

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the County of Morgan in the State of Ohio, and in the Township of Union and bounded and described as follows :

Being a parcel of land located in the Northwest Quarter of Section No. 33, Town No. 8 Range No. 13, Union Twp., Morgan County, Ohio.

Commencing at the Southwest corner of the Northeast Quarter of said Section;

thence along the South line of said Quarter-Quarter South 85 Degrees 00' East 657.86 feet;

thence leaving said line North 5 Degrees 00' East 237.28 feet to a point in the center of State Route 78 and the point of beginning;

thence leaving said State Route South 81 Degrees 23' 50" West 287.57 feet to an iron pin (Reference: passing an iron pin at 24.21 feet),

thence North 43 Degrees 45' 22" West 78.57 feet to an iron pin;

thence North 20 Degrees 54' 39" East 280.44 feet to an iron pin;

thence South 89 Degrees 03' 56" East 261.67 feet to the center of State Route 78 (Reference: passing an iron pin at 235.03 feet);

Note: the next three (3) courses along State Route 78;

thence South 16 Degrees 18' 54" West 80.27 feet;

thence South 3 Degrees 57' 28" West 92.93 feet;

thence South 3 Degrees 19' 20" East 101.86 feet to the point of beginning, containing 1.998 acres.

Iron pins are 1/2" rebar with ID caps. Reference bearing: South line of Quarter-Quarter Section as South 85 Degrees East.

Titleholders: Stephanie Habig and Raymond Hensley
Property Address: 3161 S State Route 78 SW, Malta, OH 43758
Parcel Number: 160-007-040-1

Prior Deed Reference: Bk:244/Pg:3853
Recorded: 06/03/2025