



APN: 013-160-48

**Exhibit A  
Legal Description**

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1 AS SHOWN ON AMENDED SUBSEQUENT PARCEL MAP FOR GARY A. CARRIGAN RECORDED MAY 18, 1999 IN BOOK B, PAGE 224 OF PLATS AS FILE NO. 112820, LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN GARY LANE AS CONVEYED TO THE COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 341 AS DOCUMENT NO. 118317 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN LITTLE DIPPER DRIVE AS CONVEYED TO THE COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 344 AS DOCUMENT NO. 118318 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PAULINE CIRCLE AS CONVEYED TO THE COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 347 AS DOCUMENT NO. 118319 OF OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-160-48
- 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 Date of
- g)  Agricultural      h)  Mobile Home Notes:
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: TRUST ON FILE. AE

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 or from a Trust without consideration

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 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 \_\_\_\_\_ Capacity Attorney  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: **Douglas Rouny and Deborah Rouny**  
Address: 682 Covina Drive  
City: Henderson  
State: Nevada 89002

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: **The Rouny Family Revocable Living Trust Dated November 9, 2023**  
Address: 682 Covina Drive  
City: Henderson  
State: Nevada 89002

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: CASSADY LAW OFFICES Escrow #: \_\_\_\_\_  
Address: 2400 W. Horizon Ridge Pkwy  
City: Henderson State: NV Zip: 89052

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED