

Exhibit A
Legal Description

Situated in the City of Marietta, County of Washington, State of Ohio:

First Tract:

Being a part of Lot 221 in Square 20 of said Fourth Street, 43 feet Northerly from the southeasterly corner of said Lot 221,

Thence Northerly along the easterly line of Fourth Street 29.51 feet to the line of the property conveyed by John L. Harman to George H. Braunlich by deed recorded in Deed records of the aforesaid County in Book 178 at Page 547 thereof;

Thence Westerly parallel with southerly line of said Lot 90 feet, more or less, with the westerly line of said lot;

Thence Southerly along the westerly line of said Lot 29.51 feet to an iron stake which said Two iron stakes mark the line between the property of said John L. Harman, May 29, 1919, and Carrie A. Palmer as established and agreed upon in that certain deed from her to him recorded in the aforesaid deed records in Book 178 at Page 312 thereof;

Thence Easterly parallel with the southerly line of said lot 90 feet, more or less, to the place of beginning.

Subject however, to the common and perpetual right of way 4 feet in width off the Northerly side of the premises just hereinbefore described for a distance of 70 feet back from Fourth Street as given, granted and conveyed by the said Harman to the said Braunlich, his heirs and assigns forever, by deed dated December 7, 1916, and recorded in the aforesaid Deed Records in Book 178 at Page 457 thereof.

Second Tract:

All of my right, title, interest and estate of, in and to all of the common and perpetual right of way 8 feet in width and extending 70 feet from Fourth Street that was established in and by the aforesaid deed from said John L. Harman to said George H. Braunlich, dated December 7, 1916, Deed Record 178, Page 457, of which 4 feet by 70 feet is and shall be off of the Southerly side of the premises conveyed by said Harman to said Braunlich in and by said deed, and 4 feet by 70 feet is and shall be off of the Northerly side of the premises hereinbefore described in "First Tract" hereof, and by this deed sold and conveyed, subject, however, to all and singular the conditions, covenants, restrictions and other agreements pertaining to said common and

JM 1569

perpetual right of way from said Harman to said Braunlich, reference being made to all of said deeds and records, hereinbefore herein referred to, for any and all provisions therein contained.

Permanent Parcel Number: 240025716000

More commonly known as: 631 Fourth Street, Marietta, OH 45750

Prior Deed: OR Volume 606, Page 1557

JM 1570