

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUN 04 2020

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUN 04 2020

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee 839⁷⁰
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 6-4-2020
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Donald P. Ahrens and Alice A. Ahrens, husband and wife, for valuable consideration paid, grants with general warranty covenants, to

Kyle E. Schoenherr

whose **TAX MAILING ADDRESS** is 219 North Cedar Street, Coldwater, Ohio 45828, the following real property:

Situated in the **VILLAGE** of **COLDWATER**, **COUNTY** of **MERCER**, and **STATE** of **OHIO**:

Being Lot Number Seven Hundred Seventy-one (771) in Selhorst Fifth Addition to the incorporated Village of Coldwater, Ohio, as shown on the recorded plat thereof and subject to all easements, rights-of-way, covenants and restrictions of record.

Tax Parcel I.D. #05-116000.0000 / Tax Map #08-28-451-007

Prior Instrument Reference: Instrument #200800004426, Mercer County Recorder's Records.

Grantors and Grantee hereby acknowledge and agree that all real estate taxes and special assessments 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 (the FHLB Cincinnati) Affordable Housing Program (AHP), 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 written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5-year Retention Period.
- (ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or its refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:
 - 1. The unit was assisted with a permanent mortgage loan funded by an AHP advance;

2. The subsequent purchaser, transferee, or assignee 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);
 3. The amount of the AHP subsidy that would be required to be repaid is \$2,500 or less; or
 4. 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 event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.

And for valuable consideration **Donald P. Ahrens and Alice A. Ahrens, husband and wife**, do hereby remise and release unto the said Grantee, his heirs and assigns, all their right and expectancy of DOWER in the above described premises.

Dated: 5-29-2020

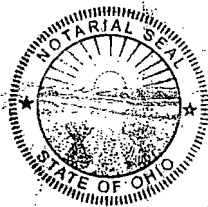

Donald P. Ahrens


Alice A. Ahrens

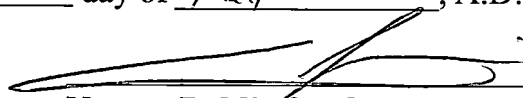
STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Donald P. Ahrens and Alice A. Ahrens, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at **Coldwater, Mercer County, Ohio**, this 29 day of May, A.D. 2020.



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


Notary Public for Ohio
My Commission: