



**Exhibit "A"**

**PARCEL 1:**

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M. and more particularly described as follows:

A lot line adjustment between Lots 6, 7 and a portion of Lot 8, in Block D, of the Meneley addition to the Town of Gardnerville, County of Douglas, State of Nevada as shown on the Official Map filed for record in the office of the County Recorder of Douglas County, Nevada and more particularly described as follows:

Aforesaid Lots 6 and 7 excepting therefrom all that portion of aforesaid Lot 6 more particularly described as follows:

Commencing at the most Southerly corner of said Lot 6 which point is the true Point of Beginning; thence along the Southwesterly line of said Lot 6;

North 44°54'00" West a distance of 40.00 feet; thence leaving said line North 45°06'00" East a distance of 120.00 feet to the Northeasterly line of said Lot 6; thence along said line South 44°54'00" East a distance of and together with all that portion of said Lot 8 more particularly described as follows:

Commencing at the most Southerly corner of said Lot 8 which point is the true Point of Beginning; thence along the Southwesterly line of said Lot 8; North 44°54'00" West a distance of 20.00 feet; thence leaving said line North 45°06'00" East a distance of 120.00 feet to the Northeasterly line of said Lot 8; thence along said line South 44°54'00" East a distance of 20.00 feet to the most Easterly corner of said Lot 8; thence along the line common to said Lots 7 and 8 South 45°06'00" West a distance of 120.00 feet to the true point of beginning.

Note: the above Metes and Bounds description appeared previously in that certain document recorded November 22, 2002 in Book 1102, Page 9581 as instrument No. 558731.

**PARCEL 2:**

An easement for ingress and egress as set forth in a Declaration of Cross Easement recorded April 26, 1991 in Book 491, Page 4085 as Instrument No. 249420 and re-recorded July 14, 1992 in Book 792, Page 2069 as Instrument No. 283320 in the office of the Douglas County Recorder.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed, recorded on November 30, 2017, as Document Number 2017-907460)

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: <u>10/12/22</u>	
Notes: <u>Certificate okay with</u> <u>(membership - interest)</u>	

1. Assessor Parcel Number(s)  
1320-32-613-008
- a) \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_

2 Type of Property:

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input type="checkbox"/> Single Fam. Res.        |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other _____  |   |

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: 9  
b. Explain Reason for Exemption: Transfer to a business if the person conveying the property owns 100% of the organization (Carter and Stephanie Christensen own 100% of Arrowhead Dental Center Carter Christensen, PLLC)

5. Partial Interest: Percentage being transferred: 100.00%

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: [Signature] Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Carter and Stephanie Christensen  
**Address:** 850 Rubio Way  
**City, State, ZIP:** Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Christensen Properties, LLC  
**Address:** 850 Rubio Way  
**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)