

## **EXHIBIT A**

### **ITEMS TO CONVEY AND ITEMS EXCLUDED FROM SALE**

This Exhibit A is attached to and incorporated into the Real Estate Purchase and Sale Agreement dated **May 14, 2025**, by and between:

**Seller(s):** Roselyn Johnson, Paul F Johnson

**Property Address:** 2052 County Road 103 Comanche, TX 76442

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#### **I. ITEMS TO CONVEY WITH PROPERTY**

The following items shall convey with the property at closing:

- Arena KIFCO B140 retracting water reel and components
- Arena ground hog drag
- All portable panels that make up the covered round pen
- Roping chute and lead ups
- Tarps and banners attached to arena fence
- Privacy tarps attached to neighboring high fence of adjacent property
- Built in barrel racing arena lasers
- Grandstands east of the arena
- 2 non-potable water holding tanks located north east of the arena

#### **II. ITEMS EXCLUDED FROM SALE**

The following items are expressly excluded from the sale and shall be removed by the Seller prior to closing:

- Two (2) shipping containers located north east of the arena
- All portable panels aside from round pen
- All livestock troughs, feeders, hay savers
- Security camera System
- Rockin Wild Ranch name
- Custom Rockin Wild Ranch branded gate to property

#### **ITEMS NEGOTIABLE FOR ADDITIONAL PRICE**

The following items are **not included** in the sale of the property but are **available for purchase under separate agreement**. Any price and terms related to these items are to be negotiated independently of the property sale:

- 2022 PA system from Pro Acoustics with amp, speakers, stands, microphone, mixer, ducker, cables \$2000
- Farmtek 2022 roping and rodeo timer with display and case and hand switch and heeler eyes. \$1500
- 2022 County Line 72" Rotary Tiller \$2000

- Water trailer with 2024 Predator 212cc pump, tanks and tubing \$1000
- Household items all for \$3500
  - 1 king memory foam bed, 2 pillows, 2 sets sheets, 2 bedspreads, 4 twin memory foam beds, 4 pillows, 8 sets sheets, 8 bedspreads, 1 sectional couch with pillows, 2 antique trunks in living room, 4 bedside tables, Fake plants, 75" tv, Wall prints, Shower curtains, tp holders, shower mats, Blackout curtains, Microwave, coffee maker, toaster, Dining table and chairs, Silverware, dishware, pots and pans

This Exhibit A shall control in the event of any conflict with the main body of the Purchase and Sale Agreement regarding conveyed or excluded items.

IN WITNESS WHEREOF, the undersigned Seller(s) have executed this Exhibit A as of the date set forth above.

Authentisign  
*Paul Johnson* 05/14/25  
Paul F Johnson

Authentisign  
*Roselyn Johnson* 05/14/25  
Roseylyn Johnson