



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 06291957

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

lot 3, as shown on that certain Parcel Map for RUBY HILL RANCH, LLC. filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Lot 4, Section 21, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in Patent recorded September 21, 1964, in Book 5, Page 582, File No. 40307, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 (one-half) mineral rights, oil or gas owned by EDWIN C. BISHOP and LETA B. BISHOP lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP in Deed recorded August 23, 1978, in Book 65, Page 317, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided twenty-five (25%) in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART by deed recorded May 2, 1994 in Book 268, Page 463 and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 007-430-05  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>205931</u>
Book:	<u>441</u> Page: <u>267-268</u>
Date of Recording:	<u>8-28-06</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 \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: Ex-Spouse to Ex-spouse with no 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 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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(required)  
 Print Name: Bibin Goicoechea  
 Address: \_\_\_\_\_  
 City/State/Zip: SANM

**BUYER (GRANTEE) INFORMATION**

(required)  
 Print Name: J.J. Goicoechea  
 Address: P.O. Box 618  
 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.: 06291957  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, Nevada 89801