

EXHIBIT "A"

TRACT I:

Part of the NW 1/4 of Section 18, T1, R12, B.M.R.S., Orange Twp., Shelby Co., Ohio:

Commencing a corner stone found in the southeast corner of the northwest quarter of said section 18;

Thence Due North, along the east line of said northwest quarter, 1419.93 ft. to a RR Spike found in the center of the Fulton Rd.;

Thence N 82°-22'-42" W, along said center, 867.22 ft. to a RR Spike;

Thence N 82°-50'-38" W, along said center, 819.80 ft. to an iron pin and the place of beginning for the following described real estate:

Thence S 09°-09'-22" W, 103.50 ft. to an iron pin;

Thence N 80°-49'-56" W, 201.93 ft. to an iron pin;

Thence S 68°-24'-13" W, 95.26 ft. to an iron pin;

Thence Due South, 150.00 ft. to an iron pin;

Thence N 67°-36'-19" W, 200.81 ft. to an iron pin on the east line of the C.S.X.T. RR;

Thence North, along said east line, along a curve having a delta of 16°-27' and a D of 00°-30', with a chord of N 14°-11'-19" E, a chord distance of 380.10 ft., 380.18 ft. to a RR Spike in the center of the Fulton Rd.;

Thence N 68°-07'-04" E, along said center, 93.00 ft. to an iron pin;

Thence S 73°-22'-56" E, along said center, 183.00 ft. to an iron pin;

Thence S 38°-07'-56" E, along said center, 219.00 ft. to the place of beginning.

Containing 3.004 Ac. more or less, of which 0.340 Ac. are in R/W, being subject to all legal highways and easements of record, and being part of the premises recorded in Vol. 142, Pg. 116 of the Shelby Co. Deed Records. Bearing from Plat Vol. 19, Pg. 511. Plat recorded in Vol. 25, Pg. 347. The above survey was prepared by William G. Fultz, Jr., Registered Surveyor No. 5173 in May, 1997.

Prior instrument reference in the Deed Records of Shelby County, Ohio, Deed Volume 142, Page 116, and Volume 374, Page 112 of the Deed Records of Shelby County, Ohio.

TRACT II:

Situated in the Township of Orange, County of Shelby and State of Ohio, and being part of the NW ¼ of Sec. 18, T1, R12, B.M.R.S., Orange Twp., Shelby Co., Ohio:

Commencing at a corner stone found in the southeast corner of the Northwest Quarter of said Section 18;

Thence Due North, along the east line of said Northwest Quarter, 1419.93 ft. to a RR Spike found in the center of the Fulton Rd.; Thence N 82°-22'-42" W, along said center, 867.22 ft. to a RR Spike; Thence N 82°-50'-38" W, along said center, 517.30 ft. to a P K Nail and the place of beginning for the following described real estate:

Thence S 00°-10'-38" E, 337.00 ft. to an iron pin; Thence S 41°-02'-11" W, 301.64 ft. to an iron pin; Thence S 15°-33'-09" E, 109.69 ft. to an iron pin; Thence S 77°-42'-50" W, 785.76 ft. to an iron pin on the east line of the C.S. X.T. RR; Thence N 14°-11'-19" E, along said east line, 70.99 ft. to a corner post;

Thence N 05°-39'-23" E, along said east line, 202.20 ft. to a corner post; Thence north, along said east line, along a curve having a delta of 16°-27' and a D of 00°-30', a chord of N 14°-11'-19" E, and a chord distance of 439.90, 439.99 ft. to an iron pin; Thence S 67°-36'-19" E, 200.81 ft. to an iron pin;

Thence Due North, 150.00 ft. to an iron pin; Thence N 68°-24'-13" E, 95.26 ft. to an iron pin; Thence S 80°-49'-56" E, 201.93 ft. to an iron pin; Thence N 09°-09'-22" E, 103.50 ft. to an iron pin in the center of the Fulton Rd.; Thence S 82°-50'-38" E, along said center, 302.50 ft. to the place of beginning.

Containing 12.451 Ac. more or less, of which 0.208 Ac. are in R/W, being subject to all legal highways and easements of record, and being part of the premises recorded in Vol. 142, Pg. 116 of the Shelby Co. Deed Records. Bearing from Plat Vol. 19, Pg. 511. Plat recorded in Vol. 25, Pg. 347. The above survey was prepared by William G. Fultz, Jr. Registered Surveyor No. 5173 in May 1997.

EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Northwest Quarter of Section 18, Township 1, Range 12, B.M.R.S., Orange Township, Shelby County, State of Ohio, and being more particularly described as follows:

Beginning at a rebar found at the southeast corner of a 3.004 acre tract owned by Benjamin G. & Michelle L. Musser as recorded in Deed Vol. 374, Pg. 112; thence, with the said 3.004 acre tract, also being a west line of a 12.451 acre tract owned by Marion Musser as recorded in Deed Vol. 360, Pg. 229, North 0° 00' 00" East, 150.00 feet to a rebar found;

thence, continuing with the aforesaid tracts, North 68° 24' 13" East, 95.26 feet to a point, witness a rebar found at South 18° 42' 59" East, 0.42 feet; thence, with a new division line,

South 2° 52' 22" West, 74.84 feet to a rebar set; thence, continuing with a new division line, South 11° 55' 13" West, 46.02 feet to a rebar set;

thence, continuing with a new division line, South 49° 04' 41" West, 99.68 feet to the point of beginning and **containing 0.252 acres of land**, more or less, and being subject to all legal highways, easements, conditions, and restrictions of record.

The Basis of Bearing is the southeast line of said Benjamin G. & Michelle L. Musser tract being South 0° 00' 00" East (Due South) as shown on Plat Volume 25, Page 347. The above legal description was prepared from a field survey performed under the supervision of Larry J. Bill, Professional Surveyor #7557 in July, 2003. All rebars set are 5/8" x 30" with a cap stamped "LJBILL PLS #7557". Plat recorded in Small Plat Volume 30, Page 191. Prior Instrument Reference: Deed Volume 360, Page 229.

The property is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record;
- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations.

FURTHER EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Being a Part of Parcel #36-27-18-100-013 and being a part of the NW 1/4 of Section 18, Town 1, Range 12, Orange Township, Shelby County, Ohio (Prior Deed Reference in O.R. 1598, Pg. 35), more particularly described as follows:

Commencing at an existing #5 Rebar at the SE corner of the NW 1/4 of Section 18; thence N 85°-18'-51" W with the S line of the NW 1/4 of Section 18, 745.21' to a set #5; thence N 05°-14'-17" E, 829.79' to an existing #5 Rebar; thence N 76°-39'-10" W, 863.13' to an existing #5 Rebar and being the POINT OF BEGINNING; thence the following courses:

1. S 81°-35'-32" W, 749.77' to a #5 Rebar set on the easterly line of the CSX Railroad;
2. N 20°-09'-43" E with said easterly line, 70.99' to a set #5 Rebar;
3. N 11°-43'-26" E with said easterly line, 202.20' to a set #5 Rebar;
4. With said easterly line and being curve to the right having a radius of 11,376.70', an arc length of 190.17', a chord distance of 190.17' and a chord bearing of N 19°-10'-47" E to a set #5 Rebar;
5. S 77°-30'-57" E, 718.09' to a set #5 Rebar;
6. S 56°-38'-07" W, 129.89' to an existing #5 Rebar;
7. S 11°-01'-51" E, 109.98' to the POINT OF BEGINNING.

The above described parcel contains 5.100 acres, more or less, subject to all legal highways and easements of record.

MIKE STAUDT
PICK UP

Inst #202106177

The system of bearings for this legal description is based on Ohio State Plane – North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 10, 2016. All markers called for above are in place.

Prior Instrument Reference: Book 2060, Page 337-339 of the Official Records of the Recorder of Shelby County, Ohio. The grantee agrees to accept the property subject to all easements, restrictions and covenants of record.

TRACT III:

Situated in the Northwest Quarter of Section 18, Township 1, Range 12, B.M.R.S., Orange Township, Shelby County, State of Ohio, and being more particularly described as follows:

Beginning at a rebar found at the southeast corner of a 3.004 acre tract owned by Benjamin G. & Michelle L. Musser as recorded in Deed Vol. 374, Pg. 112; thence, with the said 3.004 acre tract, also being a west line of a 12.451 acre tract owned by Marion Musser as recorded in Deed Vol. 360, Pg. 229, North 0° 00' 00" East, 150.00 feet to a rebar found;

thence, continuing with the aforesaid tracts, North 68° 24' 13" East, 95.26 feet to a point, witness a rebar found at South 18° 42' 59" East, 0.42 feet; thence, with a new division line, South 2° 52' 22" West, 74.84 feet to a rebar set; thence, continuing with a new division line, South 11° 55' 13" West, 46.02 feet to a rebar set;

thence, continuing with a new division line, South 49° 04' 41" West, 99.68 feet to the point of beginning and **containing 0.252 acres of land**, more or less, and being subject to all legal highways, easements, conditions, and restrictions of record.

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- (ii) All legal highways;
- (iii) Building and zoning statutes, ordinances, codes, rules and regulations.