



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 040800832

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

**PARCEL 1**

Lot 37, as set forth on the map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

**PARCEL 2**

Lot 38, as set forth on the map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

TOGETHER WITH the following described parcel:

Commencing at a point on the Southeastern-most corner of Lot 39 as shown on the record plat of the TOPAZ SUBDIVISION, recorded August 10, 1954, as Document No. 9774 of the official records of Douglas County; said point being the TRUE POINT OF BEGINNING; thence South 41°28' West, a distance of 10.00 feet to the Northeastern-most corner of Lot 38; thence North 48°32' West, a distance of 200.00 feet to the Northwestern-most corner of Lot 38; thence North 41°28' East, a distance of 10.00 feet to the Southwestern-most corner of Lot 39; thence South 48°32' East, a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom a general public utility easement for any utility structure existing prior to the recording of this indenture.

**PARCEL 3**

Lot 39, as set forth on the map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

ASSESSOR'S PARCEL NO. 1022-32-110-031

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