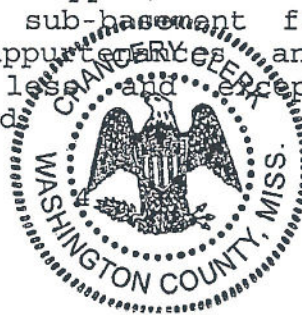


EXHIBIT "A"

That part of Block 62, of the Skinner Addition to the City of Greenville, Washington County, Mississippi, lying between the right of way of the spur track of the Yazoo and Mississippi Valley Railroad Company (formerly the Memphis and New Orleans Railroad and Levee Company) extending through said Block 62, and the right of way of the Southern Railway Company (formerly the Greenville, Columbus and Birmingham Railway Company), said lot herein conveyed being bounded on the North by the South boundary of the right of way of the said spur track of the said Yazoo and Mississippi Valley Railroad Company, on the South by the North boundary of the right of way of said Southern Railway Company, on the East by Theobald Avenue and on the West by Broadway Street, and being the same property conveyed by Bettie J. Skinner to T. P. McMahon, by deed dated April 4, 1900, and recorded in Book 79, page 146, of the Land Records of Washington County, Mississippi; together with all improvements thereon situated and being the property heretofore acquired from Clara H. McMahon by deed dated January 28, 1946, and recorded in Book 343, at page 252, of the Land Records of said County.

LESS AND EXCEPT:

The East Two Hundred Seventy-Five feet (275 feet) (measured along the North line) of that part of Block 62 of the Skinner Addition to the City of Greenville, Washington County, Mississippi, lying between the right of way of the spur track of the Illinois Central Gulf Railroad Company, extending through said Block 62, and the right of way of the former C and G Railroad Co. (now acquired by the Illinois Central Gulf Railroad Company) being bounded on the East by South Theobald Street and on the West by South Broadway Street. The said East 275 feet to be herein conveyed has a frontage on South Theobald Street of approximately 50 (fifty) feet and extends back, in a Westerly direction, between the widening railroad rights of way, a distance of 275 (Two Hundred Seventy-Five) feet. The said East 275 (Two Hundred Seventy-Five) feet of the area to be conveyed has the former Sears warehouse located on same, which is a steel frame, asbestos wrapped, two story (one truck height floor and one sub-basement floor) building, together with all appurtenances and improvements thereunto belonging; less and except all utility easements upon said land.



Washington County, MS
I certify this instrument was filed
on 05/03/2023 01:24:54 PM
and recorded in the
Deed
Book 202301 Page 2330 - 2332
Marilyn Hansell, Chancery Clerk

Marilyn Hansell