

Exhibit A

LEGAL DESCRIPTION

Situated in the Township of Valley, County of Guernsey, State of Ohio

And being part of Lot #15 in the First Addition to the Village of Hartford in said county and state also located in Section #4, Township #9, Range #2 and more particularly described as follows:

Beginning at a cut notch on the sidewalk in the Northeast corner of aforesaid Lot Number 15, thence South 26 degrees West a distance of 165.00 feet to an iron pin set, thence North 64 degrees West a distance of 66.00 feet to an iron pin set, thence North 26 degrees East a distance of 165.00 feet to a cut notch on the sidewalk, thence South 64 degrees East a distance of 66.00 feet to the beginning, containing 0.25 acre more or less and being the property conveyed in Volume 288, Page 57 of the Deed Records of Guernsey County, Ohio.

Subject to any easements or leases of public record.

Excepting from the above described property:

(1) Beginning at an iron pin set on the Southeast corner of aforesaid Lot Numbered 15, thence North 26 degrees East a distance of 20.00 feet to an iron pin set, thence North 64 degrees West a distance of 30.00 feet to an iron pin set, thence South 26 degrees West a distance of 20.00 feet to an iron pin set, thence South 64 degrees East a distance of 30.00 feet to the beginning, containing 0.014 acre more or less, and being the property conveyed in Volume 179, Page 166 of the Deed Records of Guernsey County, Ohio.

(2) Commencing at an iron pin, the Southeast corner of aforesaid Lot Numbered 15; thence North 26 degrees East a distance of 25.50 feet to an iron pin set the beginning. Thence North 26 degrees East a distance of 41.00 feet to a cut notch on the sidewalk, thence North 64 degrees West a distance of 41.00 feet to an iron pin set, thence South 26 degrees West a distance of 41.00 feet to an iron pin set, thence South 64 degrees East a distance of 41.00 feet to the beginning, containing 0.039 acre more or less and being a deed correction for Volume 201, Page 198 of the Deed Records of Guernsey County, Ohio.

Property Address: 11984 Kenyon Avenue, Buffalo, OH 43722

Parcel No.: 38-0001095.000

Prior Deed Reference: Deed from Rose Marie Johnson and Harold Johnson, wife and husband, to Colleen G. Finnegan, filed September 8, 1999, as OR Book 226, Page 63 of Guernsey County Records.

Description Approved
By S. Lee Date 10-19-20
Guernsey County Engineer
Guernsey County Auditor