



**EXHIBIT A**

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

A Parcel of Land Lying in the Southeast 1/4 of Section 6, Township 12 North, Range 20 East, Douglas County, Nevada.

Commencing at the East 1/4 Corner of Section 6, Said Township and Range; Thence S 89°40' 40" W, along the North Line of Said Southeast 1/4, Said Line Also Being the South Right-of-way for Waterloo Lane, a Distance of 1836.98 Feet to the Point of Beginning.

Thence Continuing S 89°40' 40" W, a Distance of 239.00 Feet.

Thence S 00°05' 46" E, a Distance of 167.50 Feet.

Thence S 89°40' 40" W, a Distance of 260.00 Feet.

Thence S 00°05' 46" E, a Distance of 162.50 Feet.

Thence N 89°40' 40" E, a Distance of 501.00 Feet.

Thence N 00°26' 36" W, a Distance of 330.00 Feet, to the Point of the Beginning.

Assessor's Parcel No. 1220-06-002-003

BEING THE SAME PARCEL CONVEYED TO ANDREW N. FRAYO, JANICE F. FRAYO AND JEAN E. ZERBY, BY VIRTUE OF A GRANT, BARGAIN AND SALE DEED RECORDED ON JUNE 7, 1999, IN BOOK 0699, AT PAGE 1299, AS INSTRUMENT NO. 0469693, COUNTY OF DOUGLAS, STATE OF NEVADA.

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 1. Assessor Parcel Number (s)**
- (a) 1222-06-DD2-003
- (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

**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: 10

b. Explain Reason for Exemption: Deed upon death

**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 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 Attorney

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

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

Print Name: ANDREW N FRAYO

Address: 911 Waterloo Lane

City: Gardnerville, NV

State: NV Zip: 89410

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

Print Name: \_\_\_\_\_

Address: [Signature]

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_