

EXHIBIT "A"

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

Lot 7, Block 14 of CRESCENT VALLEY RANCH AND FARMS UNIT NO. 3 according to the official map thereof, filed in the Office of the County of Recorder of Eureka County, State of Nevada.

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 recorded September 24, 1951, in Book 24 of Deeds at page 168, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM, any and all oil rights, lying in and under said land as reserved by NEVADA TITLE GURANTY COMPANY in Deed recorded July 15, 1969, in Book 29, page 521, and October 12, 1967, in Book 20, page 520, Official Records, Eureka County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-208196

03/12/2007 04:34 PM

Official Record

1. Assessor Parcel Number(s)

- a) 003-034-06
- b) _____
- c) _____
- d) _____

Recording requested By
USALANDSALE.COM LLC

Eureka County - NV

Mike Rebaleati - Recorder

2. Type of Property:

- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

Page 1 of 1 Fee: \$15.00
Recorded By: FES RPTT: \$40.95
Book-0453 Page-0223

3. Total Value/Sales Price of Property

\$ 10,195.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 40.95

Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9/a
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 parties agree that 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 _____ Capacity President

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: USALANDSALE.COM LLC
Address: 1146 Celebration Blvd
City: Celebration
State: FL Zip: 32747

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: LILIANA AVINCOLA
Address: 24124 Derby Way
City: West Hill
State: CA Zip: 91307

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: USALANDSALE.COM Escrow #: _____
Address: _____
City: LLC State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED