

EXHIBIT A

LEGAL DESCRIPTION: TRACT 4

BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 3 WEST, MARSHALL COUNTY, MISSISSIPPI AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SANDERS AND STANTON, LLC AND RECORDED IN INSTRUMENT 2018003579 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 3 WEST; THENCE NORTH 80 DEGREES 37 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 3075.09 FEET TO A SET 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 207.31 FEET TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 177.54 FEET TO A SET 1/2" REBAR; THENCE SOUTH 89 DEGREES 15 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 2270.26 FEET TO A SET 1/2" REBAR ON THE WEST LINE OF TASKA ROAD (40' FROM CENTERLINE); THENCE SOUTH 00 DEGREES 12 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 84.98 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID ROAD FOR A DISTANCE OF 315.42 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF A 75' NORTHCENTRAL ELECTRIC POWER ASSOCIATION RIGHT OF WAY; THENCE NORTH 88 DEGREES 51 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 2271.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.46 ACRES MORE OR LESS AND ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234.

ALL BEARINGS REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES.

TASKA ROAD FARMS

PROTECTIVE COVENANTS

It will be to the advantage of all parties hereto and their successors entitled that the following express conditions, covenants and limitations be established as to said property and to create uniformity of use and ownership in order to avoid conflict and to protect property values. NOW THEREFORE, in consideration of the benefits to accrue to the owners of said property and their successors entitled and other good, common and valuable and sufficient consideration, seller does hereby establish the following express conditions, covenants, limitations and reservations on the property described below:

LOT # 4, consisting of 20.41 acres.

1. This property shall be for single family residential use with customary outbuildings and/or agricultural use only.
2. No building shall be located on any lot nearer than 60 feet from the centerline of the road, nearer than 15 feet on sides, or nearer than 30 feet on rear property.
3. No noxious, offensive or hazardous activity shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance, nuisance or hazard to the neighborhood.
4. Livestock such as horses or cows will be permitted. Pets such as dogs or cats may be kept providing they are not kept, bred or maintained for commercial purposes. NO Swine or Poultry shall be permitted.
5. All lots to have Houses Only. No mobile homes permitted.
6. Only one Residence on this lot is permitted. This lot may not be subdivided.
7. No Dumping or accumulation of trash, garbage, discarded personal effects or other debris shall be permitted on this property.
8. No building shall be erected or allowed to remain in an unfinished state.
9. Culverts are to be county approved for sizing and proper installation.
10. Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.
11. The seller must approve any use not conforming to these plans.
12. The restrictive covenants shall run with the land and be binding upon all who take title.
13. The seller may amend, change, or ~~waive~~ any restriction, as he deems necessary.

BUYER/DATE

BUYER/DATE

[Signature]
H.H. Ranch LLC
8/14/19

[Signature]
H.H. Ranch LLC
8/14/19