

Exhibit A

Legal Description

Situated in the State of Ohio, County of Perry and in the City of New Lexington: Being the West side of Out Lot #51, said Lot #51 being 49 1/2 feet by 120 feet. Being 49 1/2 feet off the West side of Out Lot #51, on Brown Street in said Village, in the West half of the Southwest half of the Southwest Quarter of Section 9, Township and Range 15, more fully described as follows: Commencing at the Northwest corner of said Quarter section; thence East 544 1/2 feet: thence South 15 feet to the place of beginning; thence South from said place of beginning 120 feet to the North side of an alley; thence West 49 1/2 feet along the North side of said alley; thence North 120 feet; thence East 49 1/2 feet to the place of beginning, containing 14/100 of an acre, more or less.

Being the same property as conveyed from Pamela Compston, unmarried, to Loretta F. Nestor, unmarried as set forth in Deed Instrument # 202200004596 dated 09/26/2022 recorded 10/11/2022 in Perry County, Ohio.

Parcel ID No. 270025040000

Commonly known as: 539 West Brown Street

New Lexington, OH 43764

Parcel(s): 27-002504.0000

PIN: 270025040000