

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 02 2016

MERCER COUNTY
TAX MAP DEPARTMENT

~~DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES~~

~~APR 27 2016~~

~~MERCER COUNTY
TAX MAP DEPARTMENT~~

TRANSFERRED

MAY 02 2016

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~TRANSFERRED~~

~~APR 27 2016~~

~~RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO~~

Exemption paragraph, conveyance Fee ~~\$ 367.50~~

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

~~Deputy Aud. (Date) 5/2/16~~

~~Exemption paragraph, conveyance Fee \$ 367.50~~

~~The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319, 202 Randall E. Grapner Mercer County Auditor.~~

~~Deputy Aud. (Date) 4/27/16~~

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Gary L. Kremer, an unmarried person**, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **Cory M. Pfeffenberger**, whose tax mailing address is 132 Mallard Cove, Celina, Ohio 45822, the following described real property:

Situated in the Township of Jefferson, County of Mercer and State of Ohio, to-wit:

Being Lot Number Three (3) of Mallard Cove Subdivision, as same appears on the recorded plat of said Subdivision in Plat Cabinet 1, Pages 245 and 246, Recorder's Office of Mercer County, Ohio, subject to all restrictions, conditions and provisions recorded as said Plat and the zoning ordinances of Jefferson Township, Mercer County, Ohio.

Prior Instrument Reference: Official Record Volume 144, Page 2201

Tax Parcel Number: 26-243700.0300

Tax Map Number: 09-05-401-024

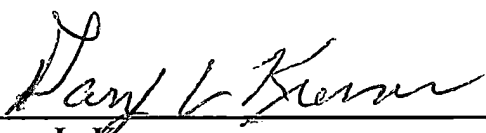
Borrower(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

- i. The FHLB Cincinnati, whose mailing address is P.O. Box 598, Cincinnati, Ohio 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.

The Grantor and Grantee herein agree that all taxes and assessments shall be prorated to the date of closing.

Gary L. Kremer has hereunto set his hand on the day and year set forth in the acknowledgment below.



 Gary L. Kremer

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Gary L. Kremer, an unmarried person**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

23rd IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day of April, 2016.



JEFFREY D. WOLTERS
 Notary Public, State of Ohio
 My Commission Expires Nov. 22, 2016



 Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (TDL/dg)
 113 East Market Street, P.O. Box 404
 Celina, OH 45822