

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Apr 06 2023
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Apr 06, 2023
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$577.50
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 Apr 06, 2023
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Levi A. Pocan and Kendra L. Pocan, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Brian James, an unmarried adult**, whose tax mailing address is 180 West Main Street, Montezuma, Ohio 45866, the following described real property:

SEE "EXHIBIT A" FOR LEGAL DESCRIPTIONS

Prior Instrument Reference: Instrument No. 201900003746
Tax Parcel Number: 14-002100.0000 & 09-130100.0000
Tax Map Number: 09-30-277-005 & 09-30-426-001
Address of Property: 180 West Main Street, Montezuma, Ohio 45866

Subject to all easements, conditions, legal highways, restrictions of record, and the lien of unpaid real estate taxes.

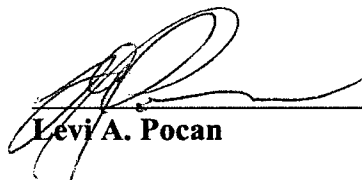
Further subject to the Superior First Home Grant Retention as attached hereto as EXHIBIT B, and fully incorporated herein by reference.

Grantors and Grantee herein agree that the real estate taxes and assessments will be prorated to the date of closing.

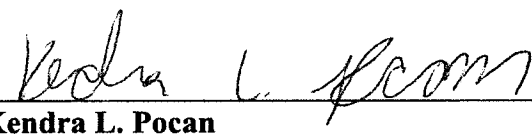
Grantors hereby release all rights and expectancy of dower in the above described real estate.

A title examination was not performed during the preparation of this instrument.

Executed this 3rd day of April, 2023.



Levi A. Pocan

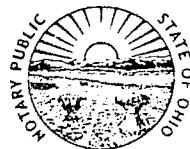


Kendra L. Pocan

Notary Acknowledgement

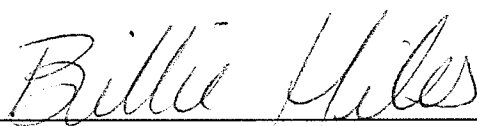
STATE OF Ohio)
COUNTY OF Mercer) ss.

The foregoing instrument was acknowledged before me this April 3rd, 2023,
by **Levi A. Pocan and Kendra L. Pocan, husband and wife.**



BILLIE HILES
Notary Public
State of Ohio
My Comm. Expires
July 20, 2027

Witness my hand and official seal.



Notary Public

This instrument prepared by: Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE, ATTYS.
113 East Market Street, P.O. Box 404
Celina, Ohio 45822

After recording, return to: Four Diamond Title Services LLC
405 Myers Road
Celina, Ohio 45822

EXHIBIT A

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

Being part of Out-Lot 13 (unrecorded) of the Village of Montezuma, Ohio, and part of the southeast quarter of Section 30, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a stone reference at the east quarter post of Section 30, Town 6 South, Range 3 East, Franklin Township; thence South $89^{\circ} 54' 38''$ West along the half section line, also being the corporation line of the Village of Montezuma, Ohio, 1059.45 feet to a point on the west line of the parcel being described; thence South $00^{\circ} 12' 35''$ East 16.50 feet to an iron pin found at the southeast corner of the lands described in Deed Volume 305, Page 912, and being the point of beginning for this survey; thence North $89^{\circ} 54' 38''$ East, 142.11 feet to an iron pin set at the southwest corner of the lands described in Deed Volume 272, Page 336; thence North $06^{\circ} 55' 05''$ West, 156.73 feet to an iron pin found; thence South $72^{\circ} 09' 15''$ West along the South line of State Route 219, 129.91 feet to an iron pin found at the northeast corner of the lands described in Deed Volume 305, Page 912; thence South $00^{\circ} 12' 35''$ East, 116.00 feet to the place of beginning.

The afore described parcel contains 0.419 of an acre, more or less, of which 0.053 of an acre lays outside the corporation of Montezuma, Ohio, in the southeast quarter of Section 30, the parcel being conveyed is shown on a plat of survey filed with the Mercer County Engineer, and is known as part of out-lot 13 and part of the southeast quarter of Section 30 and last descried in Deed Volume 209, Page 656, and Volume 286, Page 820.

All bearings for this description were turned from the south line of State Route 219, as established on a previous survey by Gordon L. Geeslin.

This survey description was prepared by Roy F. Thompson, Jr., Registered Surveyor 5379.

EXHIBIT B

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.
- (ii) 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.