

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19029675

That portion of the East Half (E1/2) of Section 2, Township 3 South, Range 67 East, M.D.B.&M. more particularly described as follows:

Parcel 4 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 164 as File No. 69736, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 13-030-22

DRAFT

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 13-030-22
 b) _____
 c) _____
 d) _____

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 \$ _____
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ _____ 0.00
 Real Property Transfer Tax Due: \$ _____ 0.0

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: TRANSFER BETWEEN SPOUSES

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: _____
 Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: JAMES EBERT
 Address: 75 CONSTITUTION AVE
 City/State/Zip: HENDERSON NV 89015

BUYER (GRANTEE) INFORMATION
(required)

Print Name: JAMES EBERT
 Address: 75 CONSTITUTION AVE
 City/State/Zip: HENDERSON NV 89015

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

Company Name: COW COUNTY TITLE Escrow No.: 19029675
 Address: 363 Erie Main St.
 City/State/Zip: Tonopah, NV 89049

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>123129</u>
Book:	<u>191</u> Page: <u>403</u>
Date of Recording:	<u>Sept. 27, 2004</u>
Notes:	_____

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