

EXHIBIT A
LEGAL DESCRIPTION

Situated in the City of Alliance, County of Stark and State of Ohio:

Known as and being Lot Number Four Thousand sixty-six (4066) and Lot Number Four Thousand Sixty-seven (4067) as the same are marked, numbered and distinguished on the plat on filed with the Recorder at Canton, Ohio, subject to easements and conditions and restrictions of record.

Property commonly known as: 1461 South Freedom Avenue, Alliance, OH 44601

Permanent Parcel Number: 108413 and 108414

Prior Deed Reference: OR Volume 2499, Page 363
 OR Volume 1429, Page 206

END OF LEGAL DESCRIPTION

ALAN HAROLD
STARK COUNTY AUDITOR
DEPUTY KB

DEC 06 2022

APPROVED

IN COMPLIANCE WITH HB 138

TAX VALUE \$ 49,800 / AV \$ 17,470.

THE STATE OF OHIO
STARK COUNTY, ss.
HUNTINGTON NATIONAL BANK

CASE No. 2022CV01805



COURT OF COMMON PLEAS

vs.

GEORGE S. SAMAY, ***PRIVATE
SELLING OFFICER*****

We the undersigned, freeholders and residents of said County, having been summoned by GEORGE T. MAIER, Sheriff of Stark County, aforesaid, by virtue of an order issued from the Court of Common Pleas of said County, to him directed, in the above cause impartially to appraise, and return to him the real value in money, of the following described Real Estate, situated in said County, to wit:

SITUATED IN THE CITY OF ALLIANCE, COUNTY OF STARK, STATE OF OHIO: KNOWN AS PERMANENT PARCEL # 01-08413 AND 01-08414 AT 1461 S. FREEDOM AVENUE AND FURTHER DESCRIBED IN THE PRELIMINARY JUDICIAL REPORT FILED WITH THE STARK COUNTY CLERK OF COURTS

Parcel# 01-08413 01-08414
LOCATED: 1461 S. FREEDOM AVENUE ALLIANCE, OHIO 44601

And having been duly sworn by said GEORGE T. MAIER, Sheriff according to law, estimate and appraise said Real Estate, upon actual view thereof at the sum of

SIXTY THOUSAND DOLLARS
(\$ 60,000.)

Given under our hands and seal this 20th day of MARCH A.D., 2023

Debra K. Faello

880 Canal St.
Magnolia, Ohio 44643 SEAL

Ed Budner

11871 LINCOLN WAY NW
MASSILLON, OH 44647 SEAL

De M BL

2151 CAPITOL ST.
LOUISVILLE, OH 44641 SEAL

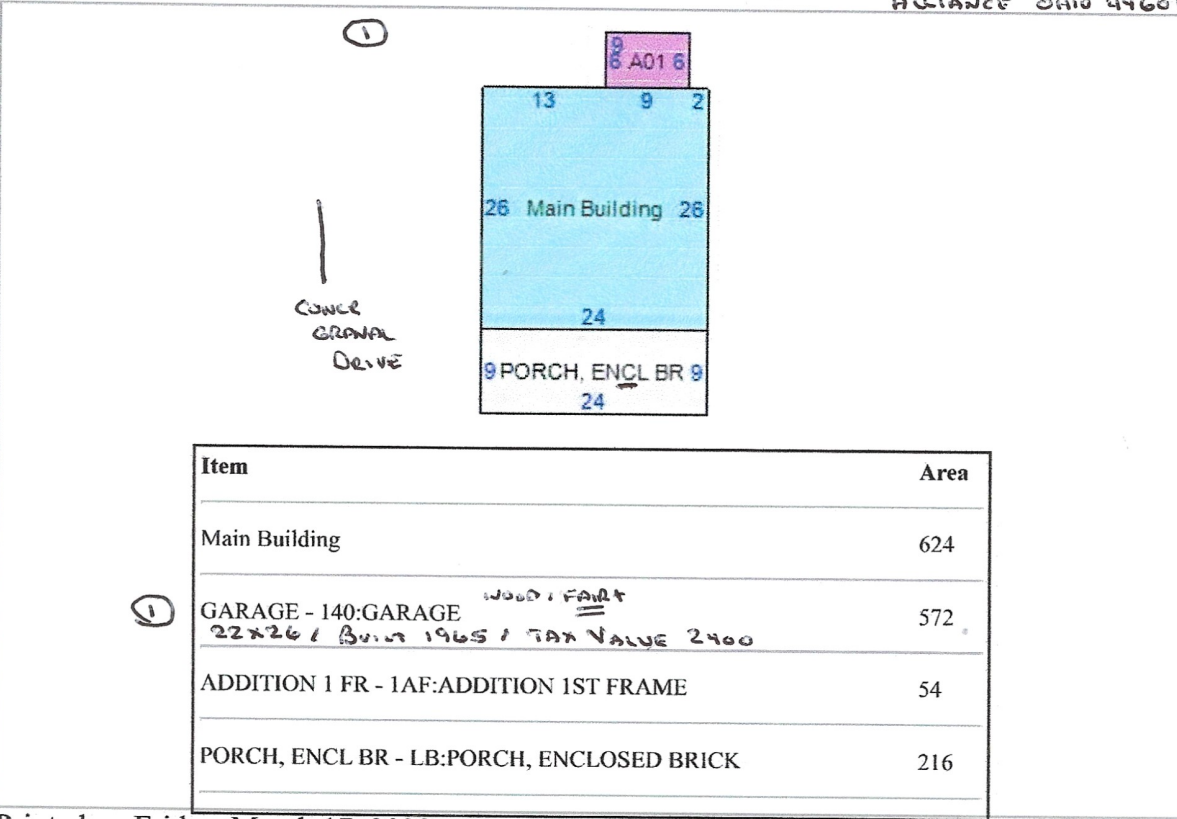
Parcel: 108413 / 108414

SAMAY GEORGE S & BEVERLY M

2022 CV 01805

1461 FREEDOM AVE S

AVIANCE OHIO 44601



Printed on Friday, March 17, 2023, at 2:42:58 PM EST

Card 1 AV / 17440.00

Stories 2 VINYL

Construction 1 - FRAME

Style 10 - SINGLE FAMILY

Square Feet 1,302

Year Built 1917

Effective Year 1917

Year Remodeled

% Complete 100 SHINGLES FAIR

Dwelling Value \$31,500 VINYL WINDOWS

LOTS / 42x153 / .15 ACRES 49,800

Physical Condition 2 - GOOD FAIR TB / AVG

CDU GD - GOOD SF / AVG

Bedrooms 3

Basement 1 - FULL

Basement Quality 0 - NONE

Rec Room 0

Finished Basement 0

Full Baths 1

Half Baths 0

Central Air 0 - No AC

Heating Fuel Type 1 - GAS

RESTRICTED REPORT FOR SHERIFF APPRAISAL PURPOSES: Inspection Date: 3 / 18 / 23 Photo #

TYPE OF AREA: RESIDENTIAL: Urban Suburban Rural COMMERCIAL: Prime Secondary Nghborhd

INDUSTRIAL: Heavy Light Park AGRICULTURAL: Prime Average Gentleman

Inspected By: DF-60 DB-66 TB-54 AVM: Lo 51 Mid 66 Hi 81 Occupied: Vacant: Posted Boarded:

Current Lien: \$ 46,000 / 6.5% AVM: Lo 51 Mid 66 Hi 81 % (-19) APPRAISED VALUE: (\$ 65 \$ 60,000

RE-APPRAISAL DATA: Reason: NEW: Date / / Amount: \$

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2022 CV 01805