

**ALTA COMMITMENT FOR TITLE  
INSURANCE EXHIBIT "A"  
LEGAL DESCRIPTION**

ISSUED BY  
Stevens County Title & Escrow

**File No.: 24-36541-SCT**

Parcel 2539303:

A tract of land within the W1/2 of Section 18, Township 31 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

Beginning at the center quarter corner of said Section 18, thence South 00°04'59" West along the North/South mid-section line of said Section 18, a distance of 440.73 feet, thence South 77°27'17" West, a distance of 1,280.75 feet, thence North 03°15'47" West, a distance of 703.11 feet to a point being the corner of an agree to boundary line between Helen Carr and Yellowstone Basic Properties Inc., filed of record in Official Volume No. 176 at page No. 2556 and at Page No. 3280, thence North 79°35'15" East, a distance of 560.23 feet, thence North 79°23'45" East, a distance of 753.00 feet to a point on the North/South mid-section line of said section 18, thence South 00°04'59" West along said line, a distance of 222.87 feet to the Point of Beginning.

Designated as Tact C-1, Record of Survey filed in Book No. 14 of surveys at Page 5, under Auditor's File No. 9400465.

Abbreviated Legal: P/O W1/2 18-31-40

Tax Parcel No.: 2539303

Property Address: 3475 B Waitts Lake Road, Valley, WA 99181

Seller: Dana P. Reed 10/03/2024 Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_

**The address shown above is provided for information only, as a convenience for the customer and is not included in the legal description to be insured. The Address was determined by public records and the Company assumes no liability for any inaccuracy of the address.**