

Exhibit A

Legal Description

Situated in the Village of Creston, County of Wayne and State of Ohio:

and known as In-Lot No. 206 in Stebbins and Baum's Addition to said Village as recorded in Wayne County, Ohio, Plat Record Vol. 2, Pages 164 and 165, EXCEPTING 1 square foot out of the Southwest corner thereof as more particularly described in a deed from John South and Anna M. South, his wife, to The Akron and Chicago Junction Railroad Company dated July 4, 1906, and recorded in Wayne County, Ohio, Deed Record Vol. 154, Page 143. Also, excepting 140 square feet out of the Southwest part of said Lot, being a strip 16 feet wide for use as an alley, deeded by John South and Anna M. South, his wife, to the Village of Creston, July 4, 1906, and recorded in Wayne County, Ohio Deed Record Vol. 158, Page 572, be the same more or less but subject to all legal highways. Subject to easements and restrictions of record.

Permanent Parcel Number(s): 09-00309.000

Premises commonly known as: 128 Burbank Street, Creston, OH 44217

END OF LEGAL DESCRIPTION



Ohio Department of Agriculture
 Enforcement Division • Auctioneer Program
 8995 E. Main St. Bldg 1
 Reynoldsburg, OH 43068

Governor Mike DeWine
 Director Dorothy Pelanda

License Fee: \$200.00
 License Number: 2012000117
 License Expiration: June 30, 2023
 Date Issued: March 19, 2021

Auctioneer

Denney, Ronald W.
10285 Grand Vista Dr.
Centerville, OH 45458

The above licensee is hereby granted a license to operate as an Auctioneer in accordance with the provisions of Chapter 4707 of the Ohio Revised Code, subject to all provisions thereof and to the regulations of this division for the period of 3/19/2021 through 6/30/2023.

Dorothy Pelanda

Director, Ohio Department of Agriculture

License is non-transferable

Ohio Department of Commerce
Division of Real Estate & Professional Licensing

Ronald W Denney

License Type: Real Estate Salesperson

File Number: SAL.0000440029

Issue Date: 05/11/2011

IS HEREBY GRANTED A LICENSE TO OPERATE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4735 OF THE OHIO REVISED CODE, SUBJECT TO ALL THE PROVISIONS THEREOF AND TO THE REGULATIONS OF THIS DIVISION. A SALESPERSON LICENSE NEED NOT BE DISPLAYED BUT MUST BE AVAILABLE IN THE BROKER'S MAIN OFFICE [O.R.C. SECTION 4735.13]

David C. Paul, President
 Ohio Real Estate Commission

Ohio Real Estate Auctions
 REC.2004021118

Ohio Real Estate Auctions, LLC
 498 N Detroit St
 Xenia, OH 45385-2234

John R. Kasich, Governor
David Goodman, Director



Private Selling Officer Terms of Sale



1. If Plaintiff exercises their right to credit bid and becomes the high bidder at auction, Plaintiff agrees that Ohio Sheriff Sales will receive the following upon execution of Deed via the Confirmation of Sale:
 - A) A flat fee of \$750 on behalf of the named PSO
 - B) Reimbursement of actual costs of the statutorily required legal advertisements pre-paid by Ohio Sheriff Sales

2. If the subject property sells through to a third-party buyer, a 10% buyer's premium will be added to the high bid amount which shall become a part of the sale proceeds and Plaintiff agrees that Ohio Sheriff Sales will receive the following from said sale proceeds via the Confirmation of Sale and Distribution of Funds Order:
 - A) Commission equal to the 10% buyer's premium on behalf of the named PSO
 - B) Reimbursement of actual costs of the statutorily required legal advertisements pre-paid by Ohio Sheriff Sales
 - C) Flat fee of \$750 shall be waived

3. In the event the auction is postponed, PSO shall re-schedule the auction as directed by Plaintiff's Counsel with no additional cost to Plaintiff

4. In the event the auction is canceled, Plaintiff agrees that Ohio Sheriff Sales will receive the following:
 - A) Reimbursement of actual costs of the statutorily required legal advertisements pre-paid by Ohio Sheriff Sales
 - B) Flat fee of \$300 for time invested

Exhibit "C"