

Exhibit "A"
Property Description

All that tract or parcel of land lying and being in Land Lots 117, 118 of the North Half 13th District and 1st Section of Lumpkin County, Georgia, consisting of 14.594 acres more or less, and being described and delineated according to a Boundary Survey dated September 15, 2021, prepared for Estate of Verner H. Martin Sr. by Ben D Trail, Georgia Registered Land Surveyor. This plat is recorded at Plat Book 2021, Page 200, Lumpkin County Records, and is incorporated herein by reference for a full and complete description

This conveyance is made subject to all easements for roads and utilities in use or of record.

This property is conveyed subject to the following restrictions:

There shall be no mobile homes, container homes, (i.e. shipping containers converted into a home), exposed concrete block structures or junk or inoperable automobiles allowed on subject property. The property shall not be allowed to accumulate junk or debris. Any residential structure shall be of frame or stick-built construction with a minimum of 1000 square feet of heated space. Any outbuilding shall be visibly in keeping with the home. There shall be no commercial mining on the property and no commercial business conducted on the property, except an in-home based business that does not generate noise or excessive traffic is permissible.