



Attachment to that certain Warranty Deed executed by Robert W. Werner and Carole M. Werner, Husband and Wife as Joint Tenants, grantors, to Robert W. Werner and Carole M. Werner, trustees of the Werner Family Trust dated May 22, 2019, grantees.

### **EXHIBIT "A" LEGAL DESCRIPTION**

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Being a portion of the Southeast Quarter (SE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

Parcel 1 of that certain Parcel map recorded February 12, 1991 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 333 as File No. 95820, Lincoln County, Nevada records.

Parcels 2 and 4 of that certain Parcel Map recorded May 6, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 108 as File No. 110928, Lincoln County, Nevada records.

Parcel 5 of that certain Parcel Map recorded July 21, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 137 as File No. 111311, Lincoln County, Nevada records.

Said land is further shown as Reverted Acreage on that certain Reversion to Acreage Map for Robert W. and Carole M. Werner recorded June 3, 2002 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 435 as File No. 118234, Lincoln County, Nevada records.

Also, together with a roadway easement described as follows:

Beginning North 89°52'32" West 1666.3 feet along the Section line and North 0°39'13" West 511.27 feet from the Southeast corner of said Section 15;

Thence South 27°18'34" West 50.00 feet;

Thence North 62°41'26" West, 550.42 feet to the Southeasterly line of an existing road easement;

Thence North 46°48'43" East 53.045 feet along said easement

Thence South 62°41'26" East 532.71 feet to the point of beginning.

APN: 001-201-57

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 001-201-57  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. 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 without consideration to a trust.

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 herein. Furthermore, the parties agree that 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 Holly Buehner Capacity: Legal Assistant  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Robert W. Werner and Carole M. Werner  
 Address: PO Box 449  
 City: Pioche  
 State: NV      Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)** Robert W. Werner and Carole M. Werner, Trustees of the Werner Family Trust dated 05/22/19  
 Print Name: of the Werner Family Trust dated 05/22/19  
 Address: PO Box 449  
 City: Pioche  
 State: NV      Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Jeffery J. McKenna      Escrow # \_\_\_\_\_  
 Address: 43 S 100 E Suite 300  
 City: St. George      State: UT      Zip: 84770