

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 26 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

APR 26 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>365.80  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 4/26/19  
Deputy Aud. Date

**WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS:**

**THAT JACQUELINE N. LEVERETTE**, a married woman, GRANTOR, of Coldwater, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **AUSTIN J. KLOSTERMAN**, Grantee, whose tax mailing address is 213 Woodview Dr., Coldwater, OH 45828, his heirs, successors, and assigns forever, the following described real estate, situated in the Village of Coldwater, County of Mercer, State of Ohio, and bounded and described as follows:

Situated in the Township of Butler, in the County of Mercer, and State of Ohio:

Being Lot No. 1756 in the Replat of Lot 21, Original Plat of the Village of Coldwater, Mercer County, Ohio, as originally recorded Plat Book 1, Page 201, with the replat being recorded as instrument No. 201900000314 in the Recorder's Office of Mercer County, Ohio.

Tax ID No.: 05-034800.0000  
Map No.: 08-33-230-010

LAST TRANSFER: Instrument #201100002534 of the Mercer County, Ohio Official Records.

Real estate taxes 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 and reside in this property as their 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.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantor in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, his heirs, successors, and assigns forever.

And the said **JACQUELINE N. LEVERETTE** does hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that she will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **JACQUELINE N. LEVERETTE** and **ROBERT T. LEVERETTE**, a married couple, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 25<sup>th</sup> day of April, 2019.

Signed and acknowledged by:

  
Jacqueline N. Leverette

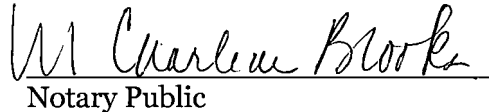
  
Robert T. Leverette

STATE OF OHIO

COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 25<sup>th</sup> day of April, 2019, before me, the subscriber, a notary public in and for said state, personally came **JACQUELINE N. LEVERETTE** and **ROBERT T. LEVERETTE**, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Celina, Ohio the 25<sup>th</sup> day of April, 2019.

  
Notary Public



M. Charlene Brooks  
Notary Public, State of Ohio  
My Commission Expires 2/11/23

SEAL

Instrument prepared by: Emily Gast-Schlater HOWELL, GAST-SCHLATER & CO., L.P.A., Attorneys at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: [eschlater@howellcolaw.com](mailto:eschlater@howellcolaw.com), REG. NO 0086784.