



# Exhibit A

## PARCEL 1:

A parcel of land located within a portion of the Southeast one-quarter of the Southeast one-quarter (SESE) of Section 36, Township 12 North, Range 19 East and a portion of the Southwest one-quarter (SW) of Section 31, township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Adjusted Lot 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Chris H. Jr. and Faye H. Gansberg recorded November 16, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 454122, a point on the South line of said Section 31;

thence along the Nevada/California state line, North  $48^{\circ}37'10''$  West, 147.40 feet to the Point of Beginning;

thence continuing along said state line, North  $48^{\circ}37'10''$  West, 528.49 feet;

thence North  $78^{\circ}02'34''$  East, 411.00 feet;

thence South  $00^{\circ}43'47''$  West, 434.55 feet to the Point of Beginning.

Per NRS 111.312, this legal description was previously recorded at Document No. 0583361, Book 0703, Page 06894, on July 16, 2003.

## PARCEL 2:

A twenty-five foot wide easement for private access and utility purposes located within a portion of the Southeast one-quarter of the Southeast one-quarter (SESE) of Section 36, Township 12 North, Range 19 East, Mount Diablo Meridian, Alpine County California, described as follows:

Commencing at the southeast corner of Section 36, T.12N., R.19E., M.D.M., a found 1939 standard B.L.M. brass cap;

thence along the east line of said Section 36 North,  $00^{\circ}02'58''$  East, 402.05 feet to the point on the California/Nevada state line, the POINT OF BEGINNING;

thence along said state line, North  $48^{\circ}37'10''$  West, 990.69 feet to a point on the easterly right-of-way of Fredricksburg Road;

thence along said easterly right-of-way, South  $09^{\circ}27'03''$  West, 29.46 feet;

thence a long a line 25 feet southerly of and parallel with said state line, South  $48^{\circ}37'10''$  East, 997.09 feet to a point on said east line of Section 36;

thence along said east line, north  $00^{\circ}02'58''$  East, 33.29 feet to the POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0583361, Book 0703, Page 06894, on July 16, 2003.

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust OK BC</i>	

1. Assessor Parcel Number(s)  
1220-31-002-008
- a) \_\_\_\_\_
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_

2 Type of Property:

- a)  Vacant Land
- c)  Condo/Twnhse
- e)  Apt. Bldg.
- g)  Agricultural
- i)  Other \_\_\_\_\_
- b)  Single Fam. Res.
- d)  2-4 Plex
- f)  Comm'l/Ind'l
- h)  Mobile Home

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: *David James Rosso* Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** David J. Rosso and Judith E. Rosso, husband and wife as joint tenants  
**Address:** 880 Sheridan Lane  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** David J. Rosso and Judith E. Rosso as Trustees of the ULIC Family Trust dated June 15, 2018  
**Address:** 880 Sheridan Lane  
**City, State, ZIP:** Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

**Print Name:** Millward Law, Ltd. **Escrow #** \_\_\_\_\_  
**Address:** 1591 Mono Ave.  
**City, State, ZIP:** Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)