

Exhibit A

THE NORTH 100.0 FEET OF LOT 4, OROVILLE ACRES, AS PER PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 16, RECORDS OF OKANOGAN COUNTY, WASHINGTON.

AND THAT PORTION OF THE WEST HALF OF THE VACATED COUNTY ROAD LYING EASTERLY OF AND ADJACENT TO SAID NORTH 100.0 FEET OF SAID LOT 4.

EXCEPT THE WEST 65.0 FEET THEREOF, AND EXCEPT THE SOUTH 18.5 FEET THEREOF, AND THAT PORTION OF THE WEST HALF OF THE VACATED COUNTY ROAD LYING EASTERLY OF AND ADJACENT TO THE SOUTH 18.5 FEET OF THE NORTH 100.0 FEET OF SAID LOT 4.

ALSO, THE NORTH 100.0 FEET OF LOT 1, OROVILLE ACRES, AS PER PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 16, RECORDS OF OKANOGAN COUNTY, WASHINGTON, AND THAT PORTION OF THE EAST HALF OF THE VACATED COUNTY ROAD ADJACENT TO SAID NORTH 100.0 FEET OF SAID LOT 1, ALL LYING WESTERLY OF THE ROAD DIVIDING SAID LOT 1 AS DEDICATED IN THE PLAT OF OROVILLE ACRES.

SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON.

THE ADDRESS FOR THE PROPERTY DESCRIBED ABOVE IS AS FOLLOWS:

38 Hart Road, Oroville, WA 98844



08/25/2026

This legal description has been copied from the last vesting deed recorded in the public record. This legal description may change after a complete examination of the subject property and subsequent issuance of a preliminary title insurance commitment. For a fully researched legal description, please refer to the Exhibit "A" in your preliminary title insurance commitment. Also, please refer to your preliminary title insurance commitment for all matters affecting the subject property in the public record, if any.