

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Village of Wellsville, County of Columbiana, State of Ohio

And known as being Part of Lot 26 in Cope Smith and McGregor's Addition as recorded in Plat Book 1, Page 20 and adjacent acreage, and being part of the Southwest Quarter of Section 4 T9N, R2W (Yellow Creek), and also known as being that parcel of land conveyed to Chase Manhattan Bank as recorded in ORV 307, Page 400 of the Columbiana County Recorders Record of Deeds, and being more fully bounded and described as follows:

Beginning at a point marking the intersection of centerline of Main Street (60'R/W) with the centerline of Tenth Street (50'R/W);

Thence North 48 degrees 00 minutes 00 seconds East along said Main Street, a distance of 125.19 feet to a point;

Thence South 42 degrees 05 minutes 15 seconds East, a distance of 30.00 feet to the Southerly right of way of said Main Street and the true place of beginning for the parcel hereinafter described;

Thence North 48 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to the Northwest corner of land conveyed to James A. Stewart as recorded in ORV 1220 Page 871; witness a 1/2 inch iron bar found 0.09 feet North and 0.11 feet East;

Thence South 42 degrees 05 minutes 15 seconds East along the West line of said Stewart, a distance of 120.00 feet to the Northeast corner of land conveyed to Ruth L. Hughes as recorded in ORV 457 Page 204; witness a railroad spike found 0.58 feet South and 0.5 feet East;

Thence South 48 degrees 00 minutes 00 seconds West along the North line of said Hughes, a distance of 50.00 feet to the Southeast corner of land conveyed to Virginia M. Crea as recorded in ORV 146 Page 15; witness a 5/8 inch iron bar found 0.92 feet South and 1.03 feet West;

Thence North 42 degrees 05 minutes 15 seconds West along the East line of said Crea, a distance of 120.00 feet to the true place of beginning and containing 0.138 acres of land more or less as determined from a survey made by Vaughn R. Kuchenbecker Professional Land Surveyor No. 7797 of Eastern Land Survey Co. in July 2004.

The Bearings used to prepare this description are assumed.

Legal Description Prepared: 8/2/04.

Property Address: 980 Main St, Wellsville, OH 43968

Parcel No.: 84-01709.000

Prior Deed Reference: Deed from Blaine E. Fields and Barbara Ann Fields, to Ronald A. Greathouse, filed January 26, 2015, in Book 2076, Page 571-572 of Columbiana County Records.

