



EXHIBIT A

Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24 and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 12 North, Range 20 East, M.D.B. &M., described as follows:

COMMENCING at the centerline intersection of Palomino Land and Mustang Lane, as shown on the Map of Ruhenstroth Ranchos, filed in the Office of the County Recorder of Douglas County, Nevada; thence South  $12^{\circ}28'19''$  East a distance of 1142.05 feet to the True Point of Beginning; thence from the True Point of Beginning, South  $63^{\circ}45'$  East, 301.73 feet; thence South  $5^{\circ}00'$  West, 67.47 feet; thence South  $29^{\circ}00'$  West, 90.81 feet; thence North  $66^{\circ}00'$  West, 329.77 feet to a point in the Easterly right of way line of a 50.0 foot roadway; thence along said Easterly right of way line along a curve to the right, the center of which bears South  $82^{\circ}06'$  East having a radius of 175.0 feet through a central angle of  $28^{\circ}06'$  for an arc length of 85.83 feet; thence North  $36^{\circ}$  East, 83.00 feet to the True Point of Beginning.

TOGETHER WITH:

Commencing at the Southeast corner of Section 24, Township 12 North, Range 20 East, M.D.B. &M.; thence North  $0^{\circ}05'$  West a distance of 563.03 feet to a point; thence South  $69^{\circ}00'$  West a distance of 296.53 feet to a point; thence South  $21^{\circ}00'$  East a distance of 147.95 feet to a point; thence South  $69^{\circ}00'$  West a distance of 253.11 feet; thence South  $05^{\circ}00'$  West a distance of 148.53 feet to a point; thence North  $63^{\circ}45'$  West 134.20 feet to the True Point of Beginning: Thence North  $63^{\circ}45'$  West a distance of 167.53 feet to a point; thence North  $36^{\circ}00'$  East a distance of 32.00 feet to a point; thence South  $67^{\circ}42'46''$  East a distance of 159.55' to a point; thence South  $22^{\circ}17'14''$  West a distance of 42.67 feet to the True Point of Beginning.

ALSO TOGETHER WITH:

A parcel of land located within a portion of the Southeast One-Quarter (SE 1/4) of Section 24 and the Northeast One-Quarter (NE 1/4) of Section 25, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at a point of the Easterly right-of-way of Stagecoach Road which is also the Northwesterly corner of that property owned by Dan R. and Sharon Lou Shipman and recorded in Book 477 on Page 679 as Document No. 08436, Douglas County, Nevada, Recorder's Office; thence along the Northerly line of the Shipman property South  $67^{\circ}42'46''$  East, 159.55 feet to the Point of Beginning; thence South  $25^{\circ}40'10''$  East, 35.00 feet; thence South

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14°06'46" East, 83.69 feet; thence North 35°14'54" West, 89.67 feet thence North 22°17'14" East, 42.67 feet; to the Point of Beginning.

EXCEPTING THEREFROM:

Commencing at the Southeast corner of Section 24, Township 12 North, Range 20 East, M.D.B. &M.; thence North 0°05' West a distance of 563.03 feet to a point; thence South 69°00' West a distance of 296.53 feet to a point; thence South 21°00' East a distance of 147.95' to a point; thence South 69°00' West a distance of 253.11 feet, thence South 05°00' West a distance of 148.53 feet to the True Point of Beginning; Thence South 05°00' West a distance of 67.47' to a point; thence South 29°00' West a distance of 22.70' to a point; thence North 35°14'54" West a distance of 179.29 feet to a point; thence South 63°45' East a distance of 134.20 feet to the True Point of Beginning.

ALSO EXCEPTING THEREFROM:

A parcel of land located within a portion of the Southeast One-Quarter (SE 1/4) of Section 24 and the Northeast One-Quarter (NE 1/4) of Section 25, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at a point on the Easterly right-of-way of Stagecoach Road which is also the Southwesterly corner of that property owned by Darlene Honsberger and recorded in Book 784, on Page 1070 as Document No. 103477, Douglas County, Nevada, Recorder's Office; thence along the Southerly line of the Honsberger property South 67°42'46" East, 159.55 feet; thence South 22°17'14" West, 42.67 feet; thence South 35°14'54" East, 89.67 feet to the Point of Beginning; thence continuing South 35°14'54" East, 89.67 feet to the Point of Beginning; thence continuing South 35°14'54" East, 89.62 feet to the Westerly property line of Lot 5 of Thompson Acres Subdivision, Unit No. 2 as recorded in Book 378 on Page 1424, Douglas County, Nevada Recorder's Office; thence South 29°00'00" West, 47.28 feet; thence North 14°06'46" West, 118.11 feet to the Point of Beginning.

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO NEVADA

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LINDA SLATER  
RECORDER  
\$16 PAID *KJ* DEPUTY

STATE OF NEVADA  
DECLARATION OF VALUE

1 Assessor Parcel Number(s)  
a) 1220-24-810-009  
b) PRIOR APN 0000-29-104-030  
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 Must OK - APG

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 of title into family Trust with no 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 [Signature] Capacity [Signature]

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name Sharon & Daniel Shipman  
Address PO BOX 1396  
City GARDNERVILLE  
State NV Zip 89410

Print Name Shipman Family Trust  
Address PO BOX 1396  
City GARDNERVILLE  
State NV Zip 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name Ronald F Cauley, Esquire Escrow # \_\_\_\_\_  
Address 1475 US Highway 395 N  
City Gardnerville State NV Zip 89410

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