

## EXHIBIT A

File No.: 2022086598

Policy No.: OX14506687

The land referred to in this Policy is described as follows:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES, 35 MINUTES AND 47 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 210.16 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 35 MINUTES AND 47 SECONDS EAST ALONG SAID WEST LINE 557.68 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 26 MINUTES AND 59 SECONDS EAST LEAVING SAID WEST LINE 1018.69 FEET TO A 5/8" IRON PIN; THENCE NORTH 77 DEGREES, 56 MINUTES AND 10 SECONDS EAST 173.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 51 DEGREES, 47 MINUTES AND 32 SECONDS EAST 329.79 FEET TO A 5/8" IRON PIN; THENCE SOUTH 81 DEGREES, 10 MINUTES AND 34 SECONDS EAST 23.57 FEET TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES, 57 MINUTES AND 25 SECONDS WEST 487.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 84 DEGREES, 58 MINUTES AND 05 SECONDS EAST 1414.24 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2022-007371-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2022.

Subject to the following restrictions which shall run with the land:

1. No Mobile or manufactured homes are allowed, except that this restriction shall not apply to Craig William Barnes or Denis A. Barnes, husband and wife, or their heirs. They shall be allowed one (1) Mobile or Manufactured home per 9 acres.
2. No commercial jukyards, no landfills, no swine or poultry CAFO.

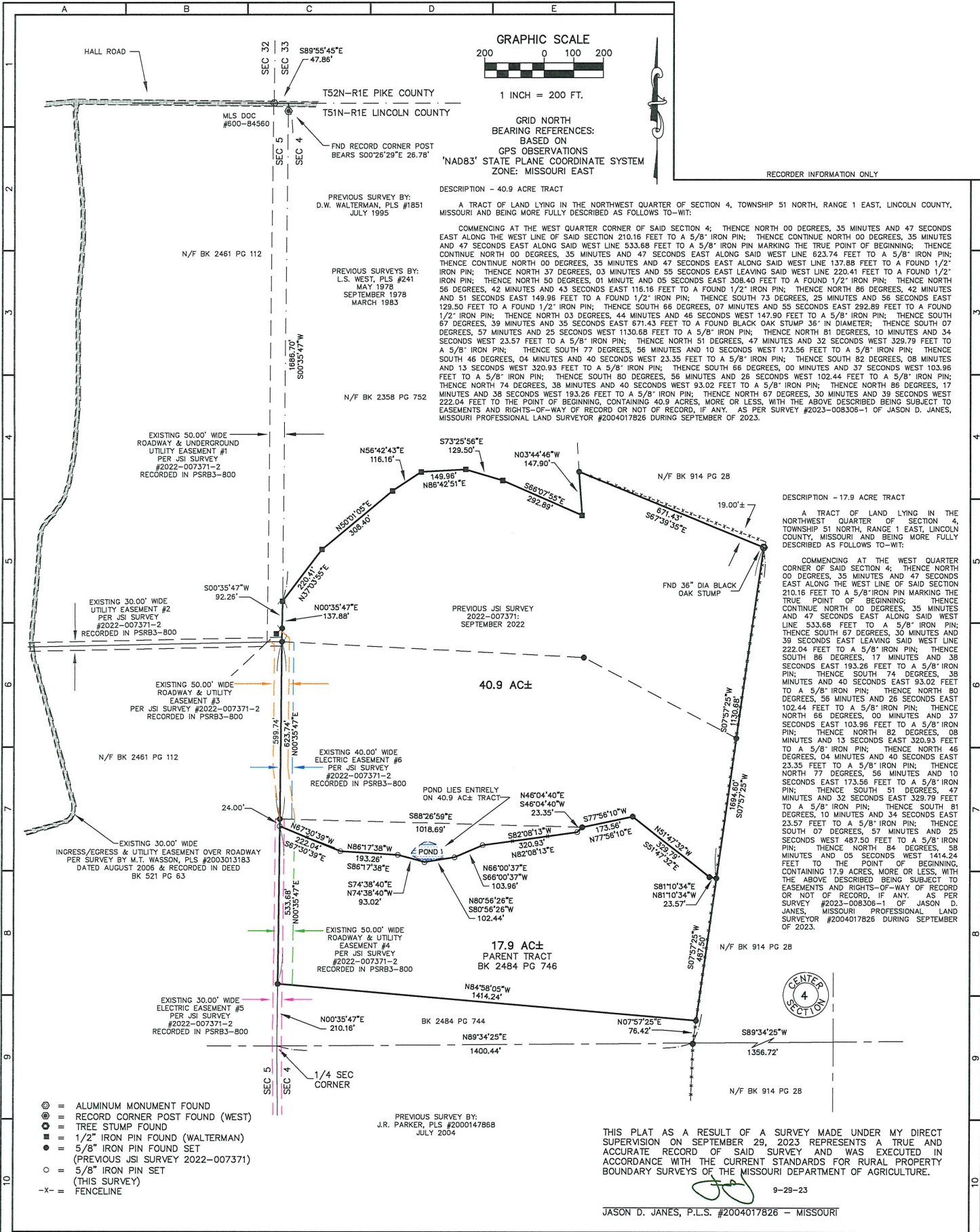
ALONG WITH THE FOLLOWING EASEMENTS:



A 50.00 FEET WIDE ROADWAY & UNDERGROUND UTILITY EASEMENT #1 LYING IN THE NORTH HALF OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI LYING 50.00 FEET WEST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 00 DEGREES, 35 MINUTES AND 47 SECONDS WEST 1824.58 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2022-007371-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2022.

A 30.00 FEET WIDE UTILITY EASEMENT #2 LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 51 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES, 35 MINUTES AND 47 SECONDS EAST 1367.58 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 88 DEGREES, 46 MINUTES AND 08 SECONDS WEST 856.23 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2022-007371-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2022.

A 50.00 FEET WIDE ROADWAY & UTILITY EASEMENT #3 LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES, 35 MINUTES AND 47 SECONDS EAST 767.84 FEET; THENCE SOUTH 88 DEGREES, 26 MINUTES AND 59 SECONDS EAST 25.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 07 DEGREES, 39 MINUTES AND 29 SECONDS EAST 174.13 FEET; THENCE NORTH 00 DEGREES, 35 MINUTES AND 47 SECONDS EAST 427.83 FEET; THENCE NORTH 48 DEGREES, 39 MINUTES AND 25 SECONDS WEST 33.00 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2022-007371-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2022.





 <p><b>JANES SURVEYING INC.</b> 222 S. MAIN - P.O. BOX 146 PALMYRA, MO. 63461 PHONE 844.769.7020 / FAX 573.769.5512 WWW.JANESSURVEYING.COM</p> <p>JANES SURVEYING, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000342 RENEWAL: 12-31-23</p>	<p>A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI.</p>	<p><b>BOUNDARY SURVEY</b> (AS MADE FOR DAN &amp; DEBRA BROWN)</p>	 <p>LICENSE RENEWAL: 12-31-24</p>	<p>JASON D. JANES, SURVEYOR MO# PLS-2004017826</p> <p><b>JSI PROJECT NO.</b> 2023-008306-1</p> <p><b>FIELD BOOK NO.:</b> ---</p> <p><b>FIELD:</b> RYAN <b>DRAWN:</b> NICOLA <b>CHECKED:</b> TYLER <b>REVISED:</b></p>
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