

EXHIBIT A

BEING ALL of that certain parcel of land, containing 6.73 acres, as shown on a plat thereof prepared by James Watkins, PLS, Alliance Land Surveying, P.C., dated June 10, 2024 and recorded in Plat Cabinet 26, Slide 789, of the Jackson County Registry, to which reference is specifically made.

TOGETHER WITH and SUBJECT TO all road rights of way, easements, water rights, covenants, and restrictions of public record, all incorporated herein by reference as if fully set forth herein.

TOGETHER WITH and SUBJECT TO the non-exclusive joint right to take water for domestic purposes from the well, pump and water system located on the retained lands of Grantor, as shown on the above-referenced plat recorded in Plat Cabinet 26 at Slide 789, of the Jackson County Registry; together with an easement for water pipelines and an easement for ingress and egress for purposes of going upon said lands for inspecting, servicing, maintaining, replacing and repairing the well, pump, water lines and water system to the adjoining lands of Grantee. Grantor retains the right to use and connect to said well. The Grantee will bear all costs, maintenance and the cost of electricity for said well until the construction of a structure by Grantor and connection to said well. Upon such construction the Grantor will pay a fee of \$120.00 per year to be paid in January (prorated for the 1st year if hook up does not occur in January of that year) to the Grantee for the cost of electricity necessary to operate the pump and equipment. Together with and Subject to the pro rata share of the costs of maintenance and upkeep of said pump, well and water system.

SUBJECT TO the right of way of N.C.S.R 1737 (Caney Fork Road), to its full legal width.

SUBJECT TO the following Covenants and Restrictions:

- No salvage cars or parts are to sit outside. Vehicles not kept in a closed garage shall be registered, tagged and operational.
- Garbage and refuse shall be kept in containers until it can be removed from the property.
- No swine productions or roosters.
- No dog breeding operations and no outdoor boarding/kenneling of dogs.
- There shall be no more than three single-family dwelling units on the property at any time.
- No manufactured homes. Off-frame modular homes are allowed.
- The property shall not be utilized as an event space or for commercial production or engagements.

ALSO BEING a portion of Tract 2 as described by that Order and Confirmation of Commissioners' Report awarding Tract 2 to Judith Y. Harrell, as recorded in Book 1108 at Page 301, of the Jackson County Registry.