



# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 99071254

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

### PARCEL 1:

A Parcel of land, situate in the East 1/2 of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the found rebar at the Southwest corner of said Section 10, proceed North  $89^{\circ}48'$  East, a distance of 1,316.75 feet, along the Northerly boundary of Dresslerville Road, to a point which is the Southeast corner of the Zinke parcel, as shown on that certain Parcel Map filed on the 29th day of April, 1974, in Book 474 of Parcel Maps, at page 702; proceed thence North  $11^{\circ}36'16''$  East (old bearing North  $11^{\circ}33'51''$  East), a distance of 790.12 feet, to the Northeast corner of Parcel 3 of that same Parcel Map described first above; proceed thence North  $11^{\circ}36'16''$  East (old bearing North  $11^{\circ}33'51''$  East), a distance of 869.08 feet, continuing along the centerline of Kerry Lane, to the True Point of Beginning, which is the Northwest corner of this parcel; proceed thence South  $78^{\circ}23'44''$  East, a distance of 264.00 feet, to the Northeast corner of the parcel; thence South  $11^{\circ}36'16''$  West, a distance of 165.00 feet, to the Southeast corner of the parcel; thence North  $78^{\circ}23'44''$  West, a distance of 264.00 feet, to the Southwest corner of the parcel; thence North  $11^{\circ}36'16''$  East (old bearing North  $11^{\circ}33'51''$  East), a distance of 165.00 feet, along the centerline of Kerry Lane to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion thereof lying within the boundary lines of that certain Roadway Agreement entered into by and between C.E. SWIFT, et al, recorded January 14, 1964, as Document No. 24215, of Official Records of Douglas County, Nevada.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT for roadway purposes and ingress and egress for the benefit of the appurtenants to Parcel No. 1 herein above described and any subsequent division or subdivisions thereof, as created in those certain Roadway Agreements entered into by and between C.E. Swift, et al, recorded December 28, 1961, in book 10, page 17, and also

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recorded January 14, 1964, in book 21, page 394, both respectively of Official Records of Douglas County, Nevada, and more particularly described as follows:

Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15 and 16 in Section 10, Township 12 North, Range 20 East, M.D.P. &M.: thence North  $89^{\circ}48'$  East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North  $11^{\circ}36'16''$  East (old bearing North  $11^{\circ}33'51''$  East ), a distance of 1,829.64 feet; thence North  $31^{\circ}26'09''$  West, a distance of 29.68 feet; thence North  $11^{\circ}33'51''$  East, a distance of 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North  $11^{\circ}33'51''$  East, through a central angle of  $46^{\circ}15'$ , an arc distance of 40.36 feet.

APN 1220-10-301-012

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REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER

\$ 9.00 PAID *AL* DEPUTY