



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 19028746

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

#### PARCEL ONE:

A portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as:

Parcel 3 of that certain Parcel Map recorded September 23, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 167 as File No. 69799, Lincoln County, Nevada records.

Source of Title: Book 112, page 86 (01/06/1995).

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 12-200-19

#### PARCEL TWO:

A tract in the Northeast portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as:

Commencing at the northeast corner of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section 17, and running thence South, on Quarter Section line, about 264 feet to the north fence of the corral heretofore conveyed to MILTON L. WADSWORTH (by Lory M. and Myrtle Joy Free), running thence westerly along said fence line about 165 feet and thence on the same course as said fence about 225 feet (more or less) further to a point 20 feet west of the center line of the main water ditch; thence northerly on a line 20 feet west of the center line of said ditch about 270 feet (more or less) to the north line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); thence East along said Quarter Section line about 430 feet (more or less) to the point of beginning.

Source of Title: Book J-1 of Real Estate Deeds, page 221 (5/13/52).

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 12-200-20

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 12-200-19  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>122379</u>
Book:	<u>186</u> Page: <u>428</u>
Date of Recording:	<u>May 21, 2004</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land                      b) XX Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.              f) \_\_\_\_\_ Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural                    h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 299,900.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 299,900.00  
 Real Property Transfer Tax Due: \$ 1,170.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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: W. Dave Washburn Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: W. DAVE WASHBURN  
 Address: PO BOX 766  
 City/State/Zip: CEDAR CITY UT 84721-0766

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: WELLS FAMILY TRUST  
 Address: PO BOX 443  
 City/State/Zip: PANACA NV 89043

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 19028746  
 Address: 363 Erie Main St.  
 City/State/Zip: Tonopah, NV 89049

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

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Signature: [Signature] Capacity: Trustee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: W. DAVE WASHBURN  
 Address: PO BOX 766  
 City/State/Zip: CEDAR CITY UT 84721-0766

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