

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Cross Creek, County of Jefferson, and State of Ohio.

Being Lot Number 142 of Beechwood Second Subdivision in Section 24 and Township 2 as recorded in Jefferson County Plat Book 6 at Page 143.

Subject to each of the conditions as contained in the plat of said plan aforementioned, which shall apply to and be binding upon the Grantees, his heirs, executors, administrators, and assigns.

Subject to all legal roads and highways, easements, restrictions, limitations, conditions, covenants, exceptions, and all applicable zoning regulations.

Permanent Parcel Number: 06-00149-000

Property commonly known as: 220 Beechwood Blvd., Wintersville, OH 43953

Prior Deed Reference: OR Volume 901, Page 358 and OR Volume 1081, Page 635

END OF LEGAL DESCRIPTION

**IT IS OK
DLM 05-19-2025**