

Paul David Knipp
Lawrence County Auditor

Exhibit A
Property Description

Situated in the Township of Perry, County of Lawrence and State of Ohio:

Being a parcel of land in the S.E. 1/2 of Frac. Section 19, T. 2, R. 17 being a parcel of land in the S.E. corner of a 4.81 acre tract of land conveyed by Rufus and Flora Spears to Wiley and Ester Gipson by deed dated May 14, 1947 as recorded in D.B. 184, Pg. 322 and being more particularly bounded and described as follows:

Beginning at an iron post in the West right of way line of State Highway No. 7 formerly known as the Ohio River Road or Turnpike No. 1, said iron post being at the S.E. corner of the above mentioned 4.81 acre tract of land which this parcel is a part and being at right angles to and 30 feet to the right of Station 185+70.42 of the center line of said survey of said State Highway No. 7; Thence N. 23 deg 13 min. W. 130 feet to an iron pipe in the West right of way line of said State Highway No. 7; Thence S. 66 deg 47 min. W. 237.65 feet to an iron pipe in the South line of the above mentioned 4.81 acre tract; Thence S. 84 deg. 28 min E. 270.75 feet to the place of Beginning and containing 0.36 acres, more or less, with all bearings taken from the magnetic meridian of December, 1941.

Saving and Excepting from the above described premises the following:

Situate in the Township of Perry, Lawrence County, Ohio: Being the S.E. part of an 0.35 acre tract of land situated in S. 1/2 of Section 19, T. 2, R. 17: Beginning at an iron pipe on the West line of Old U.S. 52 and being on East line of said 0.35 acre tract and bears N. 23 deg. 13 min. W. 10.30 feet from an iron pin at S.E. corner of said 0.35 acre tract; Thence with East line of said 0.35 acre tract, N. 23 deg. 13 min. W. 50 feet to an iron pipe; Thence leaving said line S. 66 deg. 47 min. W. 87.20 feet to an iron pipe set on steep slope; Thence S. 25 deg. 01 min. E. 12.82 feet to an iron pipe on steep slope at N.W. corner of said 0.02 acre tract; Thence N. 84 deg. 28 min. W. 69.72 feet to an iron pipe; Thence N. 84 deg. 28 min. W. 29.2 feet to an iron pin; Thence N. 23 deg. 13' W. 10.3 feet to the place of beginning, containing, .073 acres, more or less, leaving a balance of .287 acres of be conveyed.

The above described real estate was surveyed to Robert Rowe, Registered Surveyor.

Permanent Parcel Number: 15-104-0800.000
More commonly known as: 1368 County Road 1, South Point, OH 45680
Prior Deed: OR Volume 73, Page 539