

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19029734

Being a portion of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., commonly known as House No. 9 in the Railroad Row, and more particularly described as follows:

COMMENCING at the center of said Section 8; thence North along the East line of said Northwest Quarter (NW1/4) 812.56 feet; thence West at right angles to said East line 514.50 feet to the TRUE POINT OF BEGINNING; thence North parallel with said East line 54.04 feet; thence West at right angles 121.00 feet; thence South 54.04 feet along the line parallel with distance of 24.50 feet measured at right angles from West line of East Half (1/2) of Northwest Quarter (NW1/4); thence East at right angles to said parallel line 121.00 feet to the TRUE POINT OF BEGINNING.

Except all mineral and all mineral right of every kind and character, now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil, gas, and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantee, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded October 30, 1959 in Book "L-1" of Real Estate Deeds, page 235 as File No. 37013, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 03-078-08

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 123647
 Book: 195 Page: 443-444
 Date of Recording: 1/14/2005
 Notes: _____

1. Assessor Parcel Number(s):
 a) 03-078-08
 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 \$ 97,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 378.30

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: [Signature] Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: JANET L. LEEDHAM
 Address: 9212 SUNNYFIELD DR.
 City/State/Zip: LAS VEGAS, NV 89008

BUYER (GRANTEE) INFORMATION
(required)

Print Name: CHRISTOPHER K. SONNENBERG
 Address: P.O. BOX 592
 City/State/Zip: PANACA, NV 89042

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

Company Name: COW COUNTY TITLE Escrow No.: 19029734
 Address: 363 Erie Main St.
 City/State/Zip: Tonopah, NV 89049

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