





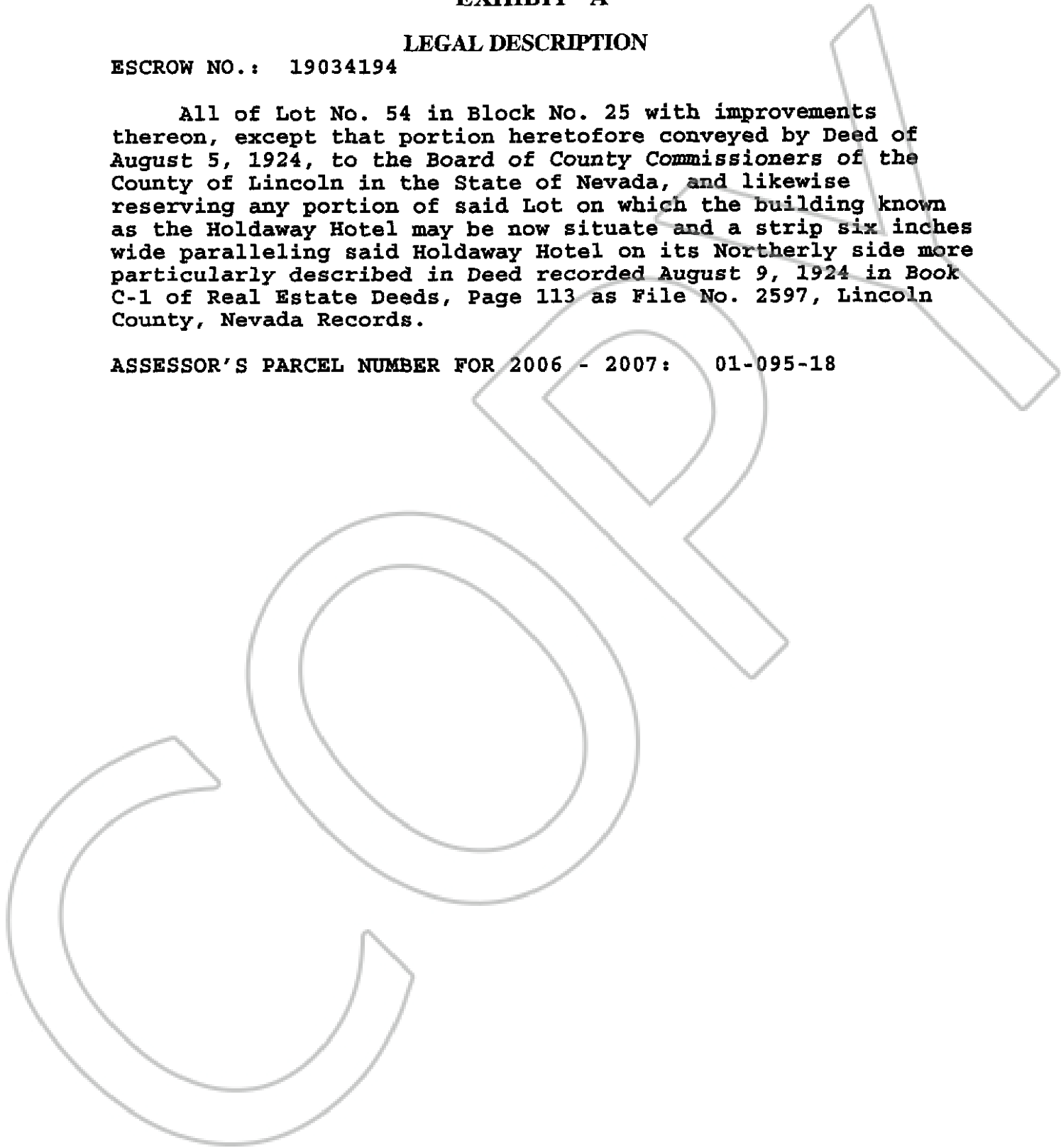
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**ESCROW NO.: 19034194**

All of Lot No. 54 in Block No. 25 with improvements thereon, except that portion heretofore conveyed by Deed of August 5, 1924, to the Board of County Commissioners of the County of Lincoln in the State of Nevada, and likewise reserving any portion of said Lot on which the building known as the Holdaway Hotel may be now situate and a strip six inches wide paralleling said Holdaway Hotel on its Northerly side more particularly described in Deed recorded August 9, 1924 in Book C-1 of Real Estate Deeds, Page 113 as File No. 2597, Lincoln County, Nevada Records.

**ASSESSOR'S PARCEL NUMBER FOR 2006 - 2007: 01-095-18**



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-128394

02/16/2007

04:50 PM

Official Record

Recording requested By  
COW COUNTY TITLE

FOR

Docu

Lincoln County - NV

Book

Leslie Boucher - Recorder

Date

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT: \$312.00

Notes

Book- 228 Page- 0688

1. Assessor Parcel Number(s):

a) 01-095-18

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

2. Type of Property:

a) \_\_\_\_\_ Vacant Land

b) \_\_\_\_\_ Single Family Res.

c) \_\_\_\_\_ Condo/Townhouse

d) \_\_\_\_\_ 2-4 Plex

e) \_\_\_\_\_ Apartment Bldg.

f) XX Comm'l/Ind'l

g) \_\_\_\_\_ Agricultural

h) \_\_\_\_\_ Mobile Home

i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 80,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ \_\_\_\_\_

Transfer Tax Value

\$ 80,000.00

Real Property Transfer Tax Due:

\$ 312.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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: [Signature] Capacity: Buyer

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

SELLER (GRANTOR) INFORMATION

(required)

Print Name: DORIS DONNELL

Address: P. O. BOX 475

City/State/Zip: PIOCHE, NV 89043

BUYER (GRANTEE) INFORMATION

(required)

Print Name: GEARHEART RANCH LLC

Address: HRC 33, BOX 3165

City/State/Zip: MOUNTAIN SPRINGS, NV

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

Company Name: COW COUNTY TITLE Escrow No.: 19034194

Address: 363 Erie Main St.

City/State/Zip: Tonopah, NV 89049