

SITUATED IN THE TOWNSHIP OF MIAMI, COUNTY OF MONTGOMERY, AND STATE OF OHIO, LOCATED IN SECTION 35, TOWN 2, RANGE 5 M.R.S., AND BEING PART OF THE 13.46 ACRE SUSAN N. COLEMAN TRACT AS RECORDED IN DEED BOOK 1140, PAGE 203 OF THE DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE N.Y.C.R.R. AND THE NORTH LINE OF SAID SECTION; THENCE SOUTH 15 DEG. 18' 35" WEST WITH SAID RIGHT-OF-WAY LINE 266.20 FEET TO THE PRINCIPAL PLACE BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 88 DEG. 35' WEST WITH BESSIE MORTON'S NORTH LINE AS RECORDED IN DEED BOOK 1941, PAGE 37 ON THE DEED RECORDS OF SAID COUNTY 353.00 FEET TO AN IRON PIN IN THE CENTERLINE OF SOUTH RIVER ROAD; THENCE SOUTH 0 DEG. 40' EAST WITH SAID CENTERLINE 60.20 FEET TO AN IRON PIN; THENCE NORTH 88 DEG. 35' EAST ON A NEW DIVISION LINE 353.69 FEET TO AN IRON PIN IN THE WEST RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE NORTH 15 DEG. 18' 35" EAST WITH SAID RIGHT-OF-WAY LINE OF SAID RAILROAD 62.80 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.471 OF AN ACRE, MORE OR LESS, OF WHICH 0.03 OF AN ACRE IS IN SOUTH RIVER ROAD. EXCEPT FROM THE ABOVE TRACT A STRIP OF LAND 25 FEET IN WIDTH TAKEN BY PARALLEL LINES OFF THE WEST SIDE FOR ROAD PURPOSES.

9174 S. River Road, Miamisburg, OH 45342  
PPN: K45-2614A0069

Prior Deed Reference: Instrument No. DEED-01-0889-D07