

EXHIBIT A - LEGAL DESCRIPTION

Situated in the County of Madison, in the State of Ohio, and in the Village of Mount Sterling and bounded and described as follows:

Beginning at an iron pin at Northwest corner to the tract of land described hereafter also in the East line of Washington Street, and in the South line of a fifty foot street; thence s 38 deg. 15' West 66.00 feet to another iron pin a corner of a lot formerly belonging to Serepta Saint; thence with the North lot line of the said Serepta Saint South 64 deg. 33' East 86.00 feet to an iron pin; thence with the East line of the Serepta Saint South 26 deg. 11' West 64.40 feet to an iron pin in the North line of fifty foot street;

Thence with said street line South 65 deg 02' East 152.00 feet to the West line of Yankeetown Street and an iron pin; thence with the West line of Yankeetown Street North 6 deg. 13' East 136.25 feet to an iron pin in the South line of first mentioned fifty foot street; thence with said street line North 64 deg. 52' West 176.50 feet to the place of beginning, containing five tenths of an acre (.50), more or less, and being composed of tracts of land conveyed to G.L. Saint by deeds as follows:

Volume 87, Page 558, Volume 95, Page 149, Volume 97, Page 419, Deed Records of Madison County, Ohio; part of Survey No. 12140, said premises are situated between Washington Street on North and Yankeetown Street on South.

SAVE AND EXCEPT THE FOLLOWING TRACTS:

FIRST TRACT:

Beginning at a point in the South line of a 50 feet street; a Northeasterly corner to the tract to be described, formerly owned by G.L. Saint, thence along line of said tract, North 68 deg. 72' West 72.00 feet to the South line of Columbus Street, thence with Columbus Street South 35 deg. 30' West 66.00 feet to a corner, thence South 68 deg. East 86.00 feet to a corner; thence North 17 deg. 23' East 64.40 feet to The Place of Beginning, containing Twelve Hundredths of an acre (0.12), more or less, a part of McCormick's Survey No. 12140.

SECOND TRACT:

Being a part of Virginia Military Survey No 12140 and beginning point in the South line of a certain 50 foot street, said street being the first street North of Henry Street and extends between Yankeetown and Washington Street; said point bearing South 64 deg. 52' East a distance of 90.65 feet from the intersection of said South line of 50 foot street and the East line of Washington Street; thence with the South line of said 50 foot street

North 64 deg. 52' West a distance of 18.65 feet to a point, said point being the Northeast corner of the Henry W. Junk lot; thence along the East line of the Junk Lot South 17 deg. 23' West a distance of 64.40 feet; thence along the East line of the M. Chamberlain lot South 26 deg. 11' West 64.40 feet;

Thence along the North line of Henry Street South 65 deg. 02' East 20.66 feet; thence along the line of the mortgagors North 25 deg. 45' East 128.80 feet to an iron pin; the point of beginning, containing 0.37 acres, more or less and being the same land sold by F. Earl Anderson et al to Harry W. Junk by Warranty Deed dated June 6, 1947, and recorded in Volume 142, Page 83 of the Deed Records of Madison County, Ohio.

THIRD TRACT:

Beginning at an iron pin at the most Southerly corner of the Gerald Straley parcel, and at the intersection of the Westerly line of State Route 277 (Yankeetown Street) and the Northerly line of Wood Avenue (50 ft. in width); thence from said place of beginning North 63 deg. 32' West and along the Easterly line of Wood Avenue (50 ft. in width), the Westerly line of the above mentioned Gerald Straley tract, a distance of 131.32 ft. to an iron pin, said iron pin being the Southeasterly corner of a strip of ground approximately 20 ft. in width and being an exception out of the deed conveyed to Gerald Straley; thence North 25 deg. 44' East and along a Northwesterly line of the above mentioned Gerald Straley tract, a distance of 64.06 ft. to an iron pin; thence South 63 deg. 21' East and crossing said Straley tract a distance of 108.59 ft. to an iron pin in the Northerly line of State Route 277 (Yankeetown Street); thence South 6 deg. 13' West and along the Northwesterly line of Yankeetown Street a distance of 68.00 feet to The Place of Beginning, containing 0.176 acres.

Permanent Parcel No.: 18-00681.000

Premises commonly known as: 254 Yankeetown Street, Mount Sterling, OH 43143