

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19033411

The Southeast Quarter (SE1/4) of the Northeast Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) Section 2, Township 3 South, Range 67 East, M.D.B.&M.

ASSESSOR'S PARCEL NUMBER FOR 2006 - 2007: 13-030-10



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 13-030-10
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 127123
 Book: 221 Page: 154
 Date of Recording: Aug. 22, 2004
 Notes: _____

2. Type of Property:
 a) Vacant Land
 b) _____ 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 \$ 23,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 23,000.00
 Real Property Transfer Tax Due: \$ 89.70

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

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: Marlena A. Hoyt by Angel C. Dioguardi Capacity: her attorney-in-fact
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: MARLENA A. HOYT
 Address: 10013 BENTERA AVE.
 City/State/Zip: LAS VEGAS, NV 89129

BUYER (GRANTEE) INFORMATION
(required)

Print Name: MICHAEL N. DIOGUARDI
 Address: P.O. BOX 608
 City/State/Zip: MOAPA VALLEY, NV 89025

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

Company Name: COW COUNTY TITLE Escrow No.: 19033411
 Address: 363 Erie Main St.
 City/State/Zip: Tonopah, NV 89049

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