

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situated in the City of Martins Ferry, County of Belmont and State of Ohio.

And known as and designated on the Plat of Elmhurst Addition as Lot Number Thirteen Hundred and Ninety-one (1391) said plat being recorded in Plat Book No. 5 of the Records of Plats of said County.

EXCEPTING AND RESERVING from the premises hereinbefore described, all coal, with the right to mine and take out the same; also excepting and reserving all oil and natural gas, or either, underlying said premises. The right to bore for oil or gas or both, upon said premises is not hereby reserved, but it is the intention and agreement that boring or excavating for oil or gas shall not be done upon said premises hereby conveyed.

Permanent Parcel Number: 24-01823.000

More commonly known as: 703 Elm St., Martins Ferry, OH 43935

Prior Deed: Volume 761, Page 924