

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04200744

The land referred to herein is situated in the State of Nevada, County of Eureka described as follows:

Lot 1, Block 8 of CRESCENT VALLEY RANCH & FARMS UNIT NUMBER 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed to H.J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24, of Deeds at Page 168, Eureka County, Nevada.

CS

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 002-014-05
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) XX Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>187028</u>
Book:	<u>379</u> Page: <u>376-377</u>
Date of Recording:	<u>4-29-04</u>
Notes:	_____

3. Total Value/Sales Price of Property

\$ 20,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 20,000.00

Real Property Transfer Tax Due:

\$ 78.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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: Ralph E. Schable Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Peter Dempsey
 Address: PO Box 485
 City/State/Zip: Carlin, NV 89822

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Ralph Schable
 Address: PO Box 276
 City/State/Zip: Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04200744
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

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Signature: *Peter Dempsey* Capacity: _____
Signature: _____ Capacity: _____

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