

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040802395

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

PARCEL 1:

Situate in the Southwest 1/4 of Section 34, Township 13 North, Range 20 East, more particularly described as follows:

Parcel 3A as set forth on Final Parcel Map (LDA 02-066) for JOHN AND ANDRAE JO (JODY) LAXAGUE, filed in the office of the County Recorder of Douglas County, Nevada on May 13, 2003, in Book 0503, of Official Records, at Page 6305, Document No. 576607.

ASSESSOR'S PARCEL NO. 1320-34-002-052

PARCEL 2:

An easement for ingress and egress as set forth in Grant of Easement recorded April 24, 2003, in Book 0403, of Official Records, at Page 11887.

0627294

BK1004PG08755

EXHIBIT "B" TO GRANT DEED

TERRY P. FERRARA AND ELIZABETH A. FERRERA, THEIR SUCCESSORS AND/OR ASSIGNS AGREE TO BUILD ALL STRUCTURES, INCLUDING BUT NOT RESTRICTED TO HOMES, GUEST HOMES, BARNS, SHEDS, GARAGES, PUMP HOUSES, ETC., ON THE WESTERN 1/2 OF THE PROPERTY. BUYERS ALSO AGREE THAT THE EASTERN 1/2 OF THE PROPERTY IS TO BE OPEN SPACE. BUYERS FURTHER AGREE TO PUT NO FENCES, TREES OR PLANTINGS ON THE PANHANDLE SECTION OF LOT OR ON THE ACCESS EASEMENT (DOCUMENT NO. 0574561)

0627294

BK1004PG08756

EXHIBIT "C" TO GRANT DEED

THE FOLLOWING RECITALS ARE MADE A PART OF THIS TRANSFER

1. EASEMENTS

Sellers are the owners of an undeveloped parcel of real property ("The Property") located in Douglas County, Nevada and commonly known as Douglas County Assessor's Parcel Number 1320-34-002-052 and more particularly described as Parcel 3A of Parcel Map document #576607 recorded in Douglas County, Nevada: reserving therefrom all easements as shown on said map including, but not limited to private access easement Doc. No. 0574561; existing 50' private access road easement per Doc No. 132250 (Laxague Lane); existing 30' private road easement per Doc. No. 57977; 50' Road easement per Doc. No. 57224 (Decker Road); 36' ditch and access easement which includes 32' access easement and 4' ditch easement which runs along east side of parcel 3B on said map; existing 50' ditch easement per Doc No. 142028. All easements shall remain as shown on said map document #576607, and all above referenced easements are deeded private access easements for ingress and egress for parcels 1 (APN #1320-34-002-038), PARCEL 2 (APN #1320-34-002-039), parcel 3A (APN# 1320-34-002-052), and parcel 3B (APN #1320-34-002-053), and the additional northern parcel now owned by the Sellers (APN #1320-34-001-025). The property and easements reserved therefrom are legally described on the parcel map attached as as Exhibit to this document and incorporated herein by reference. As used in this Agreement, the term "Property" shall mean said parcels of real property and all tenements, hereditaments, and appurtenances thereto, but expressly excluding any water rights appurtenant thereto with the exception of the 5.0 acre feet of private surface water right to be transferred for the parcel.

2. WATER RIGHTS

Seller hereby transfers to Buyers a 5.0 acre feet for the parcel, of private surface water rights currently owned by Sellers.

0627294
BK1004PG08757

EXHIBIT "D" TO GRANT DEED

Legend:

- The road to be improved.
- - - - - The 1/4" scale road and the 1/2" scale road.
- - - - - The 1/2" scale road.
- - - - - The 1/4" scale road.

Notes:

1. The 1/4" scale road shown on this plan is to be improved to a 1/2" scale road.
2. The 1/2" scale road shown on this plan is to be improved to a 1" scale road.
3. The 1" scale road shown on this plan is to be improved to a 2" scale road.
4. The 2" scale road shown on this plan is to be improved to a 4" scale road.
5. The 4" scale road shown on this plan is to be improved to an 8" scale road.
6. The 8" scale road shown on this plan is to be improved to a 16" scale road.
7. The 16" scale road shown on this plan is to be improved to a 32" scale road.
8. The 32" scale road shown on this plan is to be improved to a 64" scale road.
9. The 64" scale road shown on this plan is to be improved to a 128" scale road.
10. The 128" scale road shown on this plan is to be improved to a 256" scale road.
11. The 256" scale road shown on this plan is to be improved to a 512" scale road.
12. The 512" scale road shown on this plan is to be improved to a 1024" scale road.
13. The 1024" scale road shown on this plan is to be improved to a 2048" scale road.
14. The 2048" scale road shown on this plan is to be improved to a 4096" scale road.
15. The 4096" scale road shown on this plan is to be improved to an 8192" scale road.
16. The 8192" scale road shown on this plan is to be improved to a 16384" scale road.
17. The 16384" scale road shown on this plan is to be improved to a 32768" scale road.
18. The 32768" scale road shown on this plan is to be improved to a 65536" scale road.
19. The 65536" scale road shown on this plan is to be improved to a 131072" scale road.
20. The 131072" scale road shown on this plan is to be improved to a 262144" scale road.
21. The 262144" scale road shown on this plan is to be improved to a 524288" scale road.
22. The 524288" scale road shown on this plan is to be improved to a 1048576" scale road.
23. The 1048576" scale road shown on this plan is to be improved to a 2097152" scale road.
24. The 2097152" scale road shown on this plan is to be improved to a 4194304" scale road.
25. The 4194304" scale road shown on this plan is to be improved to an 8388608" scale road.
26. The 8388608" scale road shown on this plan is to be improved to a 16777216" scale road.
27. The 16777216" scale road shown on this plan is to be improved to a 33554432" scale road.
28. The 33554432" scale road shown on this plan is to be improved to a 67108864" scale road.
29. The 67108864" scale road shown on this plan is to be improved to a 134217728" scale road.
30. The 134217728" scale road shown on this plan is to be improved to a 268435456" scale road.
31. The 268435456" scale road shown on this plan is to be improved to a 536870912" scale road.
32. The 536870912" scale road shown on this plan is to be improved to a 1073741824" scale road.
33. The 1073741824" scale road shown on this plan is to be improved to a 2147483648" scale road.
34. The 2147483648" scale road shown on this plan is to be improved to a 4294967296" scale road.
35. The 4294967296" scale road shown on this plan is to be improved to an 8589934592" scale road.
36. The 8589934592" scale road shown on this plan is to be improved to a 17179869184" scale road.
37. The 17179869184" scale road shown on this plan is to be improved to a 34359738368" scale road.
38. The 34359738368" scale road shown on this plan is to be improved to a 68719476736" scale road.
39. The 68719476736" scale road shown on this plan is to be improved to a 137438953472" scale road.
40. The 137438953472" scale road shown on this plan is to be improved to a 274877906944" scale road.
41. The 274877906944" scale road shown on this plan is to be improved to a 549755813888" scale road.
42. The 549755813888" scale road shown on this plan is to be improved to a 1099511627776" scale road.
43. The 1099511627776" scale road shown on this plan is to be improved to a 2199023255552" scale road.
44. The 2199023255552" scale road shown on this plan is to be improved to a 4398046511104" scale road.
45. The 4398046511104" scale road shown on this plan is to be improved to an 8796093022208" scale road.
46. The 8796093022208" scale road shown on this plan is to be improved to a 17592186044416" scale road.
47. The 17592186044416" scale road shown on this plan is to be improved to a 35184372088832" scale road.
48. The 35184372088832" scale road shown on this plan is to be improved to a 70368744177664" scale road.
49. The 70368744177664" scale road shown on this plan is to be improved to a 140737488355328" scale road.
50. The 140737488355328" scale road shown on this plan is to be improved to a 281474976710656" scale road.
51. The 281474976710656" scale road shown on this plan is to be improved to a 562949953421312" scale road.
52. The 562949953421312" scale road shown on this plan is to be improved to a 1125899906842624" scale road.
53. The 1125899906842624" scale road shown on this plan is to be improved to a 2251799813685248" scale road.
54. The 2251799813685248" scale road shown on this plan is to be improved to a 4503599627370496" scale road.
55. The 4503599627370496" scale road shown on this plan is to be improved to a 9007199254740992" scale road.
56. The 9007199254740992" scale road shown on this plan is to be improved to a 18014398509481984" scale road.
57. The 18014398509481984" scale road shown on this plan is to be improved to a 36028797018963968" scale road.
58. The 36028797018963968" scale road shown on this plan is to be improved to a 72057594037927936" scale road.
59. The 72057594037927936" scale road shown on this plan is to be improved to a 144115188075855872" scale road.
60. The 144115188075855872" scale road shown on this plan is to be improved to a 288230376151711744" scale road.
61. The 288230376151711744" scale road shown on this plan is to be improved to a 576460752303423488" scale road.
62. The 576460752303423488" scale road shown on this plan is to be improved to a 1152921504606846976" scale road.
63. The 1152921504606846976" scale road shown on this plan is to be improved to a 2305843009213693952" scale road.
64. The 2305843009213693952" scale road shown on this plan is to be improved to a 4611686018427387904" scale road.
65. The 4611686018427387904" scale road shown on this plan is to be improved to a 9223372036854775808" scale road.
66. The 9223372036854775808" scale road shown on this plan is to be improved to a 18446744073709551616" scale road.
67. The 18446744073709551616" scale road shown on this plan is to be improved to a 36893488147419103232" scale road.
68. The 36893488147419103232" scale road shown on this plan is to be improved to a 73786976294838206464" scale road.
69. The 73786976294838206464" scale road shown on this plan is to be improved to a 147573952589676412928" scale road.
70. The 147573952589676412928" scale road shown on this plan is to be improved to a 295147905179352825856" scale road.
71. The 295147905179352825856" scale road shown on this plan is to be improved to a 590295810358705651712" scale road.
72. The 590295810358705651712" scale road shown on this plan is to be improved to a 1180591620717411303424" scale road.
73. The 1180591620717411303424" scale road shown on this plan is to be improved to a 2361183241434822606848" scale road.
74. The 2361183241434822606848" scale road shown on this plan is to be improved to a 4722366482869645213696" scale road.
75. The 4722366482869645213696" scale road shown on this plan is to be improved to a 9444732965739290427392" scale road.
76. The 9444732965739290427392" scale road shown on this plan is to be improved to a 18889465931478580854784" scale road.
77. The 18889465931478580854784" scale road shown on this plan is to be improved to a 37778931862957161709568" scale road.
78. The 37778931862957161709568" scale road shown on this plan is to be improved to a 75557863725914323419136" scale road.
79. The 75557863725914323419136" scale road shown on this plan is to be improved to a 15111572745182846838272" scale road.
80. The 15111572745182846838272" scale road shown on this plan is to be improved to a 30223145490365693676544" scale road.
81. The 30223145490365693676544" scale road shown on this plan is to be improved to a 60446290980731387353088" scale road.
82. The 60446290980731387353088" scale road shown on this plan is to be improved to a 120892581961462774706176" scale road.
83. The 120892581961462774706176" scale road shown on this plan is to be improved to a 241785163922925549412352" scale road.
84. The 241785163922925549412352" scale road shown on this plan is to be improved to a 483570327845851098824704" scale road.
85. The 483570327845851098824704" scale road shown on this plan is to be improved to a 967140655691702197649408" scale road.
86. The 967140655691702197649408" scale road shown on this plan is to be improved to a 1934281311383404395298816" scale road.
87. The 1934281311383404395298816" scale road shown on this plan is to be improved to a 3868562622766808790597632" scale road.
88. The 3868562622766808790597632" scale road shown on this plan is to be improved to a 7737125245533617581195264" scale road.
89. The 7737125245533617581195264" scale road shown on this plan is to be improved to a 15474250491067235163905528" scale road.
90. The 15474250491067235163905528" scale road shown on this plan is to be improved to a 30948500982134470327811056" scale road.
91. The 30948500982134470327811056" scale road shown on this plan is to be improved to a 61897001964268940655622112" scale road.
92. The 61897001964268940655622112" scale road shown on this plan is to be improved to a 123794003928537881311244224" scale road.
93. The 123794003928537881311244224" scale road shown on this plan is to be improved to a 247588007857075762622248448" scale road.
94. The 247588007857075762622248448" scale road shown on this plan is to be improved to a 49517601571415152524448896" scale road.
95. The 49517601571415152524448896" scale road shown on this plan is to be improved to a 99035203142830305048897792" scale road.
96. The 99035203142830305048897792" scale road shown on this plan is to be improved to a 198070406285660610097795584" scale road.
97. The 198070406285660610097795584" scale road shown on this plan is to be improved to a 396140812571321220195591168" scale road.
98. The 396140812571321220195591168" scale road shown on this plan is to be improved to a 792281625142642440391182336" scale road.
99. The 792281625142642440391182336" scale road shown on this plan is to be improved to a 1584563250285284880782364672" scale road.
100. The 1584563250285284880782364672" scale road shown on this plan is to be improved to a 3169126500570569761564729344" scale road.
101. The 3169126500570569761564729344" scale road shown on this plan is to be improved to a 633825300114113952312945888" scale road.
102. The 633825300114113952312945888" scale road shown on this plan is to be improved to a 1267650600228227904625991776" scale road.
103. The 1267650600228227904625991776" scale road shown on this plan is to be improved to a 2535301200456455809251983552" scale road.
104. The 2535301200456455809251983552" scale road shown on this plan is to be improved to a 5070602400912911618503967104" scale road.
105. The 5070602400912911618503967104" scale road shown on this plan is to be improved to a 10141204801825823237007934208" scale road.
106. The 10141204801825823237007934208" scale road shown on this plan is to be improved to a 20282409603651646474015868416" scale road.
107. The 20282409603651646474015868416" scale road shown on this plan is to be improved to a 40564819207303292948031736832" scale road.
108. The 40564819207303292948031736832" scale road shown on this plan is to be improved to a 81129638414606585896063473664" scale road.
109. The 81129638414606585896063473664" scale road shown on this plan is to be improved to a 162259276832213171792127147328" scale road.
110. The 162259276832213171792127147328" scale road shown on this plan is to be improved to a 324518553664426343584254294656" scale road.
111. The 324518553664426343584254294656" scale road shown on this plan is to be improved to a 649037107328852687168508589312" scale road.
112. The 649037107328852687168508589312" scale road shown on this plan is to be improved to a 1298074214577053754337171178624" scale road.
113. The 1298074214577053754337171178624" scale road shown on this plan is to be improved to a 259614842915410750867442357248" scale road.
114. The 259614842915410750867442357248" scale road shown on this plan is to be improved to a 519229685830821501734884714496" scale road.
115. The 519229685830821501734884714496" scale road shown on this plan is to be improved to a 1038459371661643003469769428992" scale road.
116. The 1038459371661643003469769428992" scale road shown on this plan is to be improved to a 2076918743323286006939538577984" scale road.
117. The 2076918743323286006939538577984" scale road shown on this plan is to be improved to a 4153837486646572013879077155968" scale road.
118. The 4153837486646572013879077155968" scale road shown on this plan is to be improved to a 8307674973293144027758154311936" scale road.
119. The 8307674973293144027758154311936" scale road shown on this plan is to be improved to a 16615349946586288055516308623872" scale road.
120. The 16615349946586288055516308623872" scale road shown on this plan is to be improved to a 33230699893172576111032617247744" scale road.
121. The 33230699893172576111032617247744" scale road shown on this plan is to be improved to a 66461399786345152222065234495488" scale road.
122. The 66461399786345152222065234495488" scale road shown on this plan is to be improved to a 13292279957269030444413046899096" scale road.
123. The 13292279957269030444413046899096" scale road shown on this plan is to be improved to a 26584559914538060888826093798192" scale road.
124. The 26584559914538060888826093798192" scale road shown on this plan is to be improved to a 53169119829076121777652187596384" scale road.
125. The 53169119829076121777652187596384" scale road shown on this plan is to be improved to a 106338239658152243555304375192768" scale road.
126. The 106338239658152243555304375192768" scale road shown on this plan is to be improved to a 212676479316304487110608750385536" scale road.
127. The 212676479316304487110608750385536" scale road shown on this plan is to be improved to a 425352958632608974221217500771072" scale road.
128. The 425352958632608974221217500771072" scale road shown on this plan is to be improved to a 850705917265217948442435001542144" scale road.
129. The 850705917265217948442435001542144" scale road shown on this plan is to be improved to a 1701411834530435896884870003084288" scale road.
130. The 1701411834530435896884870003084288" scale road shown on this plan is to be improved to a 3402823669060871793769740006168576" scale road.
131. The 3402823669060871793769740006168576" scale road shown on this plan is to be improved to a 6805647338121743587539480012371152" scale road.
132. The 6805647338121743587539480012371152" scale road shown on this plan is to be improved to a 13611294676243487177587960024742304" scale road.
133. The 13611294676243487177587960024742304" scale road shown on this plan is to be improved to a 27222589352486973515575920049484608" scale road.
134. The 27222589352486973515575920049484608" scale road shown on this plan is to be improved to a 54445178704973947031151840098969216" scale road.
135. The 54445178704973947031151840098969216" scale road shown on this plan is to be improved to a 108890357409947894062303680197938432" scale road.
136. The 108890357409947894062303680197938432" scale road shown on this plan is to be improved to a 217780714819895788124607360395876864" scale road.
137. The 217780714819895788124607360395876864" scale road shown on this plan is to be improved to a 435561429639791576249214720791753728" scale road.
138. The 435561429639791576249214720791753728" scale road shown on this plan is to be improved to a 871122859279583152498429441583507456" scale road.
139. The 871122859279583152498429441583507456" scale road shown on this plan is to be improved to a 174224571855916630499658883167011512" scale road.
140. The 174224571855916630499658883167011512" scale road shown on this plan is to be improved to a 348449143711833260999317766334023024" scale road.
141. The 348449143711833260999317766334023024" scale road shown on this plan is to be improved to a 696898287423666521998635532668046448" scale road.
142. The 696898287423666521998635532668046448" scale road shown on this plan is to be improved to a 1393796574847333043997271065336088896" scale road.
143. The 1393796574847333043997271065336088896" scale road shown on this plan is to be improved to a 2787593149694666087994542130672177792" scale road.
144. The 2787593149694666087994542130672177792" scale road shown on this plan is to be improved to a 5575186299389332175989084261344355584" scale road.
145. The 5575186299389332175989084261344355584" scale road shown on this plan is to be improved to a 111503725987786643519791684226871111168" scale road.
146. The 111503725987786643519791684226871111168" scale road shown on this plan is to be improved to a 22300745197557328703958336845374222336" scale road.
147. The 22300745197557328703958336845374222336" scale road shown on this plan is to be improved to a 44601490395114657407916673690748444672" scale road.
148. The 44601490395114657407916673690748444672" scale road shown on this plan is to be improved to a 89202980790229314815833347381496889344" scale road.
149. The 89202980790229314815833347381496889344" scale road shown on this plan is to be improved to a 178405961580458629631666847629937788888" scale road.
150. The 178405961580458629631666847629937788888" scale road shown on this plan is to be improved to a 356811923160917259263333695259875777776" scale road.
151. The 356811923160917259263333695259875777776" scale road shown on this plan is to be improved to a 713623846321834518526667390519751555552" scale road.
152. The 713623846321834518526667390519751555552" scale road shown on this plan is to be improved to a 1427247692643669037053334781395031111104" scale road.
153. The 1427247692643669037053334781395031111104" scale road shown on this plan is to be improved to a 2854495385287338074106668562790062222208" scale road.
154. The 2854495385287338074106668562790062222208" scale road shown on this plan is to be improved to a 57089907705746761482133371255801244444416" scale road.
155. The 57089907705746761482133371255801244444416" scale road shown on this plan is to be improved to a 1141798154114935297646674511160248888896" scale road.
156. The 1141798154114935297646674511160248888896" scale road shown on this plan is to be improved to a 2283596308229870595293349022320497777792" scale road.
157. The 2283596308229870595293349022320497777792" scale road shown on this plan is to be improved to a 4567192616459741190586698044640995555584" scale road.
158. The 4567192616459741190586698044640995555584" scale road shown on this plan is to be improved to a 91343852329194823811733960892819911111168" scale road.
159. The 91343852329194823811733960892819911111168" scale road shown on this plan is to be improved to a 182687704658389647623467917856839822222336" scale road.
160. The 182687704658389647623467917856839822222336" scale road shown on this plan is to be improved to a 365375409316779295246935835713679644444672" scale road.
161. The 365375409316779295246935835713679644444672" scale road shown on this plan is to be improved to a 73075081863355859049387667147359288889344" scale road.
162. The 73075081863355859049387667147359288889344" scale road shown on this plan is to be improved to a 1461501637267117180987753342947177777792" scale road.
163. The 1461501637267117180987753342947177777792" scale road shown on this plan is to be improved to a 292300327453423436197550668589435555584" scale road.
164. The 292300327453423436197550668589435555584" scale road shown on this plan is to be improved to a 5846006549068468723951013371788711111168" scale road.
165. The 5846006549068468723951013371788711111168" scale road shown on this plan is to be improved to a 116920130981373744479020267437742222336" scale road.
166. The 1169201309813737444790202