

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the County of Jefferson, State of Ohio, and in the Village of Wintersville, and bounded and described as follows:

Being Lot Numbered Forty-Four (44) in Section C of Dana Lynn Subdivision as located in the Village of Wintersville, Ohio, and in Section 24, Township 6, and Range 2 of Jefferson County, Ohio, as more fully described and set forth in the Plat Records of Jefferson County, Ohio.

Subject to all streets, roads, restrictions, conditions, easements and rights of way designated and set forth in the Plat of said Section C of Dana Lynn Subdivision as recorded in Volume 11, at Page 34* of the Plat Records of Jefferson County, Ohio, to all public streets or rights of way otherwise appearing of record pertaining to the subject 9.697 acre parcel which includes said Section C of Dana Lynn Subdivision and further subject to all previous conveyances of coal and relate mineral rights of record. * Now Recorded in CABINET A SLIDE 17

The within lot and subdivision are part of a 9.697 acre tract conveyed to D. Barry Dixon, et al, by Warranty Deed appearing of record in Volume 455, at Page 343 of the Deed Records of Jefferson County, Ohio.

Titleholders: Thomas L Allison Jr and Jennette Allison
Property Address: 133 Susan Dr, Wintersville, OH 43953
Parcel Number: 06-00132-000

Prior Deed Reference: Bk1474/Pg905
Recorded: 04/15/2021

JEFFERSON COUNTY ENGINEER'S MAP OFFICE
DESCRIPTION CHECKED
APPROVED 10/6/2025 REJECTED _____
DATE 10-6-2025 BY DLM
ERIC B. HILTY, P.E., P.S., COUNTY ENGINEER