

**EXHIBIT A
LEGAL DESCRIPTION**

TRACT 1:

Situated in the Township of Yellow Creek, County of Columbiana, and in the State of Ohio and bounded and described as follows:

Known as and being a tract of land situated in the Northwest quarter of Section #29, Yellow Creek Township, Township #9, Range #2, Columbiana County, Ohio, and being more fully described as follows: Commencing at the center of said Section #29, thence with the Quarter Section line, also with the centerline of Township Road #909 (Bill Smith Road), North a distance of 861.18 feet to a point; thence West a distance of 30.00 feet to the true place of beginning of the tract herein described; thence, continuing West a distance of 200.00 feet to a point; thence North a distance of 100.00 feet to a point; thence East a distance of 200.00 feet to a point; thence South a distance of 100.00 feet to the true place of beginning, and containing in area 0.459 of an acre, be the same more or less, but subject to all legal highways. Also known as Lot 5, Pine Tree Hill Estates, PB 11, Pg 72.

Permanent Parcel Number: 82-00927.000

TRACT 2:

Situated in the Township of Yellow Creek, County of Columbiana and State of Ohio and bounded and described as follows:

Known as and being that certain Lot Number Six (6), as said Lot is numbered and distinguished on the recorded plat of Pickering's First Addition to the Pine Tree Hill Estates, as shown in Plat Book 11 at Page 72 of the Columbiana County, Ohio, Record of Plats.

Permanent Parcel Number: 82-00997.000

Permanent Parcel Number: 82-00927.000 & 82-00997.000

Property commonly known as: 19411 Bill Smith Rd., Wellsville, OH 43968

Prior Deed Reference: Volume 251 Page 915, Volume 256 Page 884, and Volume 550 Page 766

END OF LEGAL DESCRIPTION

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	☒
LEGAL INSUFFICIENT	☐
CHANGES	☐

10-1-26 *[Signature]*