

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Salem, County of Jefferson, and State of Ohio and known as and being a part of the southeast quarter of Section 5, Township No. 10, and Range No. 3.

The following begins a description of a 2.42-acre tract (corrected acreage 2.273 acres) owned by Roger C. Rutter and Charlotte L. Rutter, recorded in Deed Book Volume 483, Page 216 of the Record of Deeds of Jefferson County, Ohio.

Beginning at a point in State Route No. 152, known as Richmond and Knoxville Road, at the northeast corner of a one (1) acre tract owned by Frank J. Reinhardt and Sandra H. Reinhardt, recorded in Volume 475 at Page 127 of the aforesaid Record Deeds; thence from said place of beginning and with State Route, North 11° 25' East 385 feet; thence leaving said road and with the westerly line of the most southerly tip of an 89.17 acre tract owned by John Bates, Volume 510, Page 313 of the Deed Records of Jefferson County, Ohio, North 11° 00' West 195.50 feet to a stone; thence continuing with the Bates line North 52° East 128.60 feet; to the northwest corner of the Reinhardt one acre tract; thence with the north line thereof, South 77° 40' East 177 feet to the place of beginning and containing 2.273 acres, more or less, but subject to all legal highways.

Permanent Parcel Number: 24-01100-000

Property commonly known as: 9120 State Rt. 152, Richmond, OH 43944

Prior Deed Reference: OR Volume 864 Page 296, OR Volume 864 Page 299 and OR Volume 871 Page 37

END OF LEGAL DESCRIPTION

#5-B THIS PROPERTY WILL NEED TO BE SURVEYD BEFORE THE BANK CAN SELL IT. AT THE END OF THE DESCRIPTION IT STATES THAT IT IS A CONSTRUED SURVEY AND THAT IS UNACCEPTABLE. IT CAN GO TO FORECLOSURE WITHOUT A SURVEY. 10-16-2024 DLM