

EXHIBIT A

ELK TOWNSHIP  
WILKES COUNTY

NORTH CAROLINA

LYING and situated in Elk Township of Wilkes County, North Carolina and being the western portion of a 10.053 acre tract known as Pegs Branch tract 28.

BEGINNING on a point in the center of a sixty foot right of way, located approximately 1870 feet easterly along said right of way from its intersection with NCSR 1164 (Sampson Road); thence from said beginning point and running in a clockwise direction leaving the right of way North 23° 44' 26" East (crossing iron pins on line at 26.45 feet and 732.28 feet) a total distance of 735.28 feet to a point in the center of Pegs Branch; thence with Pegs Branch South 68° 09' 36" East 191.70 feet to a point; thence leaving the branch South 26° 01' 26" West 3.00 feet to a painted point on a rock; thence South 14° 53' 40" West (crossing an iron pin on line at 937.21 feet) a total distance of 973.93 feet to a point in the center of the aforementioned sixty foot right of way; thence with the centerline of said right of way six courses as follows: South 69° 40' 15" West 12.00 feet to a point; thence North 62° 03' 33" West 24.30 feet to a point; thence North 26° 45' 03" West 218.85 feet to a point; thence North 20° 27' 37" West 94.81 feet to a point; thence North 35° 25' 33" West 32.97 feet to a point; thence North 58° 28' 13" West 45.54 feet to the point of BEGINNING, containing 5.027 acres.

Also conveyed herewith is a non-exclusive 30 foot right of way as more particularly described in that deed recorded in Book 699 at Page 124 Wilkes County Register of Deeds.

This conveyance is subject to the above described right of way and the Declaration of Covenants and Conditions of Peg's Branch Homeowners Association as recorded in Book 697 at Page 284 Wilkes County Registry, which is incorporated herein by reference as if fully and completely set forth.

This parcel shall not be subdivided into any tract smaller than five acres and is restricted against the placement of mobile homes on said property.