

Legal Description

**Exhibit A**

Situated in the Township of Harrison, County of Montgomery, State of Ohio

And being Lot Numbered Four Hundred Eight (408) on a certain plat known as Garden City, made by Warren D. Riddell for the Stillwater Home Site Company situate in Section 10, Town 2, Range 6, East, etc., as recorded in Plat Book "K", Page 26 of the Montgomery County, Ohio Records, excepting a portion of said Lot heretofore conveyed and described as follows:

Beginning at a point in the South line of said Lot Four Hundred Eight (408), distant Ten (10) feet West of the Southeast corner thereof;

Thence East along said South line of said Lot to the Southeast corner thereof;

Thence Northwardly with the East line of said Lot Fifty-five (55) feet to a point;

Thence Southwardly Fifty-four (54) feet more or less to the place of beginning; together with all rights, title and interest in and to a certain easement upon Lot Four Hundred Ninety (490) on the Garden City Plat, as recorded in Plat Book "K", Page 26, of the records of said County and situate in Harrison Township, Montgomery County, Ohio, as fully described in deed from William Luebke, et al., to Samaria P. Potter, dated September 17, 1929, recorded in Deed Book 654, Page 513 of the Montgomery County Records.

Parcel Number: E21 17204 0012

Street Address: 4618 North Dixie Drive, Dayton, OH 45414