

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 25 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 25 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph~~, conveyance Fee **542²⁰**
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 5-25-2021
Deputy Aud. Date

OHIO WARRANTY DEED

Know All Persons By These Presents

That, Mackenzie J. Lyle, an unmarried person, and Lucas S. Warner, an unmarried person, for valuable consideration paid, grants with general warranty covenants, to

Alexander J. Mescher

whose tax mailing address is 7989 State Route 219, Celina, Ohio 45822, the following real property:

Situated in the **TOWNSHIP** of **FRANKLIN, COUNTY** of **MERCER**, and **STATE** of **OHIO**, to-wit:

Being Lot Number Twenty-six (26) of Bayview Addition Grand Lake as the same appears upon the recorded plat thereof in Plat Book 6, Page 4, of the Mercer County, Ohio, Record of Plats.

Tax Parcel I.D. #09-072700.0000 / Tax Map #09-22-281-009

Prior Instrument Reference: Instrument #201800001284, 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 is 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.

Dated: May 21, 2021

Mackenzie J. Lyle
Mackenzie J. Lyle

Lucas S. Warner
Lucas S. Warner

STATE OF OHIO - COUNTY OF MERCER - ss:

Before me, as **Notary Public** in and for said County and State, personally appeared the above-named **Mackenzie J. Lyle, an unmarried person, and Lucas S. Warner, an unmarried person**, 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 **Celina, Mercer County, Ohio**, on this 21 day of May, A.D. 2021.

Karri E. Gray
Notary Public for Ohio
My Commission:



KARRI E. GRAY
Notary Public • State of Ohio
My Commission Expires:
November 13, 2021
Recorded in Mercer County