

Exhibit A
Legal Description

****** TITLE DEED IS STAMPED NEW DESCRIPTION NECESSARY FOR FUTURE TRANSFER ******

Situated in the Village of Newcomerstown, County of Tuscarawas, and State of Ohio:

Known as and being a strip of land off the Southwest part of lands formerly owned by Elizabeth Lyons and described as follows:

Beginning at a stone 80 feet North from the southwest corner of said lands formerly owned by Elizabeth Lyons and on the dividing line between said lands formerly owned by Elizabeth Lyons and lands formerly owned by Mary J. Dent;

Thence North along the said dividing line 150 feet;

Thence East 50 feet;

Thence South on a line parallel to said dividing line 150 feet;

Thence West 50 feet to the place of beginning, containing 23 square rods more or less.

Also the following described Tract of land:

Situated in the County, State and Village aforesaid and being a part of the 2nd quarter of the 5th township and 3rd range U.S.M. Lands and beginning at a point on the east line of the lands formerly owned by Mary J. Dent and 20 feet South 4° West of the Southwest corner of a lot conveyed by Elizabeth Lyons, et ux, to John W. Wilson;

Thence South 86° East 70 feet to a stone;

Thence North 1° East 170 feet to a stone;

Thence North 86° West 10 feet to the Northeast corner of said lot;

Thence South 4° West along the east line of said Lot 150 feet to the Southeast corner of said lot;

Thence North 86° West 50 feet to the line of the land formerly owned by Mary J. Dent;

Thence South 4° West 20 feet to the place of beginning, containing Eighty-Three Thousandths (.083) of an acre, more or less.

The premises herein described and conveyed being the same premises conveyed to this Grantor by Joseph F. Miller, et ux, by Warranty Deed dated 10/14/39, and recorded in Volume 235 at Page 198 of the Deed Records of Tuscarawas County, Ohio, being carried on the records as a .223 acre parcel.

Also the following described property:

Situated in the Township of Oxford, Village of Newcomerstown, County of Tuscarawas, and State of Ohio, and more particularly described as follows:

Being that portion of the abandoned Ohio and Erie Canal Lands situated in the State of Ohio, United States Military District Survey, Quarter of Town 5 North, Range 3 West, Tuscarawas County, Oxford Township, City of Newcomerstown, and further described as follows:

Commencing for a point of beginning at an iron pin located at the Northeast corner of a parcel of Ohio and Erie Canal Land conveyed to Howard B. and Marie Caldwell by Governor's Deed dated 04/19/65, and recorded in the office of the Auditor of State in Canal Lands Volume 1, Part 2, Page 79, said iron pin also located on the northerly canal property line, a distance of Seventy-Seven and Thirty-Nine Hundredths (77.39) ft. left of a point on the transit line of the G.F. Silliman Survey of the Ohio and Erie Canal Lands, said point designated as Canal Station 2875+26.00;

Thence along the northerly canal property line North 72° 28' 00" East, One Hundred Eighty-Nine and Seventeen Hundredths (189.17) feet to a point, said point considered to be the southeast corner of a Four (4) acre tract heretofore conveyed to Howard B. and Marie Caldwell by Guy Brinker by deed bearing date of 05/07/54, and recorded in Volume 346, Page 411 of the Deed Records of Tuscarawas County, Ohio, said point being the true point of beginning of the parcel herein described, and located Seventy-Seven and Seventeen Hundredths (77.17) feet left of a point on the aforesaid transit line designated as Canal Station 2873+36.82;

Thence continuing along the Northerly canal property line North 71° 24' 35" East, Ninety-Six and Four-Hundredths (96.04) feet to a point at, or near, an iron pin;

Thence leaving the northerly canal property line South 17° 36' 00" East Ninety-Eight and Seventy-Two Hundredths (98.72) feet, and crossing the said transit line at Canal Station 2872+40.79, to a point on the southerly canal property line;

Thence along the said Southerly canal property line, South 72° 55' 00" West Ninety-Six and Three Hundredths (96.03) feet to a point;

Thence leaving the Southerly canal property line, North 17° 36' 00" West Ninety-Six and Nineteen Hundredths (96.19) feet, and crossing the said transit line at Canal Station 2873+36.82, to the above mentioned true point of beginning, and containing Nine Thousand Three Hundred Fifty-Eight and Seventy Hundredths (9,358.70) square feet, (0.215 acre), more or less, and further described as Parcel No. O&E-TUS-2872.4079 as recorded in the files of the State Canal Land Authority at Columbus, Ohio.

Further reference is made to Ohio and Erie Canal Plat No. 97, being a plat of a part of the G.F. Silliman Survey of the Ohio and Erie Canal Lands on file in the office of the Ohio Department of Public Works at Columbus, Ohio.

This Governor's Deed supersedes and replaces a Governor's Deed to Bernard J. Bordenkircher and Martha Bordenkircher, dated October 18, 1967, and recorded in the office of the Auditor of State in Canal Lands Volume 2, Page 138, and recorded in the Tuscarawas County Recorder's Office on October 31, 1967, in Volume 457, Page 541, in accordance with Section 5301.17, Ohio Revised Code.

Also the following described property:

Situated in the Village of Newcomerstown, County of Tuscarawas and State of Ohio, and more particularly described as follows: Known as and being a part of the 2nd Quarter, Township 5, Range 3, also, being a part of an 8.10 acre tract conveyed by W.M. Thomas to J.J. and V.T. Sweeney by deed bearing date of 07/12/46, and recorded in Volume 276, Page 74 of the Tuscarawas County Deed Records and being further bounded and described as follows: Beginning at an Iron pin at the southwest corner of Lot No. 1391, in the W.B. Albright Addition to said Village of Newcomerstown;

Thence South 68° 46' West, 22.43 feet to an Iron pin in the north line of the Ohio Canal Lands;

Thence South 69° 18' West, 76.10 feet to an iron pin in said north line of the canal lands;

Thence North 44.84 feet to an Iron pin at the southwest corner of a small tract of land now owned by the Grantee herein;

Thence with the south line of said Grantee's land, East 70.0 feet to a corner stone;

Thence with the east line of said Grantee's land, North 2° 39' West, 62.1 feet to an Iron pin;

Thence North 53° 59' East, 22.9 feet to an Iron pin at the northwest corner of said Lot No. 1391,

Thence with the west line of said lot, South 4° 42' East, 85.25 feet to the place of beginning,
containing 0.0889 acres, more or less.

Survey description by Dean Beauregard, R.S. #502.

Permanent Parcel Number: 45-00154-000, 45-00155-000 and 45-02488-000
More commonly known as: 366 East Canal Street, Newcomerstown, OH 43832

Prior Deed: Volume 720, Page 434