

EXHIBIT A

Legal Description:

Situated in the Township of Champion, County of Trumbull, and State of Ohio:

And known as being part of Lots 623, 625, 579, 580 and 581 and all of Lot No. 624 to North Warren Heights Townsite Plat No. 2 in said Township as recorded in Volume 12, Pages 76 and 77 of the Trumbull County Plat Records being more fully bounded and described as follows:

Beginning at an iron pin in the Easterly line of Nutwood Avenue, said point being Northerly 70.00 feet from the intersection of said Easterly line of Nutwood, Avenue, with the Northerly line of Cleveland Avenue;

Thence Northwardly along the Easterly line of said Nutwood Avenue, a distance of 70.00 feet to an iron pin;

Thence Easterwardly on a line parallel with the Northerly line of said Cleveland Avenue, on a line severing Lot No. 625, a distance of 120.00 feet to a point in the Northwesterly corner of Lot No. 581, and continuing,

Thence Eastwardly along the Northerly line of Lots 581, 580 and 579, a distance of 114.00 feet to an iron pin the Northeasterly corner of said Lot No. 579;

Thence Southwardly along the Easterly line of said Lot No. 579, a distance of 70.00 feet to an iron pin,

Thence Westwardly on a line severing said Lot Nos. 579, 580, 581 and Lot No. 623, a distance of 234.00 feet to the place of beginning.

Being all of Lot No. 624 and the Northerly 10.00 feet of Lot No. 623, and the Southerly 20.00 feet of Lot No. 625, and the Northerly 70.00 feet of Lots 579, 580 and 581.

Parcel Number(s): 46-263200

Property Address: 4484 Nutwood Avenue Northwest, Warren, OH 44483

Deed Reference Number: dated June 13, 2019, filed June 13, 2019, recorded as Instrument Number 201906130010751, Trumbull County, Ohio records

TRUMBULL COUNTY

AUG 12 2022 *JB*

GIS/TAX MAP DEPT

22-018381- 1S

COURT ORDER