

EXHIBIT A
LEGAL DESCRIPTION

Being Situate in Salem Township, Jefferson County, Ohio, and described as follow:

Situated in Section Number 2, Township Number 10, Range Number 3 and being part of that tract of land which was conveyed to Arthur O. Black and Mary M. Blake by William B. Moores, et ux., by deed recorded in Volume 193, Page 619 of the Jefferson County, Ohio, Record of Deeds, the part of said land to be herein conveyed being bounded and described as follows:

Beginning at the northwest corner of tract of land containing 4.05 acres which was conveyed to W. & M. Wheeler by deed recorded in Volume 226, at Page 233 of said Record of Deeds. Thence South 46° East 46 feet; thence South 25° 17' East 335.76 feet; thence South 482.95 feet to the true place of beginning of the parcel of land to be herein conveyed, said true place of beginning being in the west line of a 30 foot private right of way, South 329 feet to a stake; thence West 265 feet to a stake; thence North 329 feet to a stake and thence East 265 feet to a stake at the place of beginning. Containing two acres, more or less.

The Grantees, their heirs and assigns, shall have the right of ingress and egress over and along the private right of way, 30 feet in width, extending from, and on the east side of the property herein conveyed to State Highway 646.

Being the same land conveyed to Grantors herein by deed of Dana M. Meadows, dated January 25, 2005 and recorded January 31, 2005, in Jefferson County, Ohio Book Volume 682, Page 134.

Permanent Parcel Number: 24-01316-000

Property commonly known as: 1908 State RT. 646, Richmond, OH 43944

Prior Deed Reference: OR Volume 715, Page 814; Deed originally recorded in OR Volume 708, Page 912 has been re-recorded in OR Volume 715, Page 814 to add signature of Donna Kough, Wife of Thomas J. Kough

END OF LEGAL DESCRIPTION

IT IS OK
DLM 07-14-2025