

**EXHIBIT A  
LEGAL DESCRIPTION**

Situated in the Township of Yellow Creek, County of Columbiana and State of Ohio;

Being part of Section 5, Township 9, Range 2 and bounded and described as follows:

Commencing at the southwest corner of lands of C.M. Wells Estate.

Thence South  $6\frac{3}{4}^{\circ}$  West One and Eight Five Hundredths (1.85) chains.

Thence South  $30^{\circ}$  West Nine (9) chains to a stone at the beginning of the tract herein conveyed; thence South  $21\frac{1}{2}^{\circ}$  East One Hundred Ten and Seventy-Five Hundredths (110.75) feet to a stake.

Thence South  $89^{\circ} 20'$  West Six Hundred Twenty and Eight Tenths (620.8) feet.

Thence North  $13\frac{1}{2}^{\circ}$  West One Hundred Eighty-Five and Seventy Hundredths (185.70) feet to a stake.

Thence East Six Hundred Fifty-Five and Six Tenths (655.6) feet to a stake; thence South  $30^{\circ}$  West Eighty Nine and Two Tenths (89.2) feet to the place of beginning, and containing Two and Fifty Two Hundredths (2.52) acres, more or less. Subject to the traveled roadway following the banks of the run which passes said premises.

Also, certain water rights with Grantor owns on adjacent property owned by H.K. Porter Company, Inc. to the north of the above described premises.

Permanent Parcel Number: 83-00204.000

Property commonly known as: 442 Wells Hollow Rd, Wellsville, OH 43968

Prior Deed Reference: Volume 1280 Page 226 and Volume 1303 Page 439

**END OF LEGAL DESCRIPTION**

<b>PRE-APPROVED TAX MAP DEPARTMENT</b>	
LEGAL SUFFICIENT	<input type="checkbox"/>
LEGAL INSUFFICIENT	<input checked="" type="checkbox"/>
CHANGES <i>6/27/23</i>	<input type="checkbox"/>

*Chp*