

Pend Oreille Title & Escrow  
312 S. Washington Avenue  
Newport, WA 99156  
(509)447-2471

**Exhibit "A"**

**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF LOT 11 OF THE UNRECORDED SUBDIVISION OF PEND OREILLE RIVER RANCH, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION NIN (9), TOWNSHIP THIRTY-TWO (32) NORTH, RANGE FORTY-FOUR (44) E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 46'30" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF A DISTANCE OF 629.66 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 11, BEING THE NORTH LINE OF THE SOUTH 2,006 FEET OF SAID SOUTHEAST ON-QUARTER; THENCE NORTH 89 DEGREES 59'12" WEST, ALONG SAID NORTH LINE A DISTANCE OF 588.51 FEET TO THE EASTERLY LINE OF AN EXCEPTION TO THAT CERTAIN TRACT OF LAND CONVEYED TO ROLAND HAMMOND AND KYLE LLC, BY BARGAN AND SALE DEED RECORDED UNDER AUDITOR'S FILE NO. 20030269243, RECORDS OF PEND OREILLE COUNTY, WASHINGTON; THENCE NORTH 02 DEGREES 20'20" WEST, ALONG SAID EASTERLY LINE A DISTANCE OF 632.56 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 89 DEGRES 45'51" EAST, ALONG LAST SAID NORTH LINE A DISTANCE OF 622.09 FEET, TO THE ABOVE REFERENCED POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF PEND OREILLE, STATE OF WASHINGTON.

**ABBREVIATED LEGAL DESCRIPTION:** THAT PORTION OF LOT 11 LYING IN SEC 09 (AKA PARCEL 1 OF RS AFN 20150322374) P O RIVER RANCH 09-32-44

**PROPERTY ID:** 11797

**GEOGRAPHIC ID:** 443209510029

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