

## **Exhibit A to Non-Property Items Addendum**

Items that convey with sale of 3418 Jolly Roger Circle/Exclusions/Disclosures

Patio Furniture:

Mesh seated chairs (6), chaise lounge chairs (4) and round table (1)

Large Hammock and frame

Exclusions – all other patio furnishings, cushions, umbrellas, storage bin

Second Floor

Second Floor Master Bedroom:

Bed head and footboard, mattress, box spring (covered) and decorative cushions with pillows

Set of queen-sized sheets and pillowcases, two pillows, quilted bedspread, throw at foot of bed

Bedside tables (2)

Bedside Lamps (2)

Dresser

Dresser lamps (2)

Side chair

TV on wall

Exclusions – throw rugs in attached bathroom, art, decorative items, items in closet (clothing, medical equipment)

Second Floor Guest Bedroom (in middle):

Bed with quilted headboard, mattress, box spring, dust skirt, and decorative cushions with pillow inserts

Set of queen-sized sheets and pillowcases, two pillows, quilted bedspread, throw at foot of bed

Bedside tables (2)

Bedside Lamps (2)

Dresser

Side chair

Exclusions – art, decorative items, items in closet, mirror over dresser

Second Floor Bedroom with Daybeds:

4 Daybeds with backs (twin sized) and 16 throw pillows

Twin sheets, pillowcases, duvets, 4 bed pillows in closet

Wall hangings

Square white side tables

Circular skirted table

lamps

TV on wall

Exclusions: other items in closet

Laundry Room: washer, dryer and laundry folding table

Note: Second floor hall closet – seller will take all contents

### Third Floor

#### Third floor Master Bedroom:

Bed with mattress, box spring (covered) and decorative cushions with pillows

Set of queen-sized sheets and pillowcases, two pillows, quilted bedspread

Bedside tables (2)

Bedside Lamps (2)

Dresser

Dresser lamps (2)

Side chair

Round skirted table and TV

Exclusions: rag rug in bathroom, monogrammed towels, decorative items and clothing, etc.

#### Third floor living area and powder room:

Sideboard on dining area wall

Bar stools (5)

Corner curio shelf

Exclusions: Seller will take what is not listed

#### Appliances:

Washer/Dryer

Kitchen – Dishwasher, wine chiller, drinks refrigerator, oven, microwave, refrigerator (has nonworking icemaker), cooktop

#### Disclosures:

Icemaker in refrigerator does not work and cannot be fixed

Purple Martin House can be moved at sellers' expense if buyer does not want to maintain.

Seller will divide and remove some plants (spider lilies, crinums, dietes, gingers, rain lilies) in back garden (garden will look fine – this is an annual procedure). If buyer plans to remove beds in back, seller requests right to remove additional plants.

#### Note:

Except as set forth above, all other items of personal property will be excluded and not conveyed to Buyer at closing.