

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04212785

The land referred to herein is situated in the State of Nevada, County of Elko unincorporated area described as follows:

PARCEL 1:

Parcel 1 as shown on that certain Parcel Map for REX C. CLARIDGE, ET UX filed in the office of the County Recorder of Elko County, State of Nevada, on August 26, 1993, as File No. 341436, being a portion of Section 13, TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M. and Section 18, TOWNSHIP 33 NORTH, RANGE 58 EAST, M.D.B.&M. *00405*

PARCEL 2:

Parcel 2A as shown on that certain Parcel Map for REX C. CLARIDGE, et ux filed in the office of the County Recorder of Elko County, State of Nevada, on March 16, 1994, as File No. 350974, located in a portion of Section 13, TOWNSHIP 33 NORTH, RANGE 57 EAST, M.D.B.&M. *00428*

EXCEPTING FROM those portions of Parcels 1 and 2 which lie within Section 13, an undivided one-half interest in and to any and all oil, petroleum and gas found upon said land, as reserved by THOMAS H. PAYNE, et ux, in deed recorded February 20, 1951, Book 59 of Deed Records at Page 192, Elko County, Nevada.

PARCEL 3:

A parcel of land located within the SW1/4 of Section 18, Township 33 North, Range 58 East, M.D.B.&M., and being a portion of Parcel 1 as shown on that certain Parcel Map No. 378965, as filed in the Office of the Elko County Recorder, Elko, Nevada, and being further described as follows:

Commencing at the SW corner of Section 18, Township 33 North, Range 58 East, M.D.B.&M.;

Thence North 0°01'45" West, along the west section line of said Section 18 for a distance of 999.76 feet to Corner No. 1, the true point of beginning of this description;

Thence continuing North 0°01'45" West, along the west section line of said Section 18 for a distance of 367.76 feet to Corner No. 2;

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Thence due East for a distance of 333.13 feet to Corner No. 3;

Thence South 4°37'15" West, for a distance of 241.17 feet to
Corner No. 4;

Thence South 67°34'42" West, for a distance of 114.76 feet to
Corner No. 5;

Thence South 21°33'14" East, for a distance of 89.89 feet to
Corner No. 6;

Thence due West for a distance of 240.45 feet to Corner No. 1,
the true point of beginning.

TOGETHER WITH all water, water rights, rights to the use of
water, dams, ditches, canals, pipelines, reservoirs, wells,
pumps, pumping stations, and all other means for the diversion
or use of water appurtenant to the said land or any part
thereof, for irrigation, stock watering, domestic or any other
use, including but not limited to the following:

Proof No. 00405 out of Lamoille Creek out of the
Hankins/Bellinger ditch for 11.45 acres for 34.35 acre feet.

Proof No. 00428 out of Lamoille Creek out of the Joe Capriola
ditch for 35.73 acre feet.

Permit No. 65600 for an underground irrigation well for
irrigating approx. 20 acres due to expire June 12, 2005.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 006-520-035
 b) 006-52G-006
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>529020</u>
Book:	_____ Page: _____
Date of Recording:	<u>12-29-04</u>
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) XX Agricultural h) _____ Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property \$ 500,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 500,000.00
 Real Property Transfer Tax Due: \$ 1,950.00

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: _____ Capacity: _____

Signature: Mike Harrigan Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(required)

Print Name: James M. Toomey
 Address: 6110 Maggie Avenue
 City/State/Zip: Las Vegas, NV 89131

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Mike Harrigan
 Address: 225 River Bond Drive
 City/State/Zip: Reno, NV 89523-9516

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04212785
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

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