

EXHIBIT A

41.9 Acres, Springdale Road, Maysville, Mason County, Kentucky

PARCEL A: Those certain tracts or parcels of land situated and being in Plumville Precinct, Mason County, Kentucky, on the waters of Cabin Creek;

Tract 1: Beginning at a beach tree, marked standing on a branch corner to Tyler and running up the branch S. 42 E. 22 poles and 12 links to a sugar tree; thence S. 44 E. 25 poles to a stake one rod above where a fence crossed the branch; thence N. 89 W. 57 poles to a pile of rock, corner to Bean's line; thence N. 9-1/2 E. 60 poles to a branch; thence up the same 49 1/2 E. 18 poles; thence S. 25 1/4 E. 21 poles to the beginning, containing 10 1/2 acres.

Tract 2: Also another tract beginning at Bushrod Hughes corner and running up the branch to a hickory, John A. Bean's line; thence with Nancy Laughlin's line to another line of Bushrod Hughes; thence to the beginning containing 2 acres. This across the road being 125 yards long and 25 yards wide and lies in front of residence.

Tract 3: Also another tract being on Camp Spring branch and adjoining the above and containing 15 acres, and being the same described in deed to Geo. Hughes by Wm McLaughlin, D.B 93, page 633, Mason County Court records.

Tract 4: Also another tract adjoining the above described tracts and known as the Horace Yates tract and containing 20 acres, making in all 48 acres, more or less; said lands being bounded on the east by Scott Fletcher, south by Fletcher and Sloop, on the west by Louis Bean and on the north by Bean, Mefford and Blunt.

EXCEPTION:

Being a 5.5832 acre more or less tract of land and being part of that larger acre tract as conveyed to Harry Blythe by the Master Commissioner on April 4th 1970 and being recorded in Deed Book 182, page 320 of the Mason County Clerk of Courts Office and being located on the east side of Springdale Road approximately 1.1 mile East of Kentucky Highway #10 in Plumville and being more fully described as follows:

Beginning at metal fence post set this survey in the northeast Right of Way of Springdale Road said fence post being a corner to Harry Blythe Deed Book 180 Page 320 and Richard A. and Carilyn Hord Deed Book 222 Page 585 thence with the Right of Way of Springdale Road and with a curve turning to the left with an arc length of 197.66', with a radius of 222.99', with a chord bearing of N 38°08'01" E, with a chord length of 191.25', to a metal fence post set this survey in the center of curve said point being a corner to the aforementioned Richard A. and Carilyn Hord and Harry Blythe thence leaving the Right of Way of Springdale Road and with the line of Hord; S 65°58'49" E a distance of 63.15' to a 8" Sycamore tree with fence corner to Hord and Blythe; thence continuing with the line of Hord S 37°01'41" W a distance of 47.42' to a 18" Oak with fence; thence S 27°42'52" W a distance of 32.10' to a wooden fence post;

thence S 12°26'55" W a distance of 58.14' to a wooden fence post; thence S 14°54'31" W. a distance of 94.25' to a 6" Elm with fence; thence S 05°08'36" W distance of 125.28' to a 12" Locust with fence corner to Hord and Blythe; thence continuing with the line of Hord S 88°06'35" E a distance of 92.11' to a wooden fence post; thence N 81°51'53" E a distance of 202.38' to a 30" Oak with fence; thence N 78°17'01" E a distance of 118.01' to a 16" Oak with fence; corner to Lisa Love and Anthony Wayne Fultz Deed Book 293, Page 5; thence with the line of Love and Fultz S 33°53'15" E a distance of 10.62' to a 22" Locust with fence; thence S 05°54'26" W a distance of 227.00' to a 16" Oak with fence; thence S 00°12'25" E a distance of 110.24' to a 36" Red Oak with fence; corner to Blythe and Lisa Love and Anthony W. Fultz; thence with the line of Love and Fultz S 09°41'10" W a distance of 10.26' to an existing rock wall; thence following the rock wall S 63°27'42" W a distance of 366.76' to the end of said Rock wall; thence S 51°21'00" W a distance of 27.05' to a wooden fence post corner; thence with a new division line of Blythe N 23°11'07" W a distance of 137.11' to a 8" Elm tree said Elm tree being a new corner to Blythe; thence with a new division line of Blythe S 88°40'10" W a distance of 131.44' to a wooden fence post; said wooden fence post being a new corner to Blythe and the aforementioned Hord; thence with the line of Hord N 02°01'37" W a distance of 63.42' to a 3 forked Elm tree with fence; thence N 08°56'22" E a distance of 194.74' to a wooden fence post; thence N 05°46'23" E a distance of 258.03' to a forked Locust with fence; thence N 06°19'17" E a distance of 65.29' to a metal fence post set; which is the point of beginning, having an area of 243206.18 square feet or 5.583 acres, more or less as surveyed by James H. Pollitte PLS 723 of Maysville Survey and Engineering Company Inc. on April 4th 2005.

The above described property is subject to all easements of access and utilities of record.

Being the same property conveyed to Harry Blythe, by deed from the Master Commissioner dated April 4, 1970, and of record in Deed Book 182, page 320. Thereafter, Harry Blythe died testate on September 13, 2023, and by his Last Will and Testament, entered into Probate on November 28, 2023 in Mason District Court, Case No. 23-P-00146, and of record in Will Book 36, page 667, said property was devised equally to his daughters, Vicki Fearis, Khristi Lennex and Janet Blythe, and his grandson, Kevin Blythe. All records referred to are records of the Mason County Court Clerk.

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28 Acres, Springdale Road, Maysville, Mason County, Kentucky

Beginning at the end of an old stone fence on the south bank of a creek corner to the grantor's remainder tract; thence leaving this creek and running up a hill parallel to a branch of this creek South 5 West 68 feet; thence South 32 East 69 feet; thence South 23 East 100 feet; thence South 15 East 125 feet; thence South 27 East 233 feet; thence South 9 East 143 feet; thence South 29 East 68 feet; thence South 48 East 53 feet; thence South 44 East 156 feet; thence South 52-1/2 East 300 feet; thence South 62 East 278 feet; thence South 47 East 147 feet; thence South 37 East 367 feet; thence crossing and leaving the creek and going up hill to a point on a ridge North 2 West 649 feet; thence running with the ridge North 50 West 541 feet; thence North 19 West 43 feet; thence going down hill to a point on the near bank of a creek North 13 East 787 feet; thence parallel to the creek on its near side North 60 West 47 feet; thence crossing the creek North 30 East 38 feet; thence parallel with its far side North 52 West 352 feet to a point in the intersection of the far side of this branch creek with the near bank of the main creek; thence with this near bank and a new line of division between this tract and the grantor's remainder tract South 42-1/2 West 200 feet; thence South 68 West 183 feet; thence South 57 West 394 feet; thence South 73 West 87 feet to the beginning and containing 28.2 acres.

Being the same property conveyed to Harry Blythe, by deed from Mason County Game and Fish Club, Incorporated, dated April 27, 1972, and of record in Deed Book 187, page 08. Thereafter, Harry Blythe died testate on September 13, 2023, and by his Last Will and Testament, entered into Probate on November 28, 2023 in Mason District Court, Case No. 23-P-00146, and of record in Will Book 36, page 667, said property was devised equally to his daughters, Vicki Fearis, Khristi Lennex and Janet Blythe, and his grandson, Kevin Blythe. All records referred to are records of the Mason County Court Clerk.