

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

The Land referred to herein below is situated in the Lakes District of Bedford County, State of Virginia, and is described as follows:

Beginning on an iron pin set on the east side of an existing gravel road marked as 'GPS point of beginning' on the attached plat, thence along a new line and east side of road N19-23-02W 175.66 feet to an iron pin set, thence N15-50-18W 186.26 feet to an iron pin set, thence N07-09-43W 380.84 feet to an iron pin set, thence N03-13-55E 70.25 feet to an iron pin set, thence N21-50-21E 49.14 feet to an iron pin set, thence N39-40-03E 61.15 feet to an iron pin set, thence leaving the existing gravel road S37-09-28E 103.67 feet to an iron pin set, thence S84-25-44E 146.73 feet to an iron pin set, thence N84-47-52E 186.83 feet to an iron pin set, thence S88-08-21E 134.10 feet to an iron pin set, thence S79-03-24E 138.78 feet to an iron pin set, thence S88-14-56E 130.01 feet to an iron pin set, thence S87-10-51E 223.27 feet to an iron pin set, thence N89-20-47E 168.52 feet to an iron pin set, thence S87-20-56 89.57 feet to an iron pin set, thence S76-30-50E 63.59 feet to an iron pin set, thence N85-58-32E 122.15 feet to an iron pin set, thence N45-05-34E 84.43 feet to an iron pipe found corner with property of JGDT Investments LLC, thence N43-47-27E 214.07 feet to a pipe found, thence N37-19-37E 140.90 feet to a pipe found, thence N05-43-40W 375.50 feet to a pipe found, thence N27-42-41W 513.07 feet to a pipe found corner with property of Bobby Ayres marked "A" on the attached plat, thence along an old road bed S86-05-56E 261.24 feet to an iron pin set, thence N73-46-04E 51.91 feet to an iron pin set, thence N10-10-04E 146.06 feet to an iron pin set, thence N80-41-04E 52.81 feet to an iron pin set, thence S55-41-56E 159.32 feet to an iron pin set, thence S55-34-56E 230.60 feet to an iron pin set, thence S56-17-56E 278.92 feet to an iron pin set, thence S46-06-56E 115.26 feet to an iron pin set marked "B" on the attached plat, thence crossing two branches S60-47-54E 105.57 feet to a pipe found by a walnut tree, thence S56-37-55E 219.04 feet to a pipe found bent, thence S47-08-45E 149.27 feet passing a pipe found on line at 134.08' to Difficult Creek and the corner with property of John P. Sullivan marked "C" on the attached plat, thence along Difficult Creek S82-21-26W 51.54 feet to a point, thence N55-46-34W 300.90 feet to a point, thence N78-07-34W 66.68 feet to a point, thence S08-19-34E 76.25 feet to a point, thence S15-46-26W 109.93 feet to a point, thence S43-52-26W 82.60 feet to a point, thence N83-05-34W 54.69 feet to a point, thence S38-33-26W 211.01 feet to a point, thence S31-55-26W 210.40 feet to a point, thence S84-03-34E 72.53 feet to a point, thence S08-15-34E 84.62 feet to a point, thence S28-27-26W 129.38 feet to a point, thence S32-23-34E 222.36 feet to a point, thence S50-37-34E 155.57 feet passing the corner with property of Jerry M. & Carol J. Curdle and continuing with Difficult Creek to a point, thence S19-53-26W 26.83 feet to a point, thence S37-05-26W 163.60 feet passing the corner with property of James M. & Christine Young and continuing with Difficult Creek to a point, thence S62-32-26W 180.50 feet to a point, thence S30-22-26W 92.30 feet to a point, thence S61-46-19W 90.41 feet to a point marked "D" on the attached plat, thence S34-05-21E 4.75 feet to an iron pin set corner with property of John J. Everett, thence S36-16-36W 202.30 feet to a 12" Hickory, thence S03-19-46W 178.00 feet to a point,

thence S48-11-46W 155.00 feet passing an iron pin set at 19.19' and 111.18' to a point, thence S28-36-32W 267.01 feet to an iron pin found, thence S46-48-04W 110.71 feet passing an iron pin set at 84.14 feet to a point, thence N77-13-14W 42.00 feet to a 16" Red Oak, thence N70-16-14W 224.50 feet to a Sycamore snag, thence S62-16-46W 122.00 feet to an iron pin set, thence N82-16-14W 102.00 feet to an iron pin set, thence N45-18-19W 177.80 feet to an iron pin set, thence N43-59-31W 214.06 feet to an iron pin set, thence S85-52-36W 303.16 feet to an iron pin set on the east side of an existing gravel road, thence N23-44-07W 114.29 feet to the point of beginning. Containing 76.529 acres as shown on a plat of survey of "Subdivision of 76.526 Acres from the Property of Plum Creek Timberlands, L.P." made by B.R. Shrader, Land Surveyor, dated February 14, 2017 and revised March 28, 2017. which plat is attached

Being a portion of the same property as acquired by Weyerhaeuser Company, as successor by merger to Plum Creek Timberlands, L.P., by deed recorded as Instrument No. 140001492, recorded in the Clerk's office of Bedford County, Virginia and referencing Parcels 1 and 5 of Parcel 5 (Body Camp 40029) at Instrument No. 130013537, recorded in the Clerk's office of Bedford County, Virginia.