

Situated in Township of Nile, County of Scioto, and State of Ohio and being more particularly described as follows:

Being part of Virginia Military Survey Number 2496 and being all of the Sherriall Kuhn parcels (Tax Parcel No. 15-0926.000, Tract One, Two and Three) as recorded in Volume 941, Page 498, Scioto County, Ohio, Record of Deeds, and beginning at a rebar found in the Westerly right-of-way line of US Route 52 (60.00 feet wide), said point marking the Southerly most corner of the Lahoma Morgan parcel as recorded in Volume 931, Page 650, Scioto County, Ohio, Record of Deeds;

Thence with the said Westerly right-of-way line of US Route 52, South 37 deg. 10' 00" West, 183.01 feet to a 1-1/4-inch outside diameter iron pipe with plastic id. cap set marking the Northeast corner of the Justin F. Ridout parcel as recorded in Volume 971, Page 300, Scioto County, Ohio, Record of Deeds;

Thence leaving the said Westerly right-of-way line of US Route 52 and with the Northerly line of the said Justin F. Ridout parcel, North 42 deg. 22' 00" West, passing a 1/14-inch outside diameter iron pipe with id. cap set at 70.00 feet, a total distance of 400.00 feet to a point (said point not set as per client instructions) in the Westerly line of the Randall E. McGinnis parcel as recorded Official Record Volume 11 at Page 431, Scioto County, Ohio, Recorder's Office, said point marking the Northwest corner of the said Justin F. Ridout parcel;

Thence with the said Westerly line of the Randall E. McGinnis parcel, North 37 deg. 10' 00" East, 107.85 feet to a point (said point not set as per client instructions) marking the Southwest corner of the said Lahoma Morgan parcel;

Thence with the South line of the said Lahoma Morgan parcel, South 48 deg. 50' 00" East, 314.30 feet to a 1-1/4-inch outside diameter iron pipe with id. cap set;

Thence continuing with the South line of the said Lahoma Morgan parcel, North 37 deg. 10' 00" East 30.00 feet to a 1-1/4-inch outside diameter iron pipe with id. cap set;

Thence continuing with the South line of the said Lahoma Morgan parcel, South 48 deg. 50' 00" East, 80.00 feet to the point of beginning. Containing 1.2327 Acres of Land, more or less. All 1-1/4-inch outside diameter iron pipe with id. cap set are labeled property corner. J.K. Kaskey PS 7519. Bearings oriented to the Westerly line of US Route 52 as recorded in Volume 941 at Page 498. Being more particularly described and delineated on a plat attached hereto and made a part hereof. Aforesaid references recorded among the land records of Scioto County, Ohio.

Property Address: 9919 US 52, Stout, Ohio 45684
Parcel No. 15-0926.000
Prior Deed References: Deed Book 928, page 843
Deed Book 941, page 498
O.R. Book 92, page 193
Volume 509, page 360

