

Escrow No: 19974/SPENCER

EXHIBIT "A"
Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

A portion of Lot Three (3) shown by record of survey for John K. Wright recorded January 14, 1979 as Doc. No. 63522, filed in Book A of Maps, Page 144, lying within the South Half of the Northeast Quarter (S1/2 of NE1/4) of Section 8, Township 7 South, Range 61 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

COMMENCING at the East Quarter corner of said Section 8;

Thence North 89°55'00" West, a distance of 2251.04 feet to the True Point of Commencement; said point being the Southwest corner of Lot Two (2) of above said Record of Survey;

Thence continuing North 89°55'00" West, along the South line of said Record of Survey, distance of 385.14 feet to the Center Section corner of said Section 8;

Thence North 0°13'00" East, a distance of 1318.38 feet to the North line of the South Half of the Northeast Quarter (S1/2 of NE1/4), said point being the Northwest corner of this Parcel;

Thence South 89°19' 00" East, along said North line, a distance of 373.93 feet to the Northeast corner of this Parcel;

Thence South 0°16'00' East, a distance of 1318.38 feet to the True Point of Commencement.

TOGETHER WITH a roadway easement for ingress, egress and utilities over the North 14 feet of the SE1/4 of the NW1/4 and over land conveyed by deeds recorded December 3, 1979 in Book 33, Page 600 & 604 and recorded March 3, 1980 in Book 35, Page 618; and the North 30 feet of the South Half of the Northeast Quarter (S1/2 of NE1/4) of said Section 8 as disclosed by a document recorded February 28, 1990 as Document No. 93414 in Book 89, Page 324 of Official Records.

Parcel 2:

Parcel Two (2) shown by parcel map for Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

Parcel 3:

Parcel Three (3) shown by parcel map for Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

Parcel 4:

Parcel Four (4) shown by parcel map for Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-031-15 _____
- b) 008-031-63 _____
- c) 008-031-64 _____
- d) 008-031-65 _____

2. Type of Property:

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

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$168,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$168,000.00
- d. Real Property Transfer Tax Due \$655.20

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 that 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 _____ Grantor's Agent _____
 Signature [Signature] Capacity _____ Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Larry C. & Dorothy F. Connell

Josey & Marissa Spencer

Print Name: By: R C Sherratt, Agt. _____
 Address: PO Box 644 _____
 City: Alamo _____
 State: Nevada Zip: _____

Print Name: By: R C Sherratt, Agt. _____
 Address: PO Box 247 _____
 City: Alamo _____
 State: Nevada Zip: 89001 _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Mesquite Title Company _____ Escrow #: 19974 _____
 Address: 840 Pinnacle Ct. Building 3 _____
 City: Mesquite _____ State: NV Zip: 89027 _____

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