

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 10 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 10 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~contingent fee~~ **EB**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 519,
202 Randall E. Grapner Mercer County Auditor.

HS 12/10/2018
Deputy Aud. Date

After Recording Return To:
Old Republic Servicing Solutions
Attn: Recording Department
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl
Pittsburgh, Pennsylvania 15220

[Space Above This Line For Recording Data]

GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE

Loan No.: 0102471455

Investor No.: 0220337149

Parcel ID No.: 09-008500.0000

TAX MAP NO. 09-19-402-060

KNOW ALL MEN BY THESE PRESENTS THAT, Norman Cummins and Shelley Cummins, husband and wife

who claims title by or through instrument recorded in Book, Volume or Liber No. N/A, Page N/A, ("Grantor"),
Instrument No. 201700004092, in the Office of the County Recorder of Mercer County,
State of Ohio, for the consideration of Zero Dollars (\$0.00) and other good and valuable consideration, received to
their satisfaction of Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited
Liability Company

, its successors and assigns,
whose TAX MAILING ADDRESS will be 425 Phillips Blvd, Ewing, New Jersey 08618

do/does hereby give, grant, bargain, sell and convey unto said Grantee, its successors and assigns, the following
described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

RETURN TO OLD REPUBLIC
ATTN: KSP RECORDING
530 S. MAIN ST., #1031
AKRON, OH 44311-4423

3556158

Property Address: 5172 Bass Dr., Celina, Ohio 45822

Loan No.: 0102471455
Investor No.: 0220337149

TO HAVE AN TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns, forever.

AND Grantor, does for ourselves, our respective heirs, executors, administrators, successors and assigns covenant with Grantee, its successors and assigns, that at and until the ensealing of these present, Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever excepting taxes and assessments for the current half year and thereafter which are a lien but not yet due and payable, conditions and restrictions running with the land, and zoning ordinances, if any; and; that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as set forth above.

AND Grantor, does hereby release, remise and quit-claim unto the Grantee all of our rights and expectancy in and to dower in said property.

THIS DEED is not intended as a mortgage, trust conveyance or security of any kind. Notwithstanding anything herein to the contrary, it is the intention of the Grantor and the Grantee that the fee interest shall not merge with the lien of the Mortgage, and that said Mortgage shall remain in full force and effect until specifically released.

Dated: Oct 4, 2018



Norman Cummins -Grantor



Shelley Cummins -Grantor

-Grantor

-Grantor

Loan No.: 0102471455
Investor No.: 0220337149

GRANTOR ACKNOWLEDGMENT

State of Ohio §
County of Auglaize §

Before me, a Notary Public in and for said County and State, personally appeared the above named, Norman Cummins and Shelley Cummins, the Grantor who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto signed my name and affixed my official seal this 4 day of October, 2018.

(Seal)



Annamarie L. Peterson
Notary Signature

Annamarie L. Peterson
Printed Name
Notary Public, State of Ohio
My Commission Expires: 2-25-23

This Instrument Was Prepared By:

RUTH RUHL, P.C.
Ruth Ruhl, Esquire
12700 Park Central Drive, Suite 850
Dallas, Texas 75251
and Co-Counsel, PC Law Associates, LLC
Mary Elizabeth Andriko-Moore
OH Bar ID: 97566
200 Fleet Street, Suite 6000
Pittsburgh, PA 15220

Exhibit "A"

SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF MERCER AND STATE OF OHIO:

AND BEING LOT NUMBER SIXTEEN (16) OF SOLER'S SECOND ADDITION AS THE SAME APPEARS UPON THE RECORDED PLAT THEREOF IN PLAT BOOK 5, PAGE 13, OF THE MERCER COUNTY, OHIO, RECORD OF PLAT.

SUBJECT TO ALL LEGAL HIGHWAYS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD, ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING AND BUILDING LAWS, CODES, ORDINANCES AND REGULATIONS.

PARCEL NO: 09-008500.0000
TAX MAP NO:09-19-402-060

BEING THE SAME PROPERTY CONVEYED BY SURVIVORSHIP DEED

GRANTOR: THOMAS H. SWISHER AND PATRICIA L. SWISHER, HUSBAND AND WIFE

GRANTEE: NORMAN CUMMINS AND SHELLEY CUMMINS, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM

DATED: 08/31/2017

RECORDED: 08/31/2017

DOC#/BOOK-PAGE: 201700004092

ADDRESS: 5172 BASS DR, CELINA, OH 45822

END OF SCHEDULE A