

EXHIBIT 1

LEGAL DESCRIPTION

TRACT ONE

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Township 16, Range 14, Section 14, bounded and described as follows:

Being all of Richard Downey property in Deed Vol. 712, Page 199, Parcel No 62-51-01-02-000.

Commencing at an iron pin found at the Northeast corner of the Southwest Quarter of Section 14; thence South 5°13' 17" West 244.13 feet to an iron pin found, the place of beginning; thence along the East line of the Southwest Quarter South 5° 13' 17" West 194.90 feet to an iron pin found; thence North 85° 47' 40" West along Randall Humphrey Vol. 887, Page 188, 705.34 feet to an iron pin set, passing an iron pin found at 682.79 feet; thence North 16° 17' 57" East along D. L. & J. F. Fracker, Vol. 724, Page 285 and David McGee, Vol. 576, Page 782, 208.75 feet to an iron pin found; thence South 84° 59' 55" East along D. L. Hatfield, Vol. 862, Page 31, 665.13 feet to the place of beginning containing 3.14 acres more or less.

Bearings are based on the West line of the Southwest Quarter bearing South 5° 13' 17" West.

Iron pins set are No. 5 reinforcing bars 30 inches long with plastic LD. caps.

Above description is based on a survey by R. L. Daniels, Registered Surveyor No. 5410, July 28, 1998 and is intended for legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Subject to all real estate taxes and assessments not yet due and payable, and further subject to all conditions, covenants, easements, exceptions, leases, legal highways, ordinances, regulations, reservations, restrictions and rights-of-way of record.

Parcel Number: 62-51-01-02-000

TRACT TWO

Situated in the State of Ohio, County of Muskingum, Township of Springfield, Township 16, Range 14, Section 14, bounded and described as follows:

Being all of David McGee property in Deed Vol. 576, Page 782, Parcel No. 62-51-01-03-000.

Commencing at an iron pin found at the Northeast corner of the Southwest Quarter of Section 14; thence South 5°13' 17" West 244.13 feet to an iron pin; thence North 84° 59' 55" West

DESCRIPTION

APPROVED

By: *[Signature]* 1/26/2024

665.13 feet to an iron pin found, the place of beginning; thence South 16° 17' 57" West along Richard Downey, Vol. 712, Page 199, 46.73 feet to an iron pin set; thence north 73° 02' 00" West along D. L. & J. F. Fracker, Vol. 724, Page 285, 416.95 feet to a point in Potts Lane, passing an iron pin set at 392.11 feet; thence in Potts Lane North 16° 17' 57" East 100.00 feet to a point; thence South 65° 45' 49" East along Lot 20 of Defence Gardens Subdivision, Plat Book 7, Page 48, 420.96 feet to the place of beginning, passing an iron pin found at 20.00 feet, containing 0.70 acres more or less.

Bearings are based on the West line of the Southwest Quarter bearing South 5° 13' 17" West.

Iron pins set are No. 5 reinforcing bars 30 inches long with plastic LD. caps.

Above description is based on a survey by R. L. Daniels, Registered Surveyor No. 5410, July 28, 1998 and is intended for legal transfer of property described and does not intend to describe all or any easements of record nor encroachments unless otherwise indicated.

Subject to all real estate taxes and assessments not yet due and payable, and further subject to all conditions, covenants, easements, exceptions, leases, legal highways, ordinances, regulations, reservations, restrictions and rights-of-way of record.

Parcel Number: 62-51-01-03-000

Prior Deed Reference: Volume 1161, Page 905