

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the City of Martins Ferry, County of Belmont, State of Ohio and being more particularly described as follows:

Beginning for the description at an iron pin (set) at the southwesterly corner of the tract herein described and on the easterly right of way line for Eighth Street, said point being located the following two bearings and distances from the southeasterly corner of Lot 1872 on the Plat of Plan No. 2 of Riverview Cemetery Building Lots as recorded in Cabinet B, Slide 171 in the Belmont County Plat Records:

1) N 41° 35' 00" E, 13.31 feet to a point.

2) S 48° 25' 00" E, 40.00 feet to the said point of beginning the bearing on the westerly right of way line for Eighth Street being N 41° 35' 00" E:

Thence with said easterly right of way N 41° 35' 00" E, 42.74 feet to an iron pin (set) at a bend in said right of way;

Thence S 74° 45' 45" E, 60.31 feet to an iron pin (set);

Thence leaving said right of way S 48° 12' 32" E, 10.45 feet to an iron pin (set) on the westerly line of a 0.2705 acre tract now or formerly claimed by Diana J. and Bruce G. Baldi as recorded in Deed Volume 693, Page 782 in Belmont County Deed Records;

Thence with said 0.2705 acre tract S 41° 47' 28" W, 20.92 feet to an iron pin (set);

Thence S 48° 12' 32" E, 34.57 feet to an iron pin (set) at the northwesterly corner of a 0.0996 acre tract now or formerly claimed by Diana J. and Bruce G. Baldi as recorded in Deed Volume 693, Page 782 in the Belmont County Deed Records;

Thence with said 0.0996 acre tract S 41° 52' 28" W, 66.55 feet to an iron pin (set) on the northerly line of a 10.00 foot wide right of way;

Thence with the said right of way line N 73° 56' 42" W, 11.39 feet to an iron pin (set);

Thence N 33° 48' 18" W, 91.33 feet to the point of beginning, containing 0.1528 acres more or less, which are subject to any and all right of ways, easements, restrictions, etc. of record.

The bearings in the above description are based upon the bearings used on the Plat of the Plan No. 2 of Riverview Cemetery Building Lots as Recorded in Cabinet B, Slide 171 in the Belmont County Flat Records.

Being a portion of the 15.64 acre tract conveyed to the Village of Martins Ferry, by Deed Volume 82, Page 362 as recorded in the Belmont County Deed Records.

The above description was prepared by William Street Registered Surveyor No. 5486 in November, 1998. All iron pins (set) are 5/8" x 30" rebar with a yellow plastic identification cap inscribed "WWS 5486".

Titleholders: Brandon R Willis and Jordan N Willis  
Property Address: 500 N 8th St, Martins Ferry, OH 43935  
Parcel Number: 24-60016.001

Prior Deed Reference: BK:855/PG:817  
Recorded: 08/21/2019