

Exhibit A

Deed Restrictions

The following deed restrictions apply to the Property until 30 years from the date of closing and may be enforced by any owner of the property and any adjoining property owner.

1. No buildings allowed within 50 ft. of the property lines. This does not apply to property lines where the adjacent tract has the same owner.
2. No commercial swine or poultry operation shall be conducted on the property, including no animal kennels (wild or domestic) such as dog breeding operations. 4-H, F.F.A., and/or similar youth-led projects are allowed.
3. Property cannot be further subdivided.
4. No, double or single wide mobile homes or any home with a permanent chassis. Recreational Vehicles (RV's) are allowed but must be stored out of sight indoors and may not be used a residence.
5. A Barndominium or any home built with metal exterior wall covering is not allowed.
6. No commercial use.
7. Salvage operations, recycling operations, landfills, surface mining, and commercial storage facilities shall not be placed on the Property. No junk or inoperable vehicles may be located on the Property, unless stored indoors and out of sight.
8. A Water well is permitted for water used within the property boundaries.
9. No signage, other than the property address.

Thomas Cole
August 31, 2025