

Exhibit "A"
Property Description

Situated in the northwest 1/4 of the southwest 1/4 of Section 10, Township 2, Range 17, in Fayette Township, Lawrence County and State of Ohio, being the same as part of the tract conveyed to Carroll E. Wright trust, in Volume 554, Pages 619-621 of Lawrence County Records, bounded and described as follows:

Beginning at a found wood fence post remnant at the southeast corner of the northwest 1/4 of the southwest 1/4 of Section 10, said point also being at the southwest corner of lands owned by Otha E. & Connie J. McMaster, Life Est. (Bk. 703, Pg. 748-750; parcel number 06-019-1801.000); Thence along the east line of the northwest 1/4 of the southwest 1/4 of Section 10, and also the west line of said McMaster parcel, N 6°46'00" E, 1328.59 feet to a set 5/8" x 30" iron pin (R. Ruffing, RS. 8423) at the northeast corner of the northwest 1/4 of the southwest 1/4 of Section 10 at Wright's southeast corner, said point being the True-Point-of-Beginning of the parcel herein described in the following 18 courses:

Course 1: Thence along Wright's south line and along the north line of the northwest 1/4 of the southwest 1/4 of Section 10, N 83°06'00" W, passing by a 2" splayed pipe, found 2.02 feet south of the line at 168.89 feet, a total distance of 405.25 feet to Wright's southwest corner, as monumented by a large screwdriver found 0.16' south and 0.02 feet west of the corner, and replaced with a set 5/8" x 30" iron pin ("R. Ruffing, PS. 8423"), said point also being the southeast corner of another parcel owned by Carroll E. Wright, trust, and Bank One, West Virginia, NA, trustee, (Vol. 610, Pg. 720-722) also being parcel number 05-009-1100.000;

Course 2: Thence along the east line of said Wright lands, N 20°24'15" E 65.42 feet to a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423") at Wright's northwest corner, said point also being along the south line of lands owned by Bruce Wallace Wood (Vol. 522, Pg. 299-301), being parcel number 05-010-0701.000 (there is also an apparently unrecorded land contract between Jimmy Strong (seller) and Bruce Wallace Wood (buyer) on July 22, 2013);

Course 3: Thence along the south line of said Wood lands, S 69°37'00" E, 120.10 feet to a corner, as monumented by a 2" iron pipe found 0.50' south and 0.09 feet east of the corner, said point being at the southeast corner of said Wood lands;

Course 4: Thence along the east line of said Wood lands, N 30°01'31" E, 41.15 feet to a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423") at a corner of said Wright's lands;

Course 5: Thence continuing along the east line of said Wood lands, N 8°14'00" E, 66.97 feet to a corner of said Wright lands, as monumented by an old concrete fence post footer found 0.82

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LAWRENCE COUNTY ENGINEER
DATE: 1-5-2026
BY: *[Signature]*

feet south and 0.45 feet west of the corner, said point also being at the southeast corner of lands owned by Richard J. & Annette J. Matney (Vol. 615, Pgs. 590-592; parcel number 05-009-0900.000);

Course 6: Thence along the east line of said Mamey lands, N 2°23'48" W, passing through a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423") at 162.83 feet at the south right of way of County Road 17 (40'), a total distance of 186.70 feet to a "Mag" nail set on the centerline of said County Road 17, also being a corner of said Wright lands and the northeast corner of said Wood lands;

Course 7: Thence along said centerline, S 59°09'33" E, 14.35 feet to a "Mag" nail set on said centerline at a corner of said Wright lands, said point also being at the northwest corner of another parcel owned by Carroll E. Wright trust, (Volume 554, Pages 619-621; parcel number 05-009-0800.001);

Course 8: Thence leaving said centerline and along the west line of said Wright parcel number 05-009-0800.001, S 2°23'47" E, passing through a drill hole set in a concrete apron at 25.52 feet, a total distance of 179.95 feet to a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423");

Course 9: Thence continuing along said west line, S 8°14'00" W, 70.40 feet to a corner of said Wright lands, as monumented by a 2" iron pipe found 0.21 feet north and 0.13 feet east of the corner;

Course 10: Thence continuing along said west line, S 30°01'31" W, 43.56 feet to a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423") at a corner of said Wright lands, said corner being at the southwest corner of parcel number 05-009-0800.001;

Course 11: Thence along the south line of said parcel, S 83°05'25" E, 93.07 feet to a set 5/8" x 30" iron pin ("R. Ruffing, RS. 8423") at a corner of said Wright lands at the southeast corner of parcel number 05-009-0800.001;

Course 12: Thence along the east line of said parcel, N 6°54'02" E, passing through a set 5/8" x 30" iron pin ("R. Ruffing, P.S. 8423") at 230.64 feet at the south right of way of County Road 17, a total distance of 250.81 feet to a "Mag" nail set at a corner of said Wright lands on the centerline of said County Road 17, also being the northeast corner of Wright parcel number 05-009-0800.001;

Course 13: Thence along said centerline, S 76°07'45" E, 16.69 feet to a point;

Course 14: Thence continuing along said centerline, S 88°45'51" E, 28.90 feet to point;

Course 15: Thence continuing along said centerline, N 81°58'53" E, 34.58 feet to a point;

Course 16: Thence continuing along said centerline, N 75°52'10" E, 36.92 feet to a point;

Course 17: Thence continuing along said centerline, N 84°08'45" E, 56.32 feet to a "Mag" nail set at Wright's northeast corner, said point also being the northwest corner of said McMaster lands;

Course 18: Thence leaving said centerline and along the west line of said McMaster lands, S 6°46'00" W, passing by a wood fence post found 0.05 feet east of the line at 12.99 feet and a drill hole set in a concrete wall at 20.50 feet on said south right-of-way, a total distance of 317.99 feet to the True Point of Beginning, containing 63,213.019 square feet, or 1.4512 acres, including 3468.383 square feet, or 0.0796 acres within the right-of-way, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey is from a boundary survey for Matthew S. Freeman by C.K. Platt & Associates, Inc. on March 25, 2002 and recorded in Vol. 170, Pg. 269-271 of Lawrence County Records.

The intent of this legal description is to retrace and describe this parcel based on an actual field survey performed on April 20, 2020 by Robert M. Ruffing, RS. 8423.

Prepared by Robert M. Ruffing, RS. 8423, in September, 2020.

Parcel Number: 05-009-0800.000

Property Address: 278 County Road 17, South Point, OH 45680

Prior Deed Reference: Volume 620, Page 137 and Volume 610, Page 720