EXHIBIT A – EXPLANATIONS

Subject Property: 281 Sierra Country Cir. Gardnerville NV 89460

The seller purchased this home from an assignment contract. The seller had no communication with the previous owner during the purchase process. The seller never received a SRPD from the previous owner. The Seller has never occupied the property. The buyer is advised to do their own due diligence and/or inspections regarding the property.

1(c) – Property has undergone cosmetic renovation and was performed by a licensed contractor. Some repairs may have been done without a permit. The buyer is advised to do their own due diligence and/or Inspections.

8 - Fences/walls. Buyer to confirm if any shared fences/walls on property exist.

9 (a,b) – Common Interest Communities: Property is located in a Common Interest Community. Buyer to verify all documents pertaining to the HOA and common areas.

Other- Per the seller the total Sqft. is 5909.

Other than the items listed above, the Seller is unaware of any significant defects/malfunctions in any of the items mentioned because the Seller never occupied the property or performed any professional inspections. ***In addition, some items marked NO may equal N/A due to the Seller having no knowledge if a certain system, component, or issue currently exists or has existed on the property.*** *The buyer must confirm all systems/components on the property and their condition. The Seller recommends that the Buyer have a 3rd party inspection of the property to satisfy the Buyer as to the property's condition.*

Should an HOA exist for this property, Buyer to satisfy themselves as to the obligations set forth by the governing HOA. Any related mail keys, gate remotes, Community park - pool - playground keys are not in possession of the seller as the Buyer will need to get related keys from the HOA upon purchase of the subject property.

Should the subject property have an automatic garage door, it is doubtful that the Seller has ever had any remote controls for the garage door. Therefore, no garage door openers are included in the sale of the subject property.

Should the property have a fire alarm, security alarm, or home protection alarm, the Seller is unaware of any relationship with the service provider. Buyer to contact service providers should they wish to establish service.

Seller(s): Brett Nelson _____ ***Date:*** 7/2/26

Buyer(s): _____ ***Date:*** _____

Buyer(s): _____ ***Date:*** _____