

EXHIBIT "A"
(File #9-2549)

PARCEL I:

Situated in the Township of Wheeling, County of Belmont, and State of Ohio, and known as and being a part of the Southeast Quarter of Section 19, Township 8, and Range 4. Being part of a tract of land containing 9.72 acres, conveyed by A.E. Nichols to Clark Nichols by deed recorded in Volume 190, Page 29 of the Deed Records of Belmont County, Ohio, and being **Lot No. Ten (10)** as shown upon a plat of said subdivision of said tract.

Beginning for said Lot No. Ten (10) at an iron pin at the East corner of Lot No. Six (6), which place of beginning is South 783.1 feet and West 490.5 feet from a stone planted at the Northeast corner of said quarter section;

thence from said place of beginning South 50 deg. 47' East 80 feet, along the southwest side of a common roadway to a stake corner to Lot No. Eleven (11);
thence South 39 deg. 13' West 31.1 feet to a stake;
thence South 26 deg. 30' East 176.9 feet to an iron pin corner to Lot Ten and Eleven;
thence with railway property line South 77 deg. 47' West 51.7 feet to an iron pin, corner to Lots No. Nine and Ten;
thence North 26 deg. 30' West 229.3 feet to a stake corner to Lots No. Five, Six and Ten;
thence North 39 deg. 13' East 50 feet to the place of beginning, containing **13,412 square feet or nearly 0.279 of an acre.**

ALSO, the right to use a common roadway a road along the Northeast side or end of said lot and extending North 50 deg. 47' West 160 feet to the County Road leading up the Wheeling Creek from Fairpoint, as shown on said plat.

EXCEPTING AND RESERVING from the above-described premises the Pittsburgh or No. Eight (8) or six foot vein or stratum of coal in and underlying the same, together with the mining rights and privileges as conveyed by Adison E. Nichols to James P. Loomis by deed dated May 11, 1903, and recorded in Volume 143, Page 296, Deed Records of Belmont County, Ohio.

20180007410
NORTHWEST TITLE
1160 DUBLIN RD
#500
COLUMBUS OH 43215

Subject to all easements of record and all legal highways.

PARCEL II:

Situated in the Township of Wheeling, County of Belmont and State of Ohio, and known as a part of the Southeast Quarter of Section 19, Township 8, Range 4, and being a part of a tract of land containing 9.78 acre conveyed by A.E. Nichol to Clark Nichol by deed dated May 8, 1912, and recorded in Volume 190, Page 29, and being Lot Numbered Eleven (11) as shown on the plat of the subdivision of said tract.

Beginning for the same at an iron pin corner to Lots Numbered Eleven (11) and Twelve (12);

thence South 24° 19' East 147 feet to a stake at the Southwest corner of Lot No. Twelve (12) from which an iron pin (corner) bears North 77° 47' East 20.1 feet;
thence South 77° 47' West 49.2 feet to an iron pin at the Southeast corner of Lot No. Ten (10);
thence North 26° 30' West 176.9 feet to a stake;
thence North 39° 13' East 31.1 feet to a stake in the Southwest side of a roadway;
thence with the Southwest side of said road South 50° 47' East 60 feet to the place of beginning, containing **9,170 square feet or 0.210 acre.**

TOGETHER WITH the right to use as a common roadway a road along the Northeast side or end of said lot and extending North 50 deg. 47' West 160 feet to the County Road leading up the Wheeling Creek from Fairpoint, as shown on said plat.

EXCEPTING AND RESERVING from the above described premises the Pittsburgh or No. Eight (8) or six foot vein or stratum of coal in and underlying the same, together with the mining rights and privileges as conveyed by Adison E. Nichols to James P. Loomis by deed dated May 11, 1903, and recorded in Deed Volume 143, Page 296, Recorder's Office, Belmont County, Ohio.

Parcel Nos.: 50-00337.000 and 50-00378.000

Prior Deed References: OR Vol. 772, Page 875; and OR Vol. 207, Page 148, Belmont County, Ohio records