline of State Route 49 a distance of One Hundred Nine
and Seventy-six Hundredths feet (109.76') to a railroad spike; thence South 89°52'57"
East along the north line of said Lot Number 2 a distance of Two Hundred Forty and
Seventy Hundredths feet (240.70') to an iron pin; thence South 10°47'45" East a
distance of Eighty-one and Ninety-four Hundredths feet (81.94') to an iron pin; thence
South 83°40'57" West a distance of Two Hundred Thirty and Thirteen Hundredths feet
(230.13') to THE TRUE POINT OF BEGINNING.

Containing 0.509 acres of land of which 0.074 acres lies within the right-of-way of
State Route 49.

Said tract being subject to all highways and any other easements or restrictions of
record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number
7236, on September 21, 2017 and is on file with the Mercer County Tax Map
Department.

ALSO: Being part of Lot Number 2 of the Subdivision of Lot Number 7, located in
the Northeast Quarter of Section 16, T-15-N, R-1-E, Gibson Township, Village of Fort

Recovery, Mercer County, Ohio and bounded and described as follows:

Beginning at an iron pin marking the southeast corner of Lot Number 2 of the Subdivision of Lot Number 7; thence North 89°46'30" West along the south line of said Lot Number 2 a distance of Five Hundred Twenty-seven and Thirty-four Hundredths feet (527.34') to an iron pin marking THE TRUE POINT OF BEGINNING; thence continuing North 89°46'30" West along the south line of said Lot Number 2 a distance of One Hundred Sixty-four and Forty-four Hundredths feet (164.44') to a mag nail; thence North 13°38'05" West along the centerline of State Route 49 a distance of One and Ninety-eight Hundredths feet (1.98') to a mag nail; thence North 14°24'24" West along the centerline of State Route 49 a distance of One Hundred Eighty-two and Sixty-seven Hundredths feet (182.67') to a mag nail; thence North 83°40'57" East a distance of Two Hundred Thirty and Thirteen Hundredths feet (230.13') to an iron pin; thence South 05°07'45" West a distance of Two Hundred Five and Sixty-four Hundredths feet (205.64') to THE TRUE POINT OF BEGINNING.

Containing 0.869 acres of land of which 0.128 acres lies within the right-of-way of State Route 49.

Said tract being subject to all highways and any other easements or restrictions of record.

Description based on a survey made by Eric C. Thomas, Registered Surveyor Number 7236, on September 21, 2017 and is on file with the Mercer County Tax Map Department.

Deed Reference: Instrument #201300002911, Mercer County Recorder's Office.

<u>Parent</u>	<u>Split</u>
Tax ID #17-010160.0000	Tax ID #17-010160.0100
Tax Map #13-16-252-005	Tax Map #13-16-252-035

Real estate taxes and assessments are prorated to date of closing.

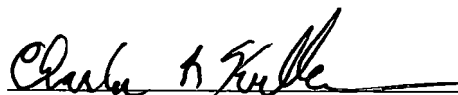
Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

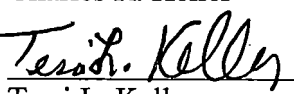
- (i) The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, assignment of first mortgage to the Secretary of HUD, or change in ownership of the unit occurring prior 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 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 all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Vincent T. Shauver**, his heirs and assigns forever. And the said Grantors, **Charles R. Keller and Terri L. Keller**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Charles R. Keller and Terri L. Keller, husband and wife**, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands on this 22 day of June, 2018.

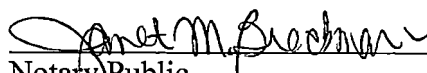

Charles R. Keller


Terri L. Keller

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 22nd day of June, 2018, before me, the subscriber, a notary public in and for said State, personally **Charles R. Keller and Terri L. Keller, husband and wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public



Janet M. Brockman
Notary Public-State of Ohio
My Comm. Exp. Feb 9, 2023