



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

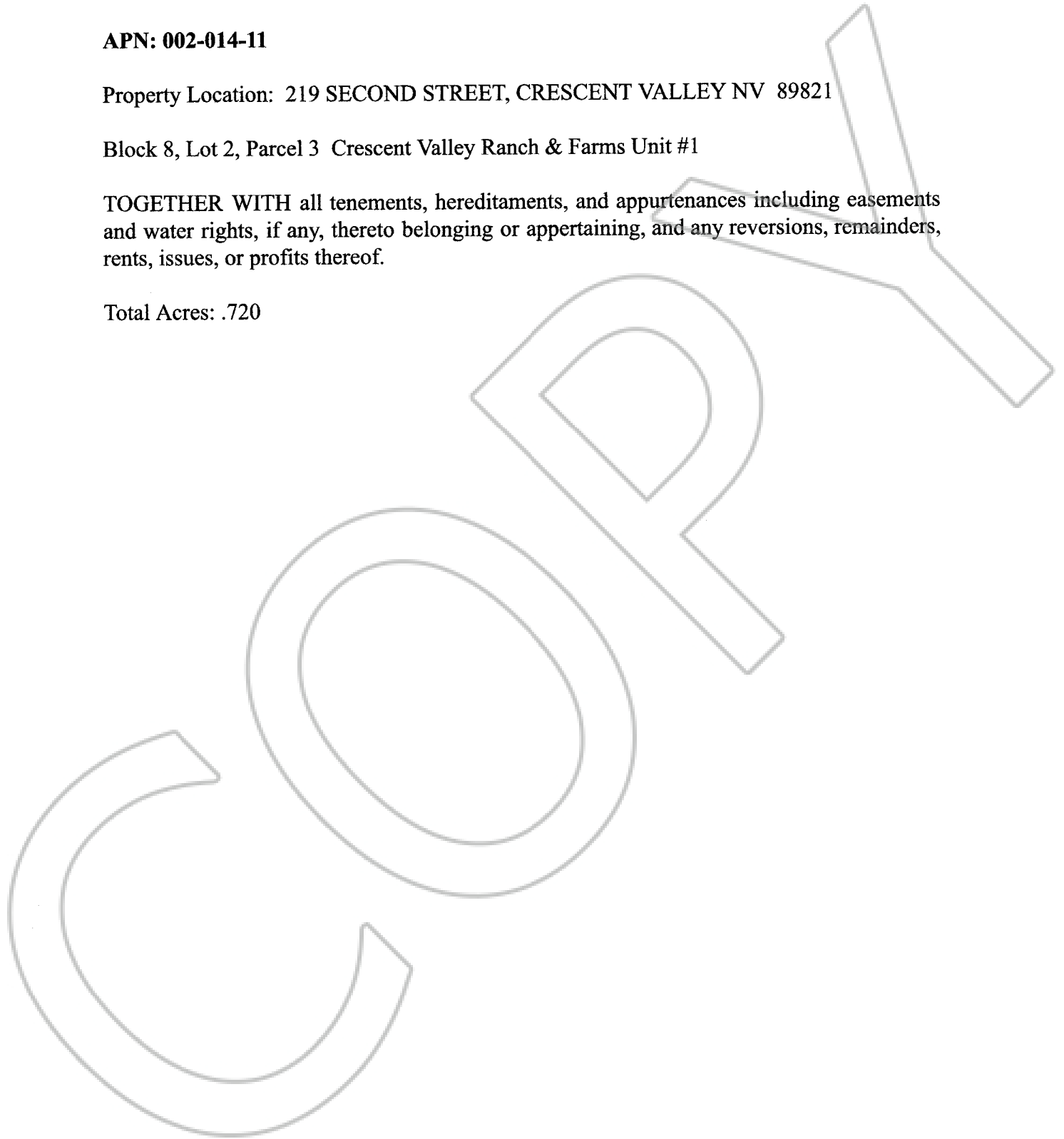
**APN: 002-014-11**

Property Location: 219 SECOND STREET, CRESCENT VALLEY NV 89821

Block 8, Lot 2, Parcel 3 Crescent Valley Ranch & Farms Unit #1

TOGETHER WITH all tenements, hereditaments, and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Total Acres: .720



**REAL ESTATE PURCHASE AGREEMENT**

THIS AGREEMENT is entered into between Mary Lou McAlexander  
(hereinafter referred to as Seller:) and Bernard R. Addenbrooke  
(hereinafter referred to as Buyer). Deborah J. Addenbrooke

The parties hereby agree that Seller shall sell to Buyer, the real property described as follows:

APN: 002-014-11 Block 8, Lot 2, Parcel 3 Crescent Valley Ranch  
& Farms Unit #1 County of Eureka, State of Nevada

Buyer agrees to pay Sellers the sum of \$13,000 as payment in full. No deposit was required. Upon receipt of full payment, Sellers will convey and surrender possession of said property by a Grant, Bargain and Sale Deed. Said Deed will be notarized by Sellers and title will then be transferred to Buyer. All transfer or recording fees, etc, due will be paid by Buyers.

Sellers represent that they have good and sufficient title to the property being transferred to Buyer and further warrants this property to be free and clear of claims of any person, any and all liens and encumbrances, liabilities and indebtedness. Real property taxes have been paid for the current year by Sellers.

The parties agree to the above terms stated and acknowledge the above to be true and correct as of the date first written above.

Bernard R Addenbrooke  
Bernard R Addenbrooke  
Buyer Date:

Mary Lou McAlexander  
Mary Lou McAlexander  
Date: 6-20-22

Rp McAlexander  
Rp McAlexander  
Witness Date: 6/22/22

Deborah J. Addenbrooke  
Deborah J. Addenbrooke Buyer  
6-22-22

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 002-014-11  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 13,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 50.70

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 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: Mary Lou McAlexander Capacity: GRANTOR

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: MARY LOU MCALEXANDER  
 Address: P.O. BOX 140014  
 City: DUCKWATER  
 State: NV Zip: 89314

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Bernard Addenbrooke, ET AL  
 Address: 558 5th STREET  
 City: CRESCENT VALLEY  
 State: NV Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_