



EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 07201995

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

Lot 5, of V-7 Ranchos, according to the map of the division into large parcels for Leo Damele and Sons Ranches, Inc., filed in the Office of the County Recorder of Elko County, Nevada as File No. 161269.

Excepting Therefrom an undivided fifty percent (50%) of all oil, gas and other hydrocarbons of every kind and nature whatsoever lying in or under said land, reserved by Leo Damele and Sons Ranches, Inc., in Deed recorded July 24, 1987, in Book 569, Page 416, File No. 231888, Official Records, Elko County, Nevada.

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Together with all buildings and improvements thereon.

Together with all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

Together with only the following listed portion of those water rights decreed to said lands pursuant to the Decree entered in case number 2804 of the Sixth Judicial District Court of the State of Nevada, in and for the county of Humboldt entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries", Proof Number 00421, claimant HENRY VOIGHT, page 56 of the Edwards Decree as set out in the Blue Book Edition's compilation of "The Humboldt River Adjudication - 1923-1938":

<u>V-7 Ranchos Lot</u>	<u>Priority</u>	<u>Harvest Acres</u>
5	1884	29.72
5	1881	11.51

As shown on the "Water Right Distribution Map of Division Into Large Parcels of V-7 Ranchos for LEO DAMELE AND SONS



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08/21/2007
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EXHIBIT "A" LEGAL DESCRIPTION CONTINUED

RANCHES, INC.," dated October 18, 1981, (a copy of which has been delivered to the Elko, Nevada office of the Nevada Division of Water Resources). The source shall be Beaver or Thorpe Creek through the diversion into Franke Ditch, and the springs in the lots of V-7 Ranchos (to the extent a spring supplies any water to a lot). The ditches shall be the Franke Ditch and the ditches from said springs in said lots of V-7 Ranchos to the extent such ditches serve a lot. Franke Ditch for the purpose of this conveyance shall include Franke Ditch from the point of diversion in Thorpe or Beaver Creek in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 10, T. 33 N., R. 58 E., M.D.B.&M., to the division or fork of said Ditch in the vicinity of the boundary line between the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 9, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, T. 33 N., R. 58 E., M.D.B.&M., both the West Fork and the East Fork of Franke Ditch and the Middle fork of Franke Ditch which begins in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 9, T. 33 N., R. 58 E., M.D.B.&M. Such water shall be used subject to and in accordance with such Decree and Proof, and the regulations and administration of the State Engineer of the State of Nevada, the laws of the State of Nevada, and this Deed.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions and restrictions affecting the property of record.

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE

Elko County - NV
Jerry D. Reynolds - Recorder
Page 1 of 1 Fee: \$16.00
Recorded By: MR RPTT: \$2,418.00

FOR REC
Document/
Book: _____
Date of Rec: _____
Notes: _____

1. Assessor Parcel Number(s):
a) 007-08F-005
b) _____
c) _____
d) _____

2. Type of Property:
a) _____ Vacant Land b) XX 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 \$ 620,000.00
Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
Transfer Tax Value \$ 620,000.00
Real Property Transfer Tax Due: \$ 2418.00

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: Carol M. Cuthbertson Capacity: seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Carol M. Cuthbertson
Address: 1821 Sequoia Drive
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Gary Lee Hulsey
Address: 1730 Daniel Webster
City/State/Zip: Reno NV 89509

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

Company Name: STEWART TITLE OF NEVADA, NORTHEASTERN DIVISION 07201995
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801