

EXHIBIT "A"

Case Caption: The Huntington National Bank successor by merger to First Place Bank vs. Clinton J. Shafer, Jr.

Legal Description: Situated in the State of Ohio, County of Trumbull, and Township of Braceville and being a part of Section 13 of said Braceville Township and also being lands owned by B. Warner as recorded in the Trumbull County Recorder's Document Number 200109200036127 and being further bounded and described as follows:

Beginning at a point in the centerline of Braceville Robinson Road, C.H. 114 (50 feet in width) at the Southwesterly corner of lands owned by R. & G. Simmons as recorded in the Trumbull County Recorder's Official Record Volume 1133, Page 1026;

Thence S 89 deg. 11' 00" East, passing over a 5/8" 30" long iron pin set with ID cap at 25.00 feet and along the Southerly line of said Simmons lands, a total distance of 1478.64 feet to a 5/8" 30" long iron pin set with ID cap in the Westerly line of lands owned by D. & C. Kuchta as recorded in the Trumbull County Recorder's Official Record Volume 1090, Page 141;

Thence S 02 deg. 16' 00" West, along the Westerly line of said Kuchta lands, a distance of 146.92 feet to a 5/8" 30" long iron pin set with ID cap at the Northeasterly corner of lands owned by J. Doll as recorded in the Trumbull County Recorder's Document Number 200008110029454;

Thence N 89 deg. 11' 00" West, along the Northerly line of said Doll lands and passing over a 5/8" 30" long iron pin set with ID cap at 1452.48 feet, a total distance of 1477.48 feet to a point in the centerline of Braceville Robinson Road, C.H. 114;

Thence N 01 deg. 49' 00" East, along the centerline of Braceville Robinson Road, C.H. 114, a distance of 146.90 feet to a point, returning to the Place of Beginning and containing an area of 4.984 acres (0.084 acres being within the road right-of-way) as surveyed by Danny L. Wilson, P.S. 7238 in June 2005.

Basis of Bearing: Bearings shown herein were obtained from OR 1133, Page 1026 and are shown to denote angles only.

Address of Property: 778 Braceville Robinson Road, Newton Falls, OH 44444

Parcel Number: 54-094500

Prior Deed Reference: Clinton J. Shafer, Jr. from Brian J. Warner, unmarried recorded on 06/15/2005 as Document No. 200506150017168

TRUMBULL COUNTY

SEP - 8 2022 KB

GIS/TAX MAP DEPT

COURT ORDER