

EXHIBIT "A"

BEING AND COMPREHENDING a tract of land containing 5.50 acres, more or less, and being all of Tract 1 as shown on a map or plat of a survey prepared by Alliance Land Surveying, P.C., James M. Watkins, PLS, dated 11/11/2019, entitled "Lynn Fuller York, Cullowhee Township, Jackson County, North Carolina", and recorded in Plat Cabinet 25, Slide 512, Jackson County Registry.

There is **FURTHER CONVEYED** and this conveyance is made and given **SUBJECT TO** all rights of way, easements and other matters as shown on the above-referenced plat.

There is **EXCEPTED AND RESERVED** a Parking Easement unto the Grantor her heirs, assigns, executors and administrators, a perpetual exclusive parking easement for parking, ingress, egress, and regress over, upon the lands herein conveyed as shown on the above-described survey in that area labeled "Proposed Parking easement, and recorded in Plat Cabinet 25, Slide 512, Jackson County Registry.

This conveyance is made and given **SUBJECT TO** right of way of North Carolina State Road 1157 (Cullowhee Mountain Road) to its full legal width.

There is **FURTHER CONVEYED** and this conveyance is made and given **SUBJECT TO** a 30 foot right of way over that 16 foot gravel drive as shown on the above referenced plat.

This conveyance is made **SUBJECT TO** the following restrictive covenants:

1. The above-described property shall be used for single-family residential purposes only.
2. A single-family residential home constructed on the property shall contain a minimum of 1,200 heated square feet.
3. The property shall not be used for any commercial or business activities.
4. Garages or outbuildings, except barns, shall be constructed of material comparable to the single-family home structure. Further, garages or outbuildings shall not exceed 50% of the square footage of the main single-family home structure.
5. No single or doublewide trailers or mobile homes (or units of like nature) shall be located on the property either temporarily or permanently.
6. The property may not be subdivided. Property lines may not be relocated for any purpose other than to merge an additional lot or portion of an additional lot to create a larger property.
7. No noxious or offensive activities shall be carried on upon the property, including but not limited to, the discharging of firearms and accumulation of rubbish, trashing and junk vehicles.
8. The exterior construction of the single-family home shall be completed within two years from the time it is commenced. During that 2-year period of construction, a Recreational Vehicle may be used as a residence on the property.

9. The property owner shall pay Grantor Six Hundred (\$600.00) per year for maintenance of the shared 30' foot right-of-way leading to the herein described property. Said \$600.00 yearly fee shall also include maintenance of the gate.

AND BEING a portion of the same property conveyed unto **LYNN FULLER YORK**, unmarried, by **MARY ANN FUTCH** and husband, **CHARLES PARTRIDGE FUTCH**, in Deed dated October 3, 2019 and recorded in Book 2250, Page 487, Jackson County Registry