

**EXHIBIT A  
LEGAL DESCRIPTION**

Situated in the Township of Montgomery, County of Wood, and State of Ohio:

Being a parcel of land situated in the southwest one-quarter (1/4) of the northeast one-quarter (1/4) of Section 22, Town 4 North, Range 12 East, Montgomery Township, County of Wood, State of Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found for the southwest corner of said southwest 1/4 of the northeast 1/4.

Thence on and along the south line of said southwest 1/4 of the northeast 1/4, being also the centerline of Graham Road, N-87°-12'-E, a distance of 346.77 feet to a point, said point being the principal point of beginning for this description.

Thence parallel to the east right-of-way line of the Penn-Central Railroad, N-01°-57'-W, a distance of 335.00 feet to an iron pipe set, passing at 20.00 feet an iron pipe set in the north line of said Graham Road.

Thence parallel to said south line of said southwest 1/4 of the northeast 1/4, N-87°-12'-E, a distance of 130.00 feet to an iron pipe set.

Thence parallel to said right-of-way line, S-01°-57'-E, a distance of 335.00 feet to a point in the south line of said southwest 1/4 of the northeast 1/4, being also the centerline of said Graham Road, passing at 315.00 feet an iron pipe set in the north line of said Graham Road.

Thence on and along said south line of said centerline, S-87°-12'-W, a distance of 130.00 feet to the principal point of beginning.

Containing one (1.00) acre of land, more or less, subject however to all legal highways.

Permanent Parcel Number: L45-412-220000009000

Property commonly known as: 3408 Graham Rd. Risingsun, OH 43457

Prior Deed Reference: OR Book 493, Page 427

**END OF LEGAL DESCRIPTION**

**MATTHEW OESTREICH  
WOOD COUNTY AUDITOR**

*John M. Musten*  
WOOD COUNTY ENGINEER  
DESCRIPTION REVIEWED BY:

y 02-21-2024 PD, TM  
SURVEY #554