





Escrow No: 18152

## **EXHIBIT "A"** **Legal Description**

The following Two (2) parcels of land are located within the South Half of the South Half (S1/2 of S1/2) of Section 19, Township 6 South, Range 61 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, more particularly described as follows:

**PARCEL ONE (1):**

**Parcel One (1) as shown by Parcel Map thereof recorded September 26, 2006 and filed in Book C of Maps, Page 256 as Doc. No. 127483 office of the County Recorder of Lincoln County, Nevada.**

**PARCEL TWO (2):**

**Parcel Two (2) as shown by Parcel Map thereof recorded September 26, 2006 and filed in Book C of Maps, Page 256 as Doc. No. 127483 office of the County Recorder of Lincoln County, Nevada.**

The following parcel of land is located within the North Half of the Northwest Quarter (N1/2 of NW1/4) and the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 of NW1/4 of NE1/4) of Section 23, Township 4 South, Range 60 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, more particularly described as follows:

**PARCEL THREE (3):**

**Parcel Three (3) as shown by Parcel Map thereof recorded August 11, 1997 and filed in Book B of Maps, Page 58 as Doc. No. 109514 in the office of the County Reorder, Lincoln County, Nevada.**

**ALSO:**

That certain parcel of land as shown by Record of Survey Boundary Line Adjustment and Easement recorded September 15, 2003 and filed in Book C of Maps, Page 7 as Doc. No. 120909 in the office of the County Recorder, Lincoln County, Nevada, is located within the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 of NW1/4 of NE1/4) of Section 23, Township 4 South, Range 60 East of the Mount Diablo Base and Meridian; further described as follows:

**BEGINNING on the Northeast corner, at a No. 5 rebar with cap stamped L SMITH PLS 12751 from which the Northwest corner of said Section 23 bears North 78°41'39" West 3378.21 feet**

**Thence South 0°12'49" East, 335.22 feet;**

**Thence North 89°41'20" West 661.93 feet;**

**Thence North 0°11'54" West 335.04 feet;**

**Thence South 89°42'22" East 661.84 feet to the Point of Beginning.**

NOTE: The above metes and bounds description was prepared by Lenard Smith, PLS 12751, 509 Main Street, Caliente, NV 89008

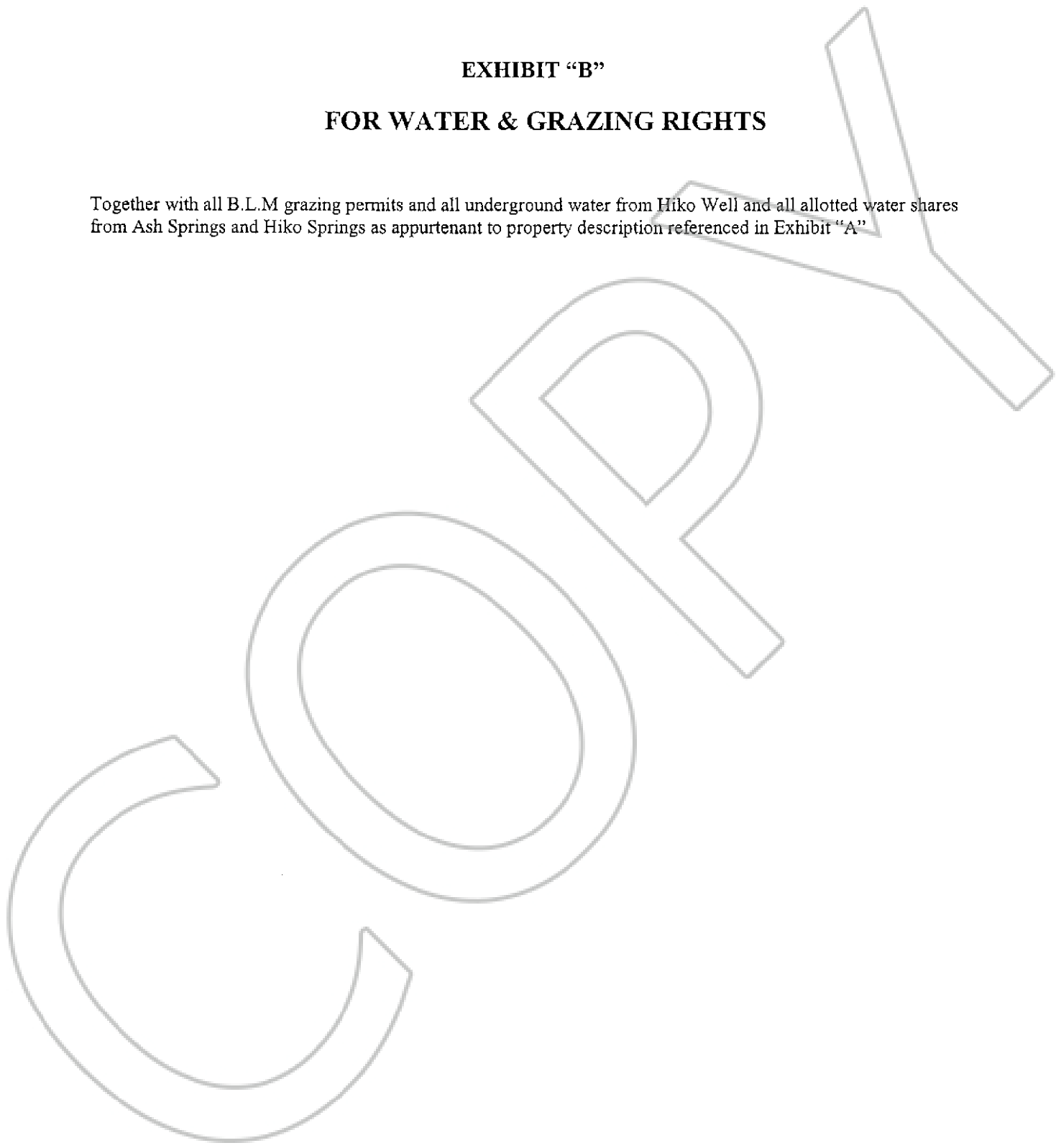
Assessor's Parcel Number: 011-160-32, 011-160-33, 011-080-09



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**EXHIBIT "B"**  
**FOR WATER & GRAZING RIGHTS**

Together with all B.L.M grazing permits and all underground water from Hiko Well and all allotted water shares from Ash Springs and Hiko Springs as appurtenant to property description referenced in Exhibit "A"



Recording requested By  
MESQUITE TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00  
Recorded By: AE RPTT: \$1,189.50  
Book- 292 Page- 0013

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 011-160-32, 011-160-33,  
011-080-09
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo.Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

RECORDERS FOR OPTIONAL USE ONLY  
Document/Instrument# \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes \_\_\_\_\_


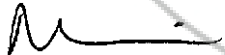
- 3. a. Total Value/Sales Price of Property: \$305,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$305,000.00
- d. Real Property Transfer Tax Due \$ 1,189.50

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 parties agree 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  Capacity Grantor's Agent  
Signature  Capacity Grantee's Agent

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Charles Earl Wadsworth, Jr. and  
Verla Wadsworth  
Print Name: By: Annie M. Frehner, Agt.  
Address: PO Box 271  
City/State/Zip: Alamo, NV 89001-0271  
Capacity: Grantor

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Lamont C. Wadsworth and  
Annette Wadsworth  
Print Name: By: Annie M. Frehner, Agt.  
Address: HCR 61 Box 44  
City/State/Zip: Hiko, NV, 88901-7000  
Capacity: Grantee

**Company/Person Requesting Recording**

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company  
Name: 840 Pinnacle Court #3, Mesquite, NV 89027

Esc. #: 18152/ 18152

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