

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Mar 15 2022
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

Mar 15, 2022
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$682.50
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 Mar 15, 2022
Deputy Aud. Date

WARRANTY DEED
(O.R.C. §5302.05)

William Ray and Hali Jo Ray, married to each other, the Grantors, of Mercer County, Ohio for valuable consideration paid, grant with general warranty covenants to **David Macias Sanchez**, the Grantee, whose tax mailing address will be 812 Sunset Dr., Coldwater, OH 45828 the following real property:

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

Being Lot Number Nine Hundred Forty-two (942) in Selhorst Ninth Addition, as shown on the recorded plat of said Addition in Plat Book 9, Page 35, Recorder's Office, Mercer County, Ohio.

****SEE ATTACHED EXHIBIT A FOR DEED RESTRICTIONS****

Property Address:	812 Sunset Dr., Coldwater, OH 45828
Parcel No.:	05-133800.0000
Map No.:	08-28-327-017
Prior Instrument Reference:	Instrument #201900006143

William Ray and Hali Jo Ray, married to each other, release their right of dower in said premises.

EXECUTED this 11th day of March, 2022.

William Ray
William Ray
Hali Jo Ray
Hali Jo Ray

STATE OF OHIO

SS:

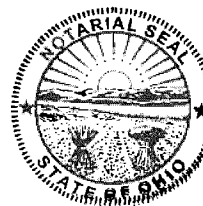
COUNTY OF MERCER

The foregoing instrument was acknowledged before me this 11th day of March, 2022 by **William Ray and Hali Jo Ray**, married to each other. This is an acknowledgment clause; no oath or affirmation was administered to the signer. Presently Known OR Type of Identification Produced:

_____.

Philip L Schumann
Notary Public

THIS INSTRUMENT PREPARED BY:
T. BLAIN BROCK, II - Attorney
540 West Market Street, Lima, OH



PHILIP L. SCHUMANN
Notary Public, State of Ohio
My Commission Expires:
November 01, 2025

"EXHIBIT A"
Superior First Home Grant Retention Language

The language below should be inserted into the Warranty Deed or as a Restrictive Covenants to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenants, the document must reference the Warranty Deed.

Grantee(s), for and in consideration of receiving direct subsidy funds from Superior Credit Union, Inc. Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

- (i) Superior Credit Union, Inc., whose mailing address is 4230 Elida Rd; Lima, OH 45807, 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 Superior Credit Union, Inc. 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 income 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 Superior Credit Union, Inc. 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.

Superior
CREDIT UNION