

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 010701191

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Beginning at a property corner, at the Southeast corner of the parcel, on the fence line and Westerly right-of-way line, of the county road, said beginning, being further described as bearing South $0^{\circ}33'10''$ West, a distance of 1818.62 feet from the Northeast corner of Section 4 Township 12 North, Range 20 East; thence South $89^{\circ}51'$ West a distance of 170 feet to the Southwest corner of the parcel; thence North $0^{\circ}22'$ West a distance of 318 feet to the Northwest corner of the parcel; thence North $89^{\circ}38'$ East a distance of 170 feet to the Northeast corner of the parcel and on the fence line and said right-of-way line of said County Road; thence South $0^{\circ}22'$ East along said fence line and right-of-way line a distance of 318 feet to the point of beginning.

Excepting therefrom that portion described in dedication of easement deed to County of Douglas in document recorded October 29, 1979, in Book 1079, Page 2232, Document No. 38257, Official Records of Douglas County and further described as follows:

Beginning at a point on the Westerly right-of-way line of Elges Avenue bearing South $0^{\circ}39'18''$ West a distance of 1815.60 feet from the Northeast corner of Section 4, Township 12 North, Range 20 East, said point also being the Southeast corner of real property conveyed by Deed executed by A. Cecil Stodieck and Golamae Stodieck to Ralph J. Santucci and Alice A. Santucci and recorded in the office of the recorder of Douglas County, State of Nevada, in Book 61, of the Official Records of said County and State, Page 763; thence south $89^{\circ}48'30''$ West a distance of 170.18 feet to the Southwest corner of the said parcel; thence North $0^{\circ}18'53''$ West a distance of 318 feet to the Northwest corner of said parcel, said point also being the true point of beginning of this description; thence North $89^{\circ}41'07''$ East a distance of 169.77 feet more or less, to the Westerly right-of-way line of Elges Avenue; thence along said right-of-way line of Elges Avenue South $0^{\circ}23'13''$ East a distance of 90.00 feet; thence south $89^{\circ}41'07''$ West 169.89 feet; thence North $0^{\circ}18'53''$ West a distance of 90.00 feet to the TRUE POINT OF BEGINNING.

Together with that portion conveyed in instrument from Douglas County to Ralph J. Santucci and Alice A. Santucci recorded March 16, 1984, in Book 384, Page 1473, Document No. 098293, Official Records of Douglas County and further described as follows:

Commencing at the Southern most Eastern corner of the Final Map for Valley Villa Subdivision as recorded on October 19, 1979, in Book 1079, at Page 1711, as Document No. 37990 of the Official Records of Douglas County, Nevada, thence North

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00°18'53" West, a distance of 228.00 feet the the TRUE POINT OF BEGINNING; thence continuing North 00°18'53" West, a distance of 11.99 feet; thence North 89°41'07" East, a distance of 155.00 feet; thence along a tangent curve to the right, through a central angle of 78°25'27", with a radius of 15.00 feet, a length of 20.53 feet, thence South 89°41'07" West, a distance of 169.69 feet to the TRUE POINT OF BEGINNING.

APN: 1220-04-602-005



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

2001 JUN 29 AM 10: 37

LINDA SLATER
RECORDER

\$ 9.00 PAID *KV* DEPUTY

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