

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 03 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAY 03 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **278.30**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

**KS 5/3/2019**  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

THAT **Matthew John Puthoff, unmarried**, of Mercer County, Ohio

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

**Bradley S. Selhorst**  
**his heirs and assigns forever**  
**whose tax mailing address is 405 E. Plum Street, Coldwater, Ohio 45828**

the following described real estate:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Lot Number Four Hundred Seventy-nine (479) in Fairview Addition to the Village of Coldwater, Ohio, as the same appears on the recorded plat thereof.

Deed Reference: Instrument #201500006272, Mercer County Recorder's Office.

Tax ID #05-086000.0000  
Tax Map #08-27-358-002

Real estate taxes and assessment 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

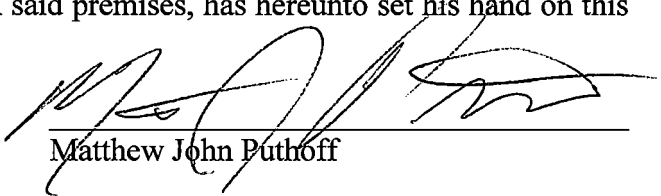
AHP (in which case the retention period ends with the conveyance to such purchaser); or

(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.

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **Bradley S. Selhorst**, his heirs and assigns forever. And the said Grantor, **Matthew John Puthoff**, does hereby *Covenant and Warrant* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

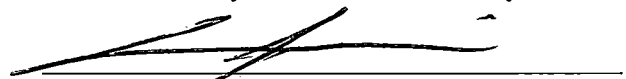
IN WITNESS WHEREOF, the said **Matthew John Puthoff, unmarried**, who hereby releases all his right and expectancy of dower in said premises, has hereunto set his hand on this   1   day of May, 2019.

  
Matthew John Puthoff

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this   1   day of May, 2019, before me, the subscriber, a notary public in and for said State, personally **Matthew John Puthoff, unmarried**, 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



ALEXANDER J. MONNIER  
Notary Public, State of Ohio  
My Comm. Expires 11-3-23