

Exhibit "A"
Deed Effective Upon Death

Legal Description

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

Lot 4, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the Official Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Address: 690 Bluerock Rd., Gardnerville, NV 89460

APN: 1220-21-710-015

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-21-710-015
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
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: 10
- b. Explain Reason for Exemption: _____
A deed which becomes effective upon death of Grantor pursuant to NRS 111.655 to NRS 111.699 inclusive

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ronald and LaVone Crosby
 Address: 690 Bluerock Rd.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dawn N. Gearhart and Heather A. Dipentima
 Address: 2220 Heavenly View Trail
 City: Reno
 State: NV Zip: 89523

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Krista Meier, Esq. Escrow # _____
 Address: 3716 Lakeside Dr., Ste. 202
 City: Reno State: NV Zip: 89509