

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
10<sup>34</sup>  
JUN 09 2021

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

10<sup>34</sup>  
JUN 09 2021

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 227<sup>50</sup>  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

10<sup>34</sup>  
KP 6-9-2021  
Deputy Aud. Date

## Know All Men by These Presents:

(General Warranty Deed)

THAT MR. BILL'D, LTD, an Ohio Limited Liability Company, of Mercer County,  
Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**John W. Stammen**  
**his heirs and assigns forever,**  
**whose tax mailing address is 428 W. Fulton Street, Celina, Ohio 45822**

the following described real estate:

Situated in the City of Celina, County of Mercer, and State of Ohio:

Being Lot Number Four Hundred Seventy-nine (479) in the City of Celina, Mercer  
County, Ohio, as shown on the Original Plat of said City, subject to all restrictions,  
reservations, covenants, conditions, easements, rights-of-way and legal highways of  
record.

Deed Reference: Instrument #201800001265, Mercer County Recorder's Office.

Tax ID #27-130200.0000

Tax Map #08-01-209-002

Real estate taxes and assessments shall be prorated to date of closing.

**This conveyance is subject to the following restrictive covenant:**

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 the 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.

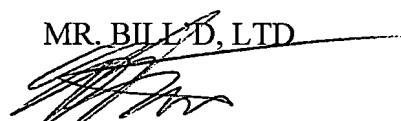
- i. The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati,  
Ohio 45201-0598, is to be given written notice of any sale, transfer, assignment  
of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of  
the unit by the household occurring during the AHP 5-year 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

- a. The unit was assisted with a permanent mortgage loan funded by an AHP advance;
  - b. 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);
  - c. The amount of the AHP subsidy that would be required to be repaid is \$2,500 or less; or
  - d. Following a refinancing, the unit continues to be subject to a deed restrictions 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 all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **John W. Stammen**, his heirs and assigns forever. And the said Grantor, **MR. BILL'D, LTD**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that it will *Defend* the same against all lawful claims of all persons whomsoever.

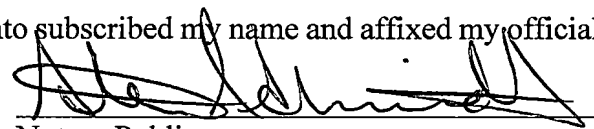
IN WITNESS WHEREOF, the said **MR. BILL'D, LTD**, an **Ohio Limited Liability Company**, by and through its **Sole Member**, **William J. Stammen**, has hereunto set his hand on this 29 day of MAY, 2021.

MR. BILL'D, LTD  
  
By: William J. Stammen, Sole Member

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 29 day of MAY, 2021, before me, the subscriber, a notary public in and for said State, personally came **MR. BILL'D, LTD, an Ohio Limited Liability Company**, by and through its **Sole Member, William J. Stammen**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public



STEVEN J. SCHMIDT  
Notary Public • State of Ohio  
My Commission Expires:  
June 2, 2024