

EXHIBIT A

Legal Description:

Situated in the Township of Sugarcreek, County of Stark and State of Ohio.

Being located in the Northeast Quarter of Section 11, Township 11, Range 10 and being part of a 4.857 acre tract and all of a 0.59 of an acre tract as conveyed to Arah F. Hutt by Deed recorded in Volume 1679 at Page 340 of the Stark County Deed Records and being more fully described as follows:

Beginning at the northeast corner of a 12.72 acre tract as conveyed to Mabel M. Swank (Deed Volume 2997, Page 560) and at a point in the centerline of Pigeon Run Road, said point being located the following three (3) courses from the southwest corner of the Northeast Quarter of Section 11.

Thence South 84 deg. 30 min. 00 sec. East, 1346 feet;

Thence North 5 deg. 00 min. 00 sec. East, 450.50 feet to an iron pin (found);

Thence North 20 deg. 19 min. 00 sec. West, 226.00 feet;

Thence from said beginning and with the north line of said 12.72 acre the following four (4) courses, thence North 84 deg. 28 min. 46 sec. West, 30.00 feet to an iron pin (set);

Thence continuing North 84 deg. 28 min. 46 sec. West, 153.80 feet to an iron pin (set);

Thence South 3 deg. 45 min. 42 sec. West, 50.00 feet to an iron pin (found);

Thence North 84 deg. 25 min. 18 sec. West, 342.89 feet to an iron pin (found) on the north line of said 12.72 acre tract and at a southeast corner of a 15.42 acre tract as conveyed to Wilbur D. and Helen Wentling (Deed Volume 2176, Page 61);

Thence with an east line of said 15.42 acre tract, North 4 deg. 50 min. 39 sec. East, 335.95 feet to an iron pin (found) at a corner of said 15.42 acre tract;

Thence with a south line of said 15.42 acre tract, South 85 deg. 17 min. 46 sec. East, 397.68 feet to an iron pin (set);

Thence continuing South 85 deg. 17 min. 46 sec. East, 30.00 feet to a point in the center line of Pigeon Run Road and at the Southeast corner on the most easterly line of said 15.42 acre tract;

Thence with the centerline of said road South 9 deg. 52 min. 00 sec. East, 153.15 feet to an iron pin (found);

Thence continuing with the centerline of said road south 17 deg. 17 min. 00 sec. East, 157.00 feet to the place of beginning;

Containing 3.526 acres (of which 0.214 of an acre is within right-of-way of Pigeon Run Road and 2.828 acres is out of said 4.857 acre tract) more or less but subject to all legal highways, easements and rights-of-way.

Bearings are oriented to the 1.921 acre tract. Iron pins indicated (set) are 5/8 inch iron bars with plastic cap stamped Bair & Goodie.

Parcel Number(s): 6703568

Property Address: 6845 Pigeon Run Road Southwest, Navarre, OH 44662

Deed Reference Number: dated August 26, 1999, filed August 31, 1999, recorded as Instrument Number 1999066819, Stark County, Ohio records

ALAN HAROLD
DEPUTY JMA
NOV 06 2019