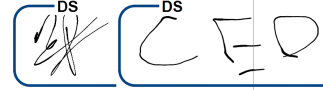


Exhibit A  
Legal Description

Return Recorded Document to:  
Hartmanlaw, LLC  
744 Noah Drive  
Suite 110  
Jasper, GA 30143  
Parcel Number: 22N18 278  
FILE #: J-22-1477



LIMITED  
WARRANTY DEED  
WITH RIGHTS OF SURVIVORSHIP

STATE OF GEORGIA  
COUNTY OF PICKENS

THIS INDENTURE made this **7th day of December, 2022**, between **B-Line Properties, LLC, a North Carolina Limited Liability Company**, of the County of **Cabarrus**, and State of **North Carolina**, as party or parties of the first part, hereinafter called Grantor, and **Brandon Dilbeck and Christina Elizabeth Dilbeck, as joint tenants with rights of survivorship and not as tenants in common**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 273 OF THE 22ND DISTRICT, SECOND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING LOT 278, UNIT 5, PHASE 1 OF LAKE ARROWHEAD, AS PER PLAT RECORDED IN PLAT BOOK 9, AT PAGE 52, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND BY REFERENCE MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED HEREBY.**

This Deed is given subject to all easements and restrictions of record.