

EXHIBIT "A"

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

PARCEL A:

The follow described property that lies East of the centerline of the West Fork of the Carson River, further described as follows:

The Northeast $\frac{1}{4}$ of said Section 5 along with the following described portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5:

BEGINNING at the East $\frac{1}{4}$ corner of said Section 5; thence Westerly along the centerline of said Section 5, South $89^{\circ} 57' 04''$ West, 815.66 feet to the TRUE POINT OF BEGINNING; thence South $27^{\circ} 38' 11''$ East, 235.62 feet; thence South $28^{\circ} 55' 02''$ East, 161.50 feet; thence South $29^{\circ} 05' 30''$ East, 312.00 feet; thence South $31^{\circ} 38' 10''$ East, 73.00 feet; thence South $17^{\circ} 07' 28''$ East, 563.00 feet; thence South $10^{\circ} 18' 11''$ East, 100.21 feet to a point on the Southerly line of said Northeast $\frac{1}{4}$; thence Westerly along said Southerly line, South $89^{\circ} 55' 57''$ West 1061.28 feet to the Southwest corner of said Northeast $\frac{1}{4}$; thence Northerly along the Westerly line of said Northeast $\frac{1}{4}$, North $0^{\circ} 18' 57''$ East, 1322.37 feet to the Northwest corner of said Northeast $\frac{1}{4}$; thence Easterly along the Northerly line of said Northeast $\frac{1}{4}$; thence North $89^{\circ} 57' 04''$ East, 492.93 feet to the TRUE POINT OF BEGINNING.

EXEPTING THEREFROM the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 5.

Together with the following described parcel of land

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 5 being described as follows:

BEGINNING at the East $\frac{1}{4}$ corner of said Section 5; thence Westerly along the centerline of said Section 5, South $89^{\circ} 57' 04''$ West, 815.66 feet; thence South $27^{\circ} 38' 11''$ East, 235.62 feet; thence South $28^{\circ} 55' 02''$ East, 161.50 feet; thence South $29^{\circ} 05' 30''$ East, 312.00 feet; thence South $31^{\circ} 38' 10''$ East, 73.00 feet; thence South $17^{\circ} 07' 28''$ East, 563.00 feet; thence South $10^{\circ} 18' 11''$ East, 100.21 feet to a point on the Southerly line of said Northeast $\frac{1}{4}$; thence Easterly along

EXHIBIT "A" continued

said Southerly line North 89° 55' 57" East, 246.00 feet to the Southeast corner of said Northeast ¼ of the Southeast ¼ of said Section 5; thence Northerly along the Easterly line of said Northeast ¼ of the Southeast ¼ of said Section 5, North 0° 22' 21" East, 1321.96 feet to the POINT OF BEGINNING.

APN: 1120-05-000-012
1120-05-000-013

This metes and bounds description appeared in a deed recorded on April 7, 1994 as Document No. 334588, Official Records, Douglas County, Nevada.

EXHIBIT "B"

All that certain lot, piece, parcel or portion of land, situate, lying and being within the north ½ of Section 5, Township 11 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada and more particularly described as follows:

Parcel 1 as shown on the Map of Division into Large Parcels #2001 for Bruce H. and Clonard Thomas filed for record in Book 696 at page 1132 as document number 389572, Official Records of Douglas County, Nevada.

Together with all that portion of Adjusted Parcel E as shown on the Record of Survey supporting a Boundary Line Adjustment for Brooke/Vasey filed for record in Book 596 at Page 139 as document number 386750, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the north ¼ corner of said Section 5 as shown on the aforesaid map; thence along the north line of the northeast ¼ of said Section 5 South 89° 59' 00" East a distance of 381.93 feet to the centerline of the West Fork of the Carson River; thence along said centerline the following courses and distances:

South 03° 13' 21" West a distance of 410.53 feet; thence
South 03° 46' 40" West a distance of 273.61 feet; thence
South 07° 13' 18" West a distance of 256.14 feet; thence
South 20° 55' 29" West a distance of 270.31 feet; thence
South 10° 00' 49" West a distance of 263.91 feet; thence
South 06° 32' 26" West a distance of 286.60 feet; thence
South 36° 08' 41" West a distance of 241.20 feet to a point on the
east line of the northwest ¼ of said Section 5 which point is the TRUE
POINT OF BEGINNING; thence continuing along said centerline
South 04° 17' 54" West a distance of 242.27 feet; thence
South 22° 44' 55" West a distance of 156.24 feet; thence
South 19° 48' 31" West a distance of 141.22 feet; thence
South 20° 07' 56" West a distance of 105.45 feet; thence
South 31° 09' 08" West a distance of 70.19 feet to a point on the
south line of the northwest ¼ of said Section 5; thence leaving said
centerline and along said south line North 89° 57' 05" East a distance of
195.98 feet to the center ¼ corner of said Section 5; thence along the east
line of said northwest ¼ North 00° 15' 32" East a distance of 677.45 feet
to the TRUE POINT OF BEGINNING and containing 46,907 square feet
more or less.

EXHIBIT "B" continued

The Basis of Bearing of this description is the north line of the northwest $\frac{1}{4}$ of Section 5, which bears North $89^{\circ} 56' 49''$ East as shown on the Record of Survey supporting a Boundary Line Adjustment for Brooke/Vasey filed for record in Book 596 at page 139 as document number 386750, Official Records of Douglas County, Nevada.

APN: 1120-05-000-010

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1120-05-000-010. 012 & 013
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Bruce H. Thomas Capacity _____ Grantor

Signature _____ Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bruce H. Thomas
Address: P.O. Box 6925
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bruce H. Thomas & Jeanne Thomas, Trustees
Address: P.O. Box 6925
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)