

EXHIBIT A

Being 8.422 acres, more or less, in the northwest quarter of Section 8, in the second quarter of township 5 north, range 9 west, United States Military Lands, and in the township of Perry, in the County of Coshocton, in the State of Ohio and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northwest corner of section 8;

Thence, with the north line of section 8 the following 2 courses:

1. Thence, S 86° 28' 59" E 95.05' to a 5/8" steel pin set;
2. Thence, continuing S 86° 28' 59" E 9.70' to a 5/8" steel pin found, Said 5/8" steel pin found being the TRUE POINT OF BEGINNING;

Thence, continuing with the north line of section 8 the following 7 courses:

1. thence, S 86° 31' 29" E 95.05' to a 5/8" steel pin set;
2. thence, continuing S 86° 31' 29" E 88.60' to a 5/8" steel pin set;
3. thence, continuing S 86° 31' 29" E 220.54' to a 5/8" steel pin set;
4. thence, continuing S 86° 31' 29" E 221.05' to a 5/8" steel pin set;
5. thence, continuing S 86° 31' 29" E 245.76' to a 5/8" steel pin set;
6. thence, continuing S 86° 31' 29" E 240.07' to a 1/2" iron pin found;
7. thence, S 87° 12' 19" E 437.05' to a 1/2" iron pin found;

Thence, with the property line of E.E. Hamm, 304/140, the following 2 courses:

1. thence, S 05° 05' 44" W 203.67' to a 1/2" iron pin found;
2. thence, continuing S 05° 05' 44" W 36.57' to a point in C.R. 402;

Thence, with C.R. 402 the following 6 courses:

1. thence, S 85° 24' 33" W 620.68' to a point;
2. thence, N 80° 00' 00" W 193.38' to a 5/8" steel pin found;
3. thence, N 73° 30' 00" W 324.72' to a 5/8" steel pin found;
4. thence, N. 64° 00' 00" W 204.60' to a 5/8" steel pin found;
5. thence, N 46° 00' 00" W 100.98' to a 5/8" steel pin found;
6. thence, N 58° 00' 00" W 173.58' to the TRUE POINT OF BEGINNING, containing 8.422 acres, more or less, including public road right-of-way and is subject to all easements, rights of way, or restrictions, whether recorded or implied.

Bearings are based on Deed Book 65, Page 395.

All 5/8" steel pins set are 30" long.

Prior Deed: 367/309.

Pertinent documents: tax map, deeds: 312/521, 304/141, 308/838, 370/138, 319/624, 303/719, 65/395, surveys by: Thomas M. Tracy, G.A. Stewart, Jim Gute, Samuel W. Vance.

Description and plat by Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of April, in the year of our Lord one thousand nine hundred and ninety.

Parcel No.: 031-00000039-00

Description Approved
Frederick T. Wachtel
Coshocton County Engineer

Approved By: *Ju* Date: 5/7/07

Ju

0310000003900
DICKERSON BETH A

000
CR 402

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2019	32000	1	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2019		1	\$160.29	\$0.00	-\$160.29	\$0.00
RP_OH	2019	32000	2	\$3.00	\$0.00	-\$3.00	\$0.00
RP_OH	2019		2	\$160.29	\$0.00	-\$160.29	\$0.00
Total:				\$326.58	\$0.00	-\$326.58	\$0.00

Special Assessments

Year	Project	Desc	Charge
2019	32000	MWCD	\$6.00
Total:			\$6.00

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Peddicord Rice Auction Realty

We are pleased you have selected **Peddicord Rice Auction Realty** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Peddicord Rice Auction Realty** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agent become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Peddicord Rice Auction Realty

Peddicord Rice Auction Realty does represent both buyers and sellers. When **Peddicord Rice Auction Realty** lists property for sale all agents in the brokerage represent the seller. Likewise when a buyer is represented by a **Peddicord Rice Auction Realty** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a **Peddicord Rice Auction Realty** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved. **Peddicord Rice Auction Realty**

Initials

Initials

In the event that both the buyer and seller are represented by **Peddicord Rice Auction Realty** agents these agents and will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Peddicord Rice Auction Realty** has listed. In that instance will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Peddicord Rice Auction Realty does offer representation to both buyers and sellers. When **Peddicord Rice Auction Realty** lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Peddicord Rice Auction Realty** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **Peddicord Rice Auction Realty** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and **Peddicord Rice Auction Realty** will be representing your interests. When acting as a buyer's agent, **Peddicord Rice Auction Realty** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Doing so will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature

Date

Signature

Date





AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: CR 402 Warsaw Ohio

Buyer(s): _____

Seller(s): Beth Dickerson

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual-agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Greg Rice and real estate brokerage Peddicord Rice Auction Realty, Inc.

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD [Signature] _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____