

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situated in the Township of Washington, County of Montgomery, State of Ohio:

And being Lot Numbered Fifty-Three (53) of Ashbury Meadows, Section Three, as recorded in Plat Book 194, Pages 13 and 13A of the Plat Records of Montgomery County, Ohio.

Permanent Parcel Number: O67 29109 0014

More commonly known as: 1549 Ashbury Woods Drive, Centerville, OH 45458

Prior Deed: Instrument No. 04-016178.