

Exhibit "A"

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 24, in Township 5 South, Range 3 West of the Third Principal Meridian, then run East on the land line to the southeast corner of the said Northeast Quarter of the Southeast Quarter, then run North on the land line 25 rods 7 ½ feet to an open ditch or drain, then run West along said drain or ditch to the West line of the said Northeast Quarter of the Southeast Quarter, at a point about 37 rods North of the Southwest corner of said tract, and then run South to the place of beginning. EXCEPTING the East 694 feet of said described tract, situated in the County of Perry, in the State of Illinois.

AND

All that part of the Northeast Quarter of the Southeast Quarter of Section 24, in Township 5 South, Range Three West of the Third Principal Meridian, Perry County, Illinois, lying North of the open drain or ditch running in an easterly and westerly direction through said tract, EXCEPT the West 380 feet thereof,

Parcel No. 1-53-0390-070

AND

The East 694 feet of the following: Beginning 22 ²/₉ rods East of the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 24, in Township 5 South, Range 3 West of the Third Principal Meridian, then run East on the land line to the Southeast corner of said Northeast Quarter of the Southeast Quarter, then run North on the land line 25 rods 7 ½ feet to an open drain ditch, then run West along said open drain ditch to a point 22 ²/₉ rods East of the West line of said Northeast Quarter of the Southeast quarter, and then run South 35 rods 3 feet, more or less, to the place of beginning, situated in the County of Perry, in the State of Illinois.

Parcel No. 1-53-0450-190

AND

The East One-Half of the following described real estate, to-wit: Part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 5 South, Range 3 West of the Third Principal Meridian, in the County of Perry and State of Illinois, more particularly described as follows: Beginning 50 feet East of the Southeast corner of Lot 13, Becker's Addition to Pinckneyville, then East to the East line of the Northwest Quarter of the Southeast Quarter of Section 24, then South to Southeast corner of the same, then West to East Street, thence North to the beginning, EXCEPT the North 80 feet of even width thereof.

Parcel No. 1-53-0430-251

AND

The Northwest Quarter of the Southwest Quarter of Section 19, in Township 5 South, Range 2 West of the Third Principal Meridian, Perry County, Illinois.

Parcel No. 1-52-0250-120

EXCEPTING from all the above any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any, SUBJECT TO all easements, rights of way, covenants and restrictions of record or otherwise and to the general real estate taxes for 2022 and 2023, due and payable in 2023 and 2024.