

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
Six South Calvert Street
Baltimore, Maryland 21202

Exhibit A

TRACT ONE:

All that part of Section 4, Township 4 North, Range 2 East, Rankin County, MS, lying South of E. Petross Road, less and except the SW1/4 of SW1/4 and less and except that part lying East of Woods Road., as depicted on the plat attached to that certain Special Warranty Deed filed for record in Book 2014 at Page 23783.

Section 4, Township 4 North, Range 2 East, Rankin County, MS

Tract 1) All that part of the South Half of the Northwest Quarter lying South of E. Petross Rd.; and

Tract 2) The North Half of the Southwest Quarter; and

Tract 3) All that part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter lying and being situated South of E. Petross Rd., and West of a line fifteen (15) feet West of and parallel with the centerline of a thirty (30) foot wide private woods road as now laid out and in use traversing the East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter in a generally Northwest-Southeast direction, as depicted and designated as "Woods Road #2 on the map or plat attached to that certain special warranty deed filed in Book 2014 at Page 23783, and

Tract 4) All that part of the North Half of the Northwest Quarter of the Southeast Quarter lying and being situated West of a line fifteen (15) feet West of and parallel with the centerline of a thirty (30) foot wide private woods road as now laid out and in use traversing the North Half of the Northwest Quarter of the Southeast Quarter in a generally Northwest-Southeast direction as depicted and designated as "Woods Road #2 on the map or plat attached to that certain Special Warranty Deed filed in Book 2014 at Page 23783.

A perpetual nonexclusive road easement for ingress, egress, regress and utility purposes on over and along that certain thirty (30) foot wide private woods road as now laid out and in use in the South Half of the Southwest Quarter of the Northeast Quarter and the North Half of the Northwest Quarter of the Southeast Quarter for the benefit of SST's property as hereinabove less and excepted for the Premises and as depicted and designated as Woods Road #2 on the map or plat to this certain Special Warranty Deed filed in Book 2014 at Page 23783.

And also:

An access and utility easement across the South Half of the Northwest Quarter, and the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 2 East Rankin County, Mississippi, more particularly describes as follows, to-wit:

A perpetual nonexclusive thirty (30) foot wide easement for ingress, egress and utility purposes, being fifteen (15) feet on either side of a centerline more particularly described as commencing at the point of intersection of the South margin of East Petross Road, as now laid out and constructed, and the West line of said Section 4; thence run South along said Section Line for fifteen (15) feet, to and for a Point of Beginning; thence run Easterly, fifteen feet South of and Parallel with the South margin of East Petross Road for 3,175 feet more or less to a point fifteen (15) feet West of the centerline of a thirty (30) foot wide private woods road as now laid out and in use traversing the East Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter

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APPRAISAL REPORT

in a generally Northwest-Southeast direction, as depicted and designated as Woods Road #2 on the map or plat attached to that certain Special Warranty Deed filed in Book 2014 at Page 23783.

And also:

An appurtenant non-exclusive, uninterrupted, perpetual access easement and right of way for vehicular and pedestrian ingress and egress less and excepted from that certain Partial Release Of The Right of Ingress And Egress recorded in Book 2004 at Page 3158 (the "Partial Release") and previously reserved unto the Grantor in that certain Special Warranty Deed recorded in Book 1013 at Page 515 (collectively the "Easement"). Said Easement is more fully identified on the Partial Release as Exhibit B.

LESS AND EXCEPT any part of the above easements lost/vacated in Rankin County Chancery Court Cause No. 15-1364.

TRACT TWO

The East Half of the Northeast Quarter (E1/2 of NE1/4) of Section 9, Township 4 North, Range 2 East, Rankin County, Mississippi.

Northwest Quarter of Northeast Quarter (NW1/4 of NE1/4) and Northeast Quarter of Northwest Quarter (NE1/4 NW1/4) of Section 9, Township 4 North, Range 2 East, Rankin County, Mississippi.

AND ALSO: That certain right of way across Southwest Quarter of Southwest Quarter (SW1/4 SW1/4), Section 4, and Northwest Quarter of Northwest Quarter (NW1/4 NW1/4) Section 9, all in Township 4 North, Range 2 East, reserved to the grantors in that certain deed to C.C. Johnson recorded in Book 138 at Page 93 of the records of said county and state.

AS TO TRACTS ONE AND TWO ABOVE:

And also, an ingress/egress roadway easement over the lands of Watermark Properties, LLC, said roadways being already developed or existing and in use, or roadways proposed for future development, running through the lands of grantor and having access off of the public roads known as Berry Road and Hayes Place North. The purpose of these roadway easements is for access to all of grantors land as described herein located in Rankin County, MS.