

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

Situated in the Village of Jeffersonville, County of Fayette and State of Ohio:

**TRACT I:**

Being inlot No. 30 in said Village of Jeffersonville as shown and designated on the recorded plat of said Village, Plat Book H, Page 444, reference to which is hereby made for a more particular description.

**EXCEPTING THEREFROM** a parcel of land deeded to David C. Morrow and Shirley L. Morrow, husband and wife, by deed dated April 23, 2006, filed June 29, 2006 and recorded in Official Records Volume 157, Page 323 of the Deed Records of Fayette County, Ohio and described as follows:

Situated in the Village of Jeffersonville, County of Fayette and the State of Ohio:

**TRACT I:**

Beginning at a point in the line of an alley and corner grantor's line thence S. 50° W. 3.61 chains to a point on the bank of Sugar Creek, corner to said grantors and in the line of W.W. James, thence S. 82 1/2° E. 5.04 chains to a point at corner of said alley, and corner to said James; thence N. 41 1/4° W. 3.43 chains to the beginning and containing 61/100 of an acre.

**TRACT 2:**

Starting at a point in the southwesterly line of an alley at the intersection with the line between lots 30 and 31, of the Matthias B. Wright Addition to said Village, if extended across said alley and being also in the northeasterly line of a 0.061 acre tract, described in a certificate for transfer recorded in deed book 73, page 4, of said County, devised by S.C. Morrow to George Max Morrow; thence, with said line of said alley and said line of said 0.61 acre tract, south 40 degrees 54 minutes east 81.8 feet to a point; thence, with the line of an existing fence being the southeasterly line of a tract now occupied by George Max Morrow, south 51 degrees 16 minutes west 110.3 feet to the beginning point of the tract enclosed by this description and being the point of intersection of said southeasterly fence line and the southerly line of said 0.61 acre tract, thence, continuing with said line of said fence, south 51 degrees 16 minutes west 119.0 feet to a post; thence, with the line of another

existing fence and being part of the southwesterly line of said tract now occupied by George Max Morrow, north 41 degrees 10 minutes west 11.5 feet to a point in the southerly line of said 0.61 acre tract; thence with said southerly line of said 0.61 acre tract, south 86 degrees 55 minutes east 167.0 feet, more or less, to the point of beginning; and containing 0.15 acre, more or less.

The foregoing tract is designated Tract No. 3 on a plat recorded in Plat Book B, Page 22 of the plat records of said county and reference is hereby made to said recorded plat.

EXCEPTING from the First Tract 0.13 acre and 32.08 Sq. Ft., more or less conveyed to James W. Wood by deed dated January 17, 1948, and recorded in Deed Record 78, Pages 542, and 543.

ALSO EXCEPTING from the first Tract 0.15 acre conveyed to James W. Wood by deed recorded in Deed Book 78, Page 543.

Permanent Parcel No(s):080-009-0-03-076-00

**PARCEL 2:**

Situated in the Village of Jeffersonville, County of Fayette and State of Ohio:

The following described 0.0455-acre tract is situated in the Village of Jeffersonville, County of Fayette and State of Ohio, and being part of lot 31 as shown on plat of town of Jeffersonville as recorded in Deed Book H, Page 444 said lot is conveyed to Charles Richard Meranda Trustee, Helen M. Fults, LE by Deed Book 166, Page 620 and being more particularly described as follows:

Beginning at an iron pin and cap set at the northeast corner of said Lot 31 also being the northwest corner of Lot 30 of said Village said iron pin and cap is also in the southwest line of South Main Street (66 foot wide).

Thence, with the line between said Lots 30 and 31 South 45 deg. 30 min. 00 sec. West a distance of 165.00 feet to an iron pin and cap set at the Southwestern corner common to said Lots 30 and 31 also being the northeast line of a 16.5-foot alley.

Thence, with the said Northeast line North 44 deg. 30 min. 00 sec. West a distance of 12.00 feet to an iron pin and cap set.

Thence, with a new line across said Lot 31 North 45 deg. 30 min. 00 sec. East a distance of 165.00 feet to an iron pin and cap set in the Southwest line of South Main Street.

Thence, with said line South 44 deg. 30 min. 00 sec. East a distance of 12.00 feet returning to the point of beginning containing 0.0455 acres more or less.

Bearings are based on the South line of South Main Street (South 44 deg. 30 min East) as described in Deed Book H, Page 444.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic caps stamped "Cottril 6858".

This description is based on a field survey performed Jan. 4, 1995, by James R. Cottril registration #6858.

AND BEING the same property conveyed to David C. Morrow and Shirley L. Morrow, husband and wife from Morrow-Huffman Funeral Home, a general partnership consisting of David C. Morrow and Stephen J. Huffman by Partnership Deed recorded November 12, 1977 in Deed Book 141, Page 845 and also being the same property conveyed to David C. Morrow from Harry Mossbarger and Jean Mossbarger, husband and wife, by General Warranty Deed recorded May 25, 1995, in Deed book 180, Page 658.

Permanent Parcel No(s): 080-009-0-03-076-00 and 080-009-0-03-077-01

Property commonly known as: 41 Main St Lot 30, Jeffersonville, OH 43128

Prior Deed Reference: OR Book 152, Page 2095

**END OF LEGAL DESCRIPTION**

**APPROVED**  
Fayette County Engineer