

16-01634

EXHIBIT A

**LEGAL
DESCRIPTION**

THE FOLLOWING REAL PROPERTY: SITUATED IN THE COUNTY OF MONTGOMERY IN THE STATE OF OHIO AND IN THE TOWNSHIP OF JEFFERSON:

BEING LOTS NUMBERED TWO HUNDRED NINETY-NINE (299), THREE HUNDRED (300) AND THREE HUNDRED ONE (301) OF THE DAYTON LAND TITLE COMPANY PLATT; ALSO KNOWN AS 230 COLGATE, WITH A VACANT LOT ADJOINING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. MILLER AND JOHANNIE M. MILLER, AS HUSBAND AND WIFE BY GENERAL WARRANTY FROM JAMES C. BROWN AND LULA BELLE BROWN, HUSBAND AND WIFE AS RECORDED 07/25/1978 IN BOOK 78-391 AT PAGE C01 AS DOCUMENT 15276.

Commonly Known As: 230 COLGATE AVE, DAYTON, OH 45417