

EXHIBIT "A"

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

PARCEL A: 5896000

The N1/2 of the NW1/4 of the SE1/4 of Section 18, Township 36 North, Range 42 East, W.M., in Stevens County, Washington, and the hereinafter delineated part of Government Lot 4 in said Section, all of which property hereby conveyed is described as follows:

Beginning at the Northwest corner of said N1/2; thence South to the Southwest corner of said N1/2; thence East along the South line of said N1/2 and its Easterly prolongation to the West margin of Secondary State Highway 6-A; thence Northerly along said Westerly margin of said Highway to the North line of said Government Lot 4; thence West to the Northwest corner of said Government Lot 4; thence West to the Point of Beginning.

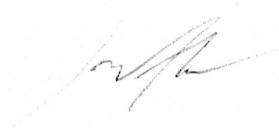
That part of the SW1/4 of the NE1/4 and that part of Government Lot 3 of Section 18, Township 36 North, Range 42 East, W.M., in Stevens County, Washington, lying West of the right of way for Secondary State Highway No. 6-A, described as follows:

Beginning at the Southwest corner of said SW1/4 of the NE1/4; thence South 89°56'22" East along the South line thereof and of Government Lot 3, for 2073.52 feet to the West right of way of State Highway S.R. 20, being a point on the arc of a curve the center of which bears South 71°14'12" East; thence Northerly, along said right of way, radius 2366.83 feet, delta 01°43'53" for 71.53 feet; thence South 88°28'40" West for 2098.28 feet to the West line of said SW1/4 of the NE1/4; thence South 00°00'57" East along said West line for 10.03 to the Point of Beginning.

EXCEPT Lots A and B of Short Plat No. SP 37-88, located in Government Lots 3 and 4 of Section 18, Township 36 North, Range 42 East, W.M., in Stevens County, Washington, according to plat thereof recorded February 18, 1989, under Auditor's File No. 8901268.

PARCEL B: 0605300

Together with an undivided 11/15 interest in a strip of land 10 feet wide, located between Lots 16 and 17, SYLVAN PARK; reserved in Dedication Deed, according to plat thereof recorded in Volume B of Plats, page 69, in Stevens County, Washington.



4-24-26

Signed by:

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4/24/2026

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.

