

Exhibit "A"
Property Description

Situated in the Village of Sugar Grove, County of Fairfield, and State of Ohio:

Tract 1

Being part of Section No. 3, Township 13, Range 18, and part of the old Mill lot, beginning at a stake 98 feet South by 79-1/4° East of the Southwest corner of said Mill lot; Thence South 70-1/4° East 90 feet to the Canal; Thence North along said Canal to an Elm tree 144 feet; Thence West 44 feet to a stake; Thence North 82 feet to a stake; Thence West 44 feet to a stake, Thence South 172 feet to the place of beginning, containing one third (1/3) of an acre of land, more or less.

Being the real estate described as Tract 2 in the survey by James L. Wilson, R.S., for George Scott dated September, 1979.

Excepting therefrom such portion of the following 0.143 acre tract as may lie therein:

Situated in the State of Ohio, Fairfield County, Berne-Gore Township, Township 13, Range 18, Southwest quarter of Section 3, Village of Sugar Grove.

Being a part of the property conveyed to John J. Staten and recorded in Volume 323, Page 301, of the Deed Records in the Office of the Recorder of Fairfield County, Ohio, and being more fully described as follows:

Beginning at an iron pipe set in the west line of the Hocking Canal as shown in Plat Book 5, Page 13, said point being South 17 degrees 52 minutes 35 seconds East a distance of 124.44 feet from a canal monument found on the south side of Main Street; Thence continuing with the west line of said canal South 17 degrees 52 minutes 35 seconds East, passing an iron pipe set at 10.79 feet, a distance of 137.04 feet to an iron pipe set on the south line of said John J. Staten property; Thence with the South line of said Staten property South 69 degrees 45 minutes 00 seconds West a distance of 10.00 feet to an iron pipe set; Thence North 41 degrees 17 minutes 24 seconds West a distance of 82.46 feet to an iron pipe set; Thence with the north line of a tract conveyed to James M. Scott and recorded in Volume 121, Page 558, South 69 degrees 45 minutes 00 seconds West a distance of 45.00 feet to an iron pipe set; Thence with the west line of said John J. Staten property North 25 degrees 39 minutes 10 seconds West a distance of 41.00 feet to a railroad spike set in Main Street; Thence with the northerly lines of said John J. Staten property the following three (3) courses; North 71 degrees 15 minutes 00 seconds East a distance of 64.00 feet to an iron pipe set; North 16 degrees 30 minutes 00 seconds West a

distance of 20.91 feet to an iron pipe set; North 69 degrees 50 minutes 54 seconds East a distance of 28.80 feet to the point of beginning, containing 0.143 acres (6231 square feet).

Description for this parcel is based on a survey made in January, 1980, by Rodney McFarland, Registered Surveyor No. 6416.

Tract 2

Being a part of the property conveyed to John J. Staten and recorded in Volume 323, Page 301 of the Deed Records in the Office of the Recorder of Fairfield County, Ohio, and being more fully described as follows:

Beginning at an iron pipe set at the northeast corner of the tract conveyed to James M. Scott and recorded in Volume 121, Page 558 (being the northeast corner of the real estate described as Tract 2 above); Thence South 18 degrees 30 minutes 00 seconds East along the west side of said John J. Staten property a distance of 77 feet to a point, being the southwest corner of said John J. Staten property; Thence North 69 degrees 45 minutes 00 seconds East along the south line of said Staten property a distance of 31.96 feet to an iron pipe set; Thence North 41 degrees 17 minutes 24 seconds West a distance of 82.46 feet to the point of beginning, containing 0.028 acres.

Description for this parcel is based on a survey made in January, 1980, by Rodney McFarland, Registered Surveyor No. 6416.

Permanent Parcel Number: 007-01607-00

More commonly known as: 242 South Main Street, Sugar Grove, OH 43155

Prior Deed: OR Book 1455, Page 3065

DEEDS OF RECORD RECEIVED AND APPROVED
FOR CLERKSHIP ONLY FAIRFIELD COUNTY
AUDITOR-ENGINEER TAX MAPS

BY SAK DATE 11/23/22
007-01607-00