

EXHIBIT "A"

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

Parcel 4 as shown on that certain Parcel Map for JERRY R. MARTIN, JOHN T. and BECKY O'FLAHERTY and CURTIS P. HAYWARD filed in the office of the County Recorder of Eureka County, State of Nevada, on June 21, 1996, as File No. 163256, being a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land conveyed to OWEN J. MILLER and CHERYL MILLER, husband and wife, by deed recorded February 7, 2005, in Book 406, Page 270, Official Records, Eureka County, Nevada, more particularly described as follows:

A parcel of land located within Section 28, Township 20 North, Range 53 East, M.B.D.&M., more particularly described as follows:

Commencing at the W1/4 corner of Section 28, Township 20 North, Range 53 East, M.D.B.&M.,

Thence N. 88° 12' 43" E., along the E-W section line of said Section 28 for a distance of 1211.62 feet to the true point of beginning of this description, Corner No. 1;

Thence due South for a distance of 27.49 feet to Corner No. 2;

Thence due East for a distance of 30.00 feet to Corner No. 3;

Thence due North for a distance of 28.43 feet to a point on the E-W1/4 section line of said Section 28, Corner No. 4;

Thence S. 88° 12' 43" W., along the E-W1/4 section line of said Section 28 for a distance of 30.01 feet to Corner No. 1, the true point of beginning.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Owen J. and Cheryl Miller, by deed recorded May 7, 2012, in Book 533, Page 42, Official Records of Eureka County, Nevada, more particularly described as follows:

A parcel of land located in Section 28, Township 20 North, Range 53 East, M.D.B.&M., Eureka County, Nevada, being a portion of that parcel shown on a Boundary Line Adjustment, Record of Survey for Owen J. & Cheryl Miller, Jerry Martin, John T. O'Flaherty, Becky O'Flaherty and Curtis P. Hayward, as File No. 196151, more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 4 as shown on the Parcel Map for Jerry R. Martin, John T. & Becky O'Flaherty and Curtis P. Hayward, on file in the Office of the Eureka County Recorder, Eureka, Nevada, as File No. 163256, thence North 88°12'50", 118.47 feet along the Northerly line of said Parcel No. 4, to Corner No. 1, the true point of beginning;



Thence continuing North 88°12'50" East, 86.46 feet along said Northerly line of Parcel No. 4, to Corner No. 2;

Thence South, 27.48 feet, to Corner No. 3;

Thence East, 30.00 feet, to Corner No. 4;

Thence North, 28.42 feet, to Corner No. 5, a point being on the Northerly line of said Parcel No. 4;

Thence North 88°12'50" East, 89.61 feet along said Northerly line of Parcel No. 4, to Corner No. 5, a point being the Northeast corner of said Parcel No. 4;

Thence South 00°13'02" East, 100.28 feet along the Easterly line of said Parcel No. 4, to Corner No. 6;

Thence South 88°24'23" West, 206.43 feet, to Corner No. 7;

Thence North 00°00'44" West, 99.57 feet, to Corner No. 1, the point of beginning.

FURTHER EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-220825

07/20/2012

01:06 PM

Official Record

1. Assessor Parcel Number(s)

a) 07-380-65

b) _____

c) _____

d) _____

Recording requested By
STEWART TITLE CO

Eureka County - NV
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: FES RPTT:
Book- 534 Page- 0096

2. Type of Property

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property)	<u>\$0.00</u>
Transfer Tax Value	<u>\$0.00</u>
Real Property Transfer Tax Due:	<u>\$0.00</u>

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: SPOUSE TO SPOUSE

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: Amanda Rosener Capacity: Grantor
Amanda Rosener

Signature: Timothy S. Rosener Capacity: Grantee
Timothy S. Rosener

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Amanda Rosener Print Name Timothy S. Rosener

Address: P. O. Box 74 Address: P. O. Box 74

City/ST/Zip Eureka, Nv 89316 City/ST/Zip Eureka, Nv 89316

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

Company Name: Stewart Title Company Escrow No. 1048045-27

Address: 665 Campton Street

City Ely State: NV Zip 89315