

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Fairfield, and in the Township of Pleasant:

Being a part of Lot Number Thirty-four (34) and Thirty-five (35), in WACKER HEIGHTS ADDITION NO. 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 39, Recorder's Office, Fairfield County, Ohio and bound as follows:

BEGINNING at an iron pin in the south line of Beechwood Drive at the northeast corner of Lot 36; thence with said line of said street, North 82° 01' East 99.44 feet to an iron pin; thence with street line 85° 48' East 41.16 feet to an iron pin; thence South 9° 39' West 248.32 feet to an iron pin; thence North 76° 30' West 126.18 feet to an iron pin; thence North 7° 07' East 200.0 feet to the place of beginning, containing 0.675 acres.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY CMF DATE 12-5-25
027-00869.00

Titleholders: Mark Alan Kifer Sr and Traci Sue Kifer
Property Address: 1101 Beechwood Dr NE, Lancaster, OH 43130
Parcel Number: 027-00869.00
Plat Book 7, Page 39

Prior Deed Reference: 202300004211
Recorded: 03/22/2023