

Exhibit A
Legal Description

Situated in the Township of Jefferson, Tuscarawas and State of Ohio and known as part of Lot number Twenty (20) in the First Quarter of Township Seven (7), of Range Three (3), bounded as follows:

Beginning at an iron stake on the north line of said lot, four chains and twenty-four links east of a stone at the north-west corner of said lot; Thence South Eighty-nine and one-half (89 1/2) degrees east four (4) chains and Eighty-four (84) links to a stake in the state road from Phillipburg, (now stone creek) to New Philadelphia Ohio, thence with said road South Thirty and one half (30 1/2) degrees west six (6) chains and twenty-five (25) links to a stake in said road; Thence north sixty-four (64) degrees west Two (2) chains and Eighty-two (82) links to a post; Thence North Eleven (11) degrees east four (4) chains and Thirty-three (33) links to the place of beginning. Containing One and Nine-tenths (1.9) acres. And being the same property deeded by Nichols Pfeiffer and wife to Elizabeth Rippi and Barbara Kueber by deed Dated January 8th, 1903, and recorded in Volume 147, Page 100 and 181 Deed records of Tuscarawas County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING PARCELS OF LAND DESCRIBED AS FOLLOWS:

Beginning at a stone at the northwest corner of Lot No. 20; Thence South 86 degrees 17' East four chains and Twenty-four links (279.84) feet to the north-west corner of 1.91 acre tract; Thence in the same direction South 86 degrees 17' East 138.0 feet to the northwest corner of the tract hereby conveyed thence South 86 degrees 17' East 138.0 feet to an iron pin on the West side of the State highway from New Philadelphia to Stone Creek, Ohio. Known as Route No. 21; Thence South 32 degrees 30' West a distance of 30 feet along said highway to an iron pin; Thence North 74 degrees 13' west a distance of 126.0 feet to the place of beginning, containing .041 acres more or less, and dated November 12, 1938.

TRACT NUMBER TWO (2) — Beginning at an iron pin South 86 degrees 17' east 279.4 feet from a stone at the north west corner of Lot No. 20; Thence South 54 degrees 10' East 242.0 feet to an iron pin on the Westerly side of U. S. Route No. 21; Thence along the Westerly side thereof North 32 degrees 30' East 116.0 feet to a point an iron pin at the South-east corner of a .041 acre tract; Thence North 74 degrees 13' West 125 feet to a point on the North line of said Lot No. 20; Thence along the North line of said Lot North 86 degrees 17' West 138 feet to the place of beginning, containing 0.45 acres more or less.

Hereby leaving in said Tract to be conveyed 1.09 acres, more or less.

Permanent Parcel Number: 30-00223-000

More commonly known as: 4124 Stone Creek Rd. SW, Stone Creek, Ohio 43850

Prior Deed: OR Volume 1220, Page 2399

JUL 12 2018