

EXHIBIT "A"

The Land referred to herein below is situated in the County of Stevens, State of Washington, and is described as follows:

That portion of the East half of Section 19, all in Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

BEGINNING at the East quarter corner of said Section 19, from which the Southeast corner of said Section 19 bears South 00°42'27" West a distance of 2603.49 feet; thence, along the East line of said Section 19, North 00°42'27" East a distance of 73.18 feet, more or less, to an existing fence line as shown on the Record of Survey recorded November 28, 2018, in Book 38 of Surveys, pages 168 and 169, under Auditor's File Number 2018 0008733; thence, along said existing fence line the following three (3) courses: (1) South 89°53'45" West a distance of 464.07 feet; (2) thence North 83°33'36" West a distance of 812.27 feet; (3) thence South 34°38'07" West a distance of 417.01 feet to a point on the Northeasterly line of a tract of land described as "New Parcel 5" in Certificate of Exemption number COE 93-2021, recorded October 21, 2021, under Auditor's File Number 2021 0012147, and shown on Record of Survey recorded February 14, 2022, in Book 42 of Surveys, page 39, under Auditor's File Number 2022 0001415; thence, along the Northerly and Easterly lines of said Parcel 93- 2021-5 the following four (4) courses: (1) South 47°18'36" East for 47.91 feet; (2) thence South 36°09'52" West for 566.58 feet; (3) thence South 63°52'53" West for 287.71 feet; (4) thence South 48°38'51" West for 207.18 feet to a point on the Easterly line of a tract of land shown and described as the "Kenneth W. Meyers" lot on the previously referenced Record of Survey 38-168/169; thence, along the Easterly line of said Kenneth W. Meyer lot the following six (6) courses: (1) thence South 3°27'50" West a distance of 440.36 feet; (2) thence South 8°52'02" East a distance of 194.35 feet; (3) thence South 61°13'29" East a distance of 456.71 feet; (4) thence South 20°55'50" West a distance of 216.54 feet; (5) thence South 53°15'42" West a distance of 77.05 feet; (6) thence South 37°06'14" West a distance of 33.01 feet to a point on the North edge of the right of way of the Great Northern Railroad, now known as the Burlington Northern Railroad; thence, along said Northerly right of way line the following three (3) courses: (1) along a non-tangent curve to the right, the center of which bears South 22°12'13" West with a radius of 1959.86 feet, through a central angle of 9°57'16", and an arc distance of 340.51 feet to a point of non-tangency and compound curve that is concave to the Southwest; (2) thence along said non-tangent curve to the right, with a radius of 1004.93, through a central angle of 10°42'00", and an arc distance of 187.67 feet to a point of tangency; (3) thence South 47°08'31" East a distance 431.19 feet to the intersection of said Northerly right of way and the South line of said Section 19; thence, along the South line of said Section 19, North 89°05'48" East a distance of 1176.25 feet, more or less, to the Southeast corner of said Section 19; thence, along the East line of said Section 19, North 00°42'27" East a distance of 2603.49 feet, more or less, to the Point of Beginning.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 25-38822-SCT

That portion of the East half of Section 19, all in Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

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Abbreviated Legal: P/O E 1/2, 19-30-41

Tax Parcel No.: 5264841

Property Address: 3XXX East Jumpoff Joe Road, Valley, WA 99181

Seller: _____

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.