

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 17 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 17 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$ 430.20  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

S. J. Stammen 4/17/19  
Deputy Aud. Date

# Deed of Executor

(Statutory Form O.R.C. Section 5302.09)

**John J. Wenning, Executor of the Estate of Elizabeth Lou Wenning, deceased**, who died testate on November 30, 2018, pursuant to the powers conferred in the Last Will and Testament of Elizabeth Lou Wenning which was admitted to probate on December 20, 2018 in the Mercer County Probate Court, Case No. 20181226, and every other power, for good and valuable consideration paid, *Grants With Fiduciary Covenants To*

**Alex J. Stammen**

**his heirs and assigns forever**

**whose tax mailing address is 404 W. Elizabeth Street, Coldwater, Ohio 45828**

the following described real property:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, being more fully described as follows, to-wit:

Being Lot Number Five Hundred and Eighty-five (585) in Selhorst First Addition, as shown on the recorded Plat of said Village.

Deed Reference: Volume 288, Page 839, Mercer County Deed Records.

Tax ID #05-097300.0000

Tax Map #08-28-455-019

Real estate taxes and assessments shall be prorated to date of closing.

Grantee, 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 and reside in this property as his primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(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 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 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.

IN WITNESS WHEREOF, the said **John J. Wenning, Executor of the Estate of Elizabeth Lou Wenning, deceased**, has hereunto set his hand on this 12 day of April, 2019.


Estate of Elizabeth Lou Wenning

  
By: John J. Wenning, Executor

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 12<sup>th</sup> day of April, 2019, before me, the subscriber, a notary public in and for said State, personally came **John J. Wenning, Executor of the Estate of Elizabeth Lou Wenning, deceased**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his 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



BRADLEY BROOKHART  
Notary Public • State of Ohio  
My Commission Expires:  
September 29, 2023