

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020706808

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

PARCEL 1:

That portion of the Southwest one-quarter of Section 10, Township 12 North, Range 20 East, M.D.B.M., County of Douglas, State of Nevada, described as follows:

COMMENCING on the Northerly line of Gardnerville Ranchos Unit No. 1 Subdivision, as per map recorded in Book 1 of Maps, File No. 26665, filed November 30, 1964, Official Records of Douglas County, Nevada, at the lot corner common to Lots 9 and 10 of said Subdivision, thence leaving said Northerly line and lot corner North $59^{\circ}02'10''$ East, 116.62 feet to the TRUE POINT OF BEGINNING, said point of beginning being on the Easterly line of the parcel of land conveyed to RICHARD D. MAGGACH and SHIRLEY MAGGACH, his wife, as joint tenants, in Deed Recorded January 18, 1971, Book 82, Page 677, Document No. 50922, Official Records of Douglas County, Nevada; thence along the Easterly boundary line of the Maggach's land, North $13^{\circ}06'20''$ East, 329.16 feet to the Northeast corner of said parcel Deed to the Maggach's; thence South $76^{\circ}53'40''$ East, 455.52 feet; thence South $00^{\circ}28'53''$ West, 474.95 feet to the Northerly boundary line of the GARDNERVILLE RANCHOS UNIT #1 SUBDIVISION; thence along said Northerly boundary North $69^{\circ}15'31''$ West 211.24 feet to the corner to Lots 10 and 11 of said subdivision, thence leaving said corner and boundary North $56^{\circ}07'28''$ West 154.03 feet; thence North $62^{\circ}39'04''$ West 212.63 feet to the POINT OF BEGINNING.

APN 1220-10-401-025

PARCEL 2:

TOGETHER WITH a ten (10) foot appurtenant right-of-way for ingress and egress, the Northerly line of said right-of-way is traversing Parcel's A and B as set forth on Parcel Map recorded April 29, 1991 as Document No. 249548 described as follows:

BEGINNING at the Northwest corner of the Parcel 1: herein-above described; thence North $76^{\circ}53'40''$ West 650.68 feet.

PARCEL 3:

ALSO TOGETHER WITH a non-exclusive access easement for roadway purposes and ingress and egress over the following described property 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 Recorded January 14, 1964, in Book 21, Page 394, both respectively of Official Records of Douglas

Continued on next page

County, Nevada, 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.B. & M., thence South 89°48' East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North 11°33'51" East, 1,829.64 feet; thence North 31°26'09" West 29.68 feet; thence North 11°33'51" East 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°33'51" East through a central angle of 46°15', an arc distance of 40.36 feet.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 12, 2000, BOOK 0100, PAGE 1845, AS FILE NO. 484331, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 JUL -2 PM 3: 07

LINDA SLATER
RECORDER

\$16⁰⁰ PAID *Kg* DEPUTY

0546310

BK0702PG00903