

Exhibit A
Legal Description

Situate in the Township of Union and in Military Survey No. 867, in the County of Brown and State of Ohio:

Beginning at a reference point, a spike at the intersection of U.S. Route No. 52 and the Old A and P Highway; Thence with said route, S 46° 23' E a distance of 1143.20 feet to a spike; Thence S 54° 32' E. a distance of 644.18 feet to a spike in the centerline of U.S Route No. 52, corner to John Grippa, being the real point of beginning; Thence with said centerline, S 64 deg. 40 min. E a distance of 260.83 feet to a spike; Thence with a division line though the original tract, S 13° 30' W a distance of 315.21 feet to a stake on the bank of the Ohio River; Thence down said river, N 76° 28' W. a distance of 255.41 feet to a stake corner to John Grippa; Thence with said Grippa's line, N. 13° 30' E. passing an iron pipe at 327.71 feet, a distance of 368.58 feet to the beginning, containing 2.01 acres more or less. A survey of this property was made by Robert E. Satterfield, Reg. Surveyor No. 4238 in January, 1968.

Being the same real estate conveyed to Stephen J. Penny and Ida H. Penny, husband and wife, for their joint lives, remainder to the survivor of them from Stephen J. Penny and Ida H. Penny; his wife by deed dated July 29, 1982.

Permanent Parcel Number: 39-074804-0000

More commonly known as: 4362 U.S. Highway 52, Ripley, OH 45167

Prior Deed: OR Book 363, Page 101