

EXHIBIT A

Legal Description:

Situate in the City of Xenia, County of Greene and State of Ohio and being all of Lots Forty-six (46) and forty- seven (47) of the P.H. Flynn Second Addition recorded in Plat Book 2, Page 106, nka Plat Cabinet 31, Page 269B to the City of Xenia, Ohio as the same are designated, numbered and known on the recorded plat of said addition, and being more particularly described as follows:

Beginning at the intersection of the North line of Stelton Road and the East line of Xenia Ave. thence northerly along the East line of Xenia Ave. 295.52 feet to a stake at the southwest corner of Lot 47; thence easterly with the South line of said Lot 47 and parallel with the North line of Stelton Road 135.00 feet to a stake at the southeast corner of Lot 47 in the West line of a 10 foot alley; thence northerly along the West line of said alley and the East side of Lot 47 and Lot 46, 81.84 feet to a stake at the northeast corner of Lot 46 in the West line of said alley thence westerly with the North line of lot 46 and parallel with the North line of Stelton Road 135.00 feet to a stake at the northwest corner of Lot 46 in the East line of Xenia Ave; thence southerly along the East line of Xenia Ave. and the West side of Lot 46 and 47, 81.84 feet to the place of beginning, containing Twenty five hundredths (0.25) acres be it the same more or less. Surveyed by Henry W. Walsh, Registered Surveyor No. 188 on February 19, 1945.

Grantors herein also convey their right, title and interest in and to the vacated alley to the rear of the herein-above described premises. 2 Vacated alleys 5' x 40.92 at rear of said lots.

Parcel Number(s): M40000100120019000, M40000100120018900

Property Address: 781 Xenia Avenue, Xenia, OH 45385

Deed Reference Number: dated December 20, 2005, filed December 27, 2005, recorded as Official Records Volume 2520, Page 230, Greene County, Ohio records

Fee Simple Owner(s): Cory M. McGatha

Description Check

Greene County Engineer's Tax Map Dept.

Legally Sufficient As Described
 Legally Sufficient With Corrections Noted
 Legally INSUFFICIENT, New Survey Required

Date: 01-18-22 By: pam

PAR ID Dist M40 BK 1 PG 12 PAR 189, 190