



## EXHIBIT A

### PARCEL 1:

Lot 73, of the Final Map of a Planned Unit Development DP 18-0201, Mountain Meadow Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 14th, 2021, as Document No. 2021-965462, and by Certificate of Amendment recorded February 17, 2022 as Document No. 2022-981344, Official Records.

### PARCEL 2:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

### PARCEL 3:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

APN: 1419-26-311-073

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- (a) 1419-26-311-073
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Verified Trust - js

2. Type of Property:

- (a)  Vacant Land                      x (b) SFR
- (c)  Condo/Townhouse                       (d) 2-4 Plex
- (e)  Apartment Building                       (f) Commercial/Ind.
- (g)  Agricultural                               (h) Mobile Home
- (i)  Other: \_\_\_\_\_

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 0  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090(7).
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of Trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100 %

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 herein. 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: \_\_\_\_\_

Capacity Seller, Chad Coons

Signature: \_\_\_\_\_

Capacity Buyer, Chad D. Coons, Trustee of The CDC Trust

SELLER (GRANTOR) INFORMATION  
(Required)

Name Chad Coons  
Address Post Office Box 996  
City/State/Zip Genoa, NV 89411

BUYER (GRANTEE) INFORMATION  
(Required)

Name Chad D. Coons, Trustee of The CDC Trust  
Address Post Office Box 996  
City/State/Zip Genoa, NV 89411

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

Print Name: ALLING & JILLSON, LTD.  
Address: Post Office Box 3390  
Lake Tahoe, NV 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)