

EXHIBIT A

Lying and being in Fines Creek Township, Haywood County, North Carolina

BEING all of Lot 1, consisting of 3.160 acres +/-, as shown on that Plat of Survey recorded in Book [REDACTED] at Page [REDACTED], Haywood County Registry, which is titled "Survey for Daniel Alexis Figueroa & wife, Laura Figueroa", prepared by Owens Surveying, PLLC on February 19, 2024 as Project Number 23-1-1903, reference to which is hereby made for a more definite description.

CONTAINING 3.160- +/- acres

CONVEYED HERewith and SUBJECT TO that 20' right of way as shown on the above referenced Plat as "20' Right of Way 10' Gravel Road" as the same runs from Max Patch Road (SR 1334) to the above-described property, along with an obligation to maintain the driveway, on a pro-rata basis with any others utilizing said driveway, in an all weather condition.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Haywood County Registry.

TOGETHER WITH and SUBJECT TO the following Restrictions:

1. Only One (1) dwelling within the 3.160 acres. This restriction is to run with the land and be binding on the Grantee, their heirs, and assigns.
2. No structure used for permanent or temporary dwelling like the following are absolutely forbidden on the above-described property: mobile home, manufactured home, park model, RV, camper, travel trailer, garage or shed. This restriction is to run with the land and be binding on the Grantee, their heirs, and assigns.
3. Property Owner can have a RV, but not used as a secondary dwelling.
4. Property is taken to a restriction to not allow, park, or drive semi-trucks on the above-described property. This restriction is to run with the land and be binding on the Grantee, their heirs, and assigns.

BEING a portion of that property conveyed to Daniel Alexis Figueroa and Laura Figueroa by that deed recorded on July 27, 2017 in Book 933 at Page 187, Haywood County Registry.