

Legal Description

Exhibit A

Situated in the City of Dayton, County of Montgomery, State of Ohio

Sec 20, Town 2, Range 6 East Lydia M. Gilbert Plat Plat Book "Z", Page 43 Lot No. 65815 and part Lot No. 65816 of the revised and consecutive numbers of lots on the plat of the City of Dayton Montgomery County, Ohio 0.0028 Acres (Tract II)

Situate in City of Dayton, County of Montgomery, State of Ohio, located within Lydia M. Gilbert Plat as recorded in Plat Book "Z", Page 43 and being known as Lot No. 65815 and Part Lot No. 65816 of the revised and consecutive numbers of lots on the plat of the City of Dayton as conveyed to Deutsche Bank National Trust Company as Indenture Trustee for New Century Home Equity Loan Trust, Series 2003-6 and recorded in I.R.SF/D 09-056151 (all references to Plats, Deed Books, Instrument Records, Deed Microfiches, etc. refer to the Montgomery County Recorder's Office unless noted otherwise) and being more particularly described as follows:

TRACT I

Being all of Lot Number 65815 of the revised and consecutive numbers of lots on the plat of the City of Dayton.

TRACT II

Being Part Lot Number 65816 of the revised and consecutive numbers of lot of the plat of the City of Dayton and described as follows:

Commencing at a 1/2 inch iron pin found in the South line of said Lydia M. Gilbert Plat, North line of Lot Number 46678 of the revised and consecutive numbers of lots on the plat of the City of Dayton as conveyed to Juanita J. Rives and recorded in Deed Microfiche 79-778B06, being the Southeast corner of said Lot Number 65815 and the Southwest corner of Lot Number 65816 of the revised and consecutive numbers of lots of the plat of the City of Dayton as conveyed to Ruby Wesson as recorded in I. R. Deed 04-099661 also the POINT OF BEGINNING for the hereinafter described parcel;

Thence North 08° 05' 13" West along the Original East line of said Lot Number 65815 and the West line of said Lot Number 65816 a distance of 86.75 feet to a 1/2 inch iron pin found in the South right-of-way line of Cherry Drive (50.00' R/W);

Thence on a curve to the right having a radius of 255.21 feet, arc length of 3.00', delta of 00° 40' 25", chord bearing of North 62° 18' 12" East and a chord distance of 3.00 feet to a 5/8 inch iron pin (Boutwell & Assoc., Inc. cap) set, being the Northwest corner of said Wesson's Part Lot No. 65816;

Thence South 06° 14' 33" East along the West line of said Wesson's Part Lot No. 65816 a distance of 87.80 feet returning to the POINT OF BEGINNING.

Containing 0.0028 total acres, more or less.

"As recorded in the Montgomery County Engineer's Record of Land Surveys as Volume 2010, Page 0120."

Subject to all legal highways, easements, restrictions, and conditions of record.

Basis of Bearing: South 88° 53' 00" West, being the South line of Lydia M. Gilbert Plat as recorded in Plat Book "Z", Page 43.

This description is based upon a field survey conducted in April 2010, by Boutwell & Associates, Inc. Surveyors under the supervision of Earnest C. Boutwell, Registered Surveyor, Ohio License Number 7489.

Property Address: 532 Cherry Dr., Dayton, OH 45406  
Parcel No.: R72 11203 0079

Parcel Number: R72 11203 0079

Street Address: 532 Cherry Drive, Dayton, OH 45405