

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Parcel D as shown on the Record of Survey for Al Shankle and the Jager 1988 Family Trust, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 22, 1994, in Book 894, Page 3558, as File No. 344389, Official Records, being more particularly described as follows:

Commencing at a found 5/8" rebar and plastic cap stamped R.L.S. 1586 at the northeast corner of Parcel 'F' per said Record of Survey; thence South 20°56'54" West, 138.45 feet to the POINT OF BEGINNING;

thence West, 64.00 feet;
thence North, 41.00 feet;
thence East, 64.00 feet;
thence South, 41.00 feet to the POINT OF BEGINNING.

PARCEL 2:

An easement for ingress, egress and public utilities as set forth in Document recorded August 31, 1994, in Book 894, at Page 5863, as Document No. 345267.

PARCEL 3:

Easements for ingress, egress and access as set forth in the Covenants, Conditions and Restrictions recorded June 10, 1994, in Book 694, Page 1866, as Document No. 339430 of Official Records.

Document No. 823752 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-08-413-005

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1320-08-413-005
 - 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: _____	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 5
 - b. Explain Reason for Exemption: Mother adding Son as Joint Tenant.

5. Partial Interest: Percentage being transferred: 100.0%

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 _____ Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: REBECCA L. GELDERMAN
 Address: 2241 PARK PLACE, STE D
 City: MINDEN
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: EUGENE T. NICHOLS
 Address: 2241 PARK PLACE, STE D
 City: MINDEN
 State: NV Zip: 89423

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)