

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 24-34862-SCT

That part of the Northeast Quarter of the Northwest Quarter of Section 25, Township 40 North, Range 36 East, W.M., in Stevens County, Washington, described as follows:
Beginning at the corner of Sections 23, 24, 25, and 26, said Township 40 North, Range 36 East, W.M., thence East 1320 feet to a point which is a 3/4" pipe 30" long driven 28" in the ground, 2" Northwest of an 18" cedar in the East-West line between Sections 24 and 25; thence East 492.00 feet to a point which is a 3/4" pipe, 30" long driven 28" in the ground in the middle of a creek bed; thence South 576.00 feet to a point which is a 3/4" pipe, 30" long driven 28" in the ground, thence West 492.00 feet to a point which is a 3/4" pipe, 30" long driven 28" in the ground by a blazed 18" pine 5 feet to the Northwest, thence North 576.00 feet to a point which is a 3/4" pipe 30" long driven 28" in the ground 2" Northwest of an 18" cedar, on the East-West line between Section 24 and 25.

TOGETHER WITH beginning at a 3/4" iron pipe at the Southeast corner of that tract of land described under Auditor's File No. 9203895, from which a 3/4" iron pipe at the Northeast corner of said tract of land bears North 576.34 feet, thence South 87°26'47" East for 64.13 feet to a 5/8" rebar with 1-1/2" aluminum cap at an existing North-West fence corner; thence along the general alignment of an existing fence line, North 01°49'18" West 184.53 feet to a 5/8" rebar with a 1-1/2" aluminum cap an angle point in said fence line; thence leaving said fence line North 01°49'18" West 149.08 feet to a 5/7" rebar with 1-1/2" aluminum cap in an existing fence line; thence leaving said fence line and along a line that, if extended, would bisect a line drawn between two existing wells, North 21°09'37" West 148.09 feet to the East line of that tract of land described under Auditor's File No. 9203895; thence along said East line, South for 468.69 feet to the Point of Beginning;

AND TOGETHER WITH commencing at the Northeast corner of the Northwest Quarter of said Section 25; thence along the North line thereof North 88°04'50" West 493.99 feet to the Point of Beginning for this description; thence leaving said North line, South 00°04'39" West 560.28 feet, thence North 89°55'21" West 208.21 feet to the Southeast corner of that Tract of land described in that deed recorded under Auditor's File No. 9510853; thence along the East line thereof, North 01°49'18" West 333.61 feet, thence North 21°09'37" West 148.09 feet thence North 97.60 feet to the North line of the Northwest Quarter of said Section 25, said point being the Northeast corner of that tract of land described in that deed recorded under Auditor's File No. 9510853; thence along the North line of said Northwest Quarter, South 88°04'50" East 273.19 feet to the Point of Beginning.

Abbreviated Legal: P/O NW1/4 of 25-40-36

Tax Parcel No.: 1545500

Property Address: 3797 Imperial Way, Kettle Falls, WA 99141

DocuSigned by:
Rodney M. Vihari 6/25/2024 | 18:13 PDT
Seller: 295742732BFA4DE... 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.