

LEGAL DESCRIPTION

Situate in Section 31, Town 2, Range 6 MRs, Washington Township, Montgomery County, Ohio and being part of Lot numbered 2 of Washington Woods, Section 1 as recorded in Book 99, Page 33 of the Plat Records of Montgomery County, Ohio and being a tract of land more particularly described as follows:

Beginning at a point in the north right-of-way of State Route 725, said point also being S 87 degrees 21' 16" W a distance of 228.00 feet from the southeast corner of said Lot No. 2 of Washington Woods, Section 1; thence from said point of beginning S 87 degrees 21' 16" W with the north right-of-way of State Route 725 a distance of 200.00 feet to a point; thence N 2 degrees 38' 44" W with a new division line a distance of 200.00 feet to a point; thence N 87 degrees 21' 16" E a distance of 200.00 feet to a point; thence S 2 degrees 38' 44" E a distance of 200.00 feet to the place of beginning containing 0.918 acres, more or less.

Tax Parcel Number: O67 20002 0003

Commonly known as: 761 Miamisburg Centerville Road, Dayton, OH 45459

Prior Deed Reference: Deed 04-17661, Recorder's Office, Montgomery County, Ohio