

Exhibit "A"
Property Description

Situated in William Johnstones Military Survey No. 1209, Perry Township, Brown County, Ohio and being part of Lots 32 and 33 of Clearview Acres Subdivision, Section II as recorded in Plat Book 7, Page 78 Slide 696 of the Brown County Recorders Office and being more particularly described as follows:

Commencing at an existing spike at the intersection of Clearview Drive and Woodward Road said spike also being the northeast corner to Lot 32 of the above mentioned subdivision;

Thence along the centerline of Woodward Drive and easterly line of Lot 32 South 2 degrees 35 minutes 19 seconds West 25.02 feet to an existing spike;

Thence continuing along said centerline South 2 degrees 05 minutes 55 seconds West 132.72 feet to a set P.K. Nail and the true point of beginning for this description.

Thence continuing along said centerline South 2 degrees 05 minutes 55 seconds West 108.48 feet to an existing spike;

Thence South 0 degrees 37 minutes 14 seconds West 49.42 feet to an existing spike being a corner to Charles W. and Irene Spencer as recorded in Deed Book 257, Page 756 of the Brown County Recorders Office;

Thence leaving said centerline and through Lot 33 and along Spencers' northerly line North 86 degrees 15 minutes 05 seconds West passing over an existing 5/8" Iron pin at 25.23 feet for a total distance of 278.69 feet to a set 3/4" Iron pin being in the westerly line of Lot 33 said Iron pin also being the northwest corner to Spencer;

Thence along the westerly line of Lot 33 North 3 degrees 10 minutes 44 seconds East 157.79 feet to a set 3/4" Iron pin;

Thence North 86 degrees 15 minutes 05 seconds West passing over an existing 5/8" iron pin at 249.28 feet for a total distance of 274.44 feet to the place of beginning.

Containing 1.000 Acres of land being 0.223 Acres out of Lot 32 and 0.777 Acres out of Lot 33 of the above mentioned subdivision and subject to legal highways, easements and restrictions of record.

Bearings are based on Clearview Acres Subdivision Section II as recorded in Plat Book 7, Page 78

Slide 696 of the Brown County Recorders Office.

Being the results for a survey made by Richard D. Jasontek, Ohio Registered Surveyor No. 7582 and dated January, 1997.

Permanent Parcel Number: 23-050104-1400

More commonly known as: 19387 Woodward Road, Fayetteville, OH 45118

Prior Deed: O.R. Volume 83, Page 656

APPROVED FOR TRANSFER

Date 7-26-2022

By [Signature]

Tax Map Draftsman

Brown Co. Engineer