

# **Exhibit A**

## **Legal Description**

Situated in the Township of Jackson, County of Montgomery and State of Ohio: and in the northeast Quarter of Section 9, Town 4, Range 4 East, and being the south part of a 9.160 acre tract of land, more or less, as conveyed to Marvin E. Walker and Mildred L. Walker by deed recorded in Deed Vol. 2420, Page 374 of the Deed Records of said County; that part of said tract herein conveyed being more particularly bounded as follows: Beginning at an iron spike in the centerline of the Farmersville-Johnsville Road; said iron spike is on a bearing of South 01 degree east, 206.00 feet from the northeast corner of said Quarter section and the northeast corner of said 9.160 acre tract; thence along the centerline of the Farmersville-Johnsville Road and the east line of said 9.160 acre tract, south 1 degree east 200.12 feet to an iron spike, set for the southeast corner of this conveyance and marking the southeast corner of said 9.160 acre tract; thence along the south line of said 9.160 acre tract and along the existing fence line south 86 degrees 24' 30' west, and passing a concrete fence post at a distance of 27.82 feet for a total distance of 987.32 feet to the West face of a concrete fence post on the West line of said 9.160 acre tract; said post marks the southwest corner of said 9.160 acre tract; thence North 01 degree 12' 30' West along the West line of said 9.160 acre tract, 196.29 feet to an iron pipe set for the northwest corner of the herein described lands; thence north 86 degrees 11' east, for a distance of 988.48 feet to the place of beginning, containing 4.489 acres of land, more or less. The above described real estate is conveyed subject to all restrictions, reservations, limitations, conditions, covenants, easements, rights of way, and legal highways of record pertaining to the same and now in force and effect.

Permanent Parcel Number(s): F25 01309 0032

Premises commonly known as: 1057 Farmersville Johnsville Rd, New Lebanon, OH 45345

**END OF LEGAL DESCRIPTION**