

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020209120

Situate in a portion of the Northeast 1/4, Northwest 1/4, Southeast 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B.&M., being further described as follows:

Parcel 1, as set forth on Record of Survey/Lot Line Adjustment for Timothy R. Stoll, filed for record in the office of the County Recorder of Douglas County, Nevada on June 30, 1986 in Book 686, page 2815, as Document No. 136919, Official Records of Douglas County, Nevada.

A.P.N. 1318-24-701-002

TOGETHER WITH a non-exclusive easement and right of way fifteen feet in width for use in connection with a single family residence for the purpose of ingress and egress, snow removal and public utilities (underground only) under, over, on and across a portion of Lot 22, Kingsbury Highlands, Units No. 2, recorded December 26, 1961, Document No. 19280, Official Records of Douglas County, State of Nevada, and a portion of Parcel No. 1 as said parcel is shown on the Parcel Map recorded October 15, 1974, Document No. 75900, located Easterly, Southerly and Westerly of the line described as follows:

Beginning at a point on Laurel Circle that is a lot corner common to said Lots 19 and 22, thence North $33^{\circ}12'44''$ East along the lot line common to said Lots 19 and 22, 126.00 feet thence leaving said lot line common to said Lots 19 and 22, 126.00 feet; thence leaving said lot line South $75^{\circ}00'00''$ East, 39.00 feet; thence along a tangent curve concave to the North having a central angle of $49^{\circ}00'00''$, a radius of 45.00 feet, an arc length of 38.48 feet; thence North $56^{\circ}00'00''$ East, 17.00 feet; thence along a tangent curve concave to the Northwest having a central angle of $35^{\circ}29'11''$ a radius of 115.00 feet, an arc length of 71.23 feet, to a point on the Easterly lot line of said Lot 22; thence along said Easterly line North $00^{\circ}01'27''$ East, 7.00 feet; thence South $89^{\circ}58'33''$ East 26.56 feet; thence South $41^{\circ}00'05''$ East, 21.0 feet; thence South $08^{\circ}45'48''$ East 32.00 feet to the terminus of this easement description. The side line of this easement shall be lengthened to meet the property line of the owner to the South.

Together with a roadway, drainage and snow removal easement as shown in document recorded October 2, 1995, in Book 1095, Page 89, as Document No. 371735, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 3, 1993, BOOK 1293, PAGE 749, AS FILE NO. 324165, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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REQUESTED BY
Stewart Title of Douglas County
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WERNER CHRISTEN
RECORDER

PAID 16⁰⁰ AB DEPUTY

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