

Exhibit A – Legal Description

All that certain tract or parcel of land situate, lying and being in the 22nd G.M. District of McIntosh County, Georgia, containing 0.11 acres, more or less, together with all improvements thereon as shown on that certain plat of survey dated July 31, 2023, prepared for Phillip Nash by Abraham D. Eason, Georgia Registered Land Surveyor, and recorded in Plat Book 2023, Page(s) 196, Candler County records. Said plat and the reference thereof are incorporated herein for a more complete and accurate description.

The within described tract is bounded, now or formerly, according to the aforementioned plat as follows: Northeasterly by lands of Scott Lee Hilliard; Southeasterly by land of Tim Coleman a/k/a Lot No. 110; Southwesterly the right-of-way of Cherry Street; and Northwesterly by Parcel B of said survey.

This is that same property as was conveyed by that certain Deed of Assent dated July 14, 2011 from the Estate of Ogden Doremus to Dale Doremus, Frank Doremus and Celia Doremus, and recorded in Deed Book 554, Page(s) 182-184, McIntosh County records.

Subject to any and all applicable zoning ordinances, easements, restrictive covenants, and/or rights-of-ways in use or of record.

[Map & Parcel No. 0071B 0067]