



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 07202244

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

Lot 3 of Parcel E as shown on that certain Parcel Map for EARL RASMUSSEN filed in the office of the County Recorder of Eureka County, State of Nevada, on October 8, 1981, as File No. 82266, being a portion of E1/2 Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land reserved by THE UNITED STATES OF AMERICA in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Kern

SS.

On September 28, 2007

before me,

Sally Sue Kendall Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

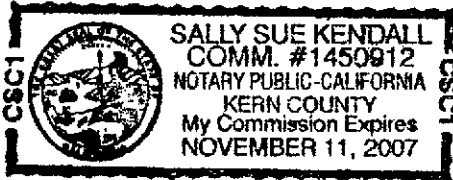
personally appeared

Gary L. Grattadario

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Sally Sue Kendall  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Corporation Grant, Bargain, Sale Deed

Document Date: September 06, 2007 Number of Pages: 2

Signer(s) Other Than Named Above: N/A.

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Gary L. Grattadario

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-210776**

10/08/2007 04:00 PM

**Official Record**

F  
D  
B  
E  
N  
-

Recording requested By  
STEWART TITLE

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page 1 of 2 Fee: \$16.00  
Recorded By: FES RPTT: \$46.80

Book- 0465 Page- 0039

1. Assessor Parcel Number(s):  
 a) 007-398-02  
 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: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 12,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 12,000.00  
 Real Property Transfer Tax Due: \$ 46.80

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: Dennis Jantz Capacity: \_\_\_\_\_

Signature: Claudia Jantz Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: Mohave Desert Bank NA  
 Address: 15773 K Street  
 City/State/Zip: Mojave, CA 93501

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: Dennis Jantz  
 Address: 235 Stamey Valley Rd. #8  
 City/State/Zip: Travelers Rest, SC 29690

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

Company Name: STEWART TITLE OF NORTHERN NEVADA, NORTHERN DIVISION  
 Address: 810 Idaho Street  
 City/State/Zip: Elko, Nevada 89801

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-210776

10/08/2007

04:00 PM

Official Record

1. Assessor Parcel Number(s):

- a) 007-398-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  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: \_\_\_\_\_

Recording requested By  
STEWART TITLE

Eureka County - NV  
Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$8.00  
Recorded By: FES RPTT: \$46.80  
Book- 0465 Page- 0039

3. Total Value/Sales Price of Property

\$ 12,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ \_\_\_\_\_

Transfer Tax Value

\$ 12,000.00

Real Property Transfer Tax Due:

\$ 46.80

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Signature: [Signature] Capacity: Seller

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(required) MOJAVE DESERT BANK, N.A.

Print Name: Monument National Bank  
Address: 15773 K Street  
City/State/Zip: Mojave, CA 93501

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Dennis Janz  
Address: 235 Stoney Valley Rd. #8  
City/State/Zip: Travelers Rest, SC 29690

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

Company Name: STEWART TITLE OF NORTHERN NEVADA, NORTHERN DIVISION  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)