



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 05213263

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

TOWNSHIP 27 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 11: Lots 2, 3 and 4; NE1/4SW1/4;  
Section 14: Lots 2, 6 and 7; SW1/4NE1/4;  
Section 21: SE1/4NE1/4; N1/2SE1/4;

EXCEPTING THEREFROM an undivided one-eighth interest unto Florence T. Moore, an undivided one-eighth interest unto Louise T. Youngman, in and to all oil, gas, other hydrocarbon substances and other minerals in and under said land and that may be produced from said land as reserved in deed recorded September 15, 1964 in Book 5, Page 524, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-twelfth interest unto C. Edward Crabtree, an undivided one-twelfth interest unto Ramona M. Rogers, an undivided one-twelfth interest unto Floyd E. Crabtree, in and to all oil, gas, other hydrocarbon substances and other minerals in and under said land and that may be produced from said land as reserved in deed recorded September 15, 1964 in Book 5, Page 526, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals now or at anytime hereafter situate therein and thereunder, as reserved by William A. Burum and Elizabeth L. Burum, husband and wife, in deed recorded September 15, 1964 in Book 5, Page 531, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals now or at anytime hereafter situate therein and thereunder, as reserved by W. A. Burum & Son, a California co-partnership, in deed recorded September 15, 1964 in Book 5, Page 532, Official Records, Eureka County, Nevada.

TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands.

Continued on next page

ESCROW NO.: 05213263

TOGETHER WITH BLM grazing privileges for 75 AUM's active use,  
and 25 AUM's suspended nonuse, comprising First Parties'  
federal range permit in the "Bruffy Allotment".

COPY

202497

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BOOK 428 PAGE 377

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 006-060-05  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>202497</u>
Book:	<u>428</u> Page: <u>375-377</u>
Date of Recording:	<u>12/5/05</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land  
 b) XX 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: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 425,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 425,000.00  
 Real Property Transfer Tax Due: \$ 1657.50

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: Thomas J Meal Capacity: SELLER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Thomas J. Meal  
 Address: 741 Buzzys Ranch Road  
 City/State/Zip: Carson City, NV 89701-8605

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: Glen Graydon Guttry, Trustee  
 Address: 3169 Midland Drive  
 City/State/Zip: Elko, NV 89801

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05213263  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, Nevada 89801

# STATE OF NEVADA DECLARATION OF VALUE

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 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
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Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: Glen G. Guttry Capacity: Trustee Buyer

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(required)

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