

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 25-39458-SCT**

Parcel A: 1656109 Portion

That part of the North half of the Northeast quarter of Section 8, Township 34 North, Range 37 East, W.M., in Stevens County, Washington, lying West of Primary State Highway No. 25 as located on May 10, 2005.

Parcel B: 1656109 Portion

The East half of the Northeast quarter of the Northwest quarter of Section 8, Township 34 North, Range 37 East, W.M., in Stevens County, Washington,  
EXCEPT any part thereof lying Northerly and Westerly of the following described line:  
Commencing at the Northeast corner of the East half of the Northeast quarter of the Northwest quarter of Section 8, thence along the North line thereof S 88°28'07" W a distance of 138.22 feet, thence S 34°18'09" W, 86.29 feet, thence S 07°49'38" E, 273.03 feet, thence S 28°49'08" W, 278.94 feet, thence N 86°14'25" W, 80.81 feet, thence N 20°32'11" W, 175.05 feet, thence N 66°02'57" W, 110.08 feet, thence S 64°26'34" W, 78.27 feet, thence N 71°09'30" W, 54.25 feet to the West line of the East half of the Northeast quarter of the Northwest quarter of said Section 8.

Abbreviated Legal: P/O N 1/2, 8-34-37

Tax Parcel No.: 1656109.

Property Address: 2242 Highway 25 South, Kettle Falls, WA 99141

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.**

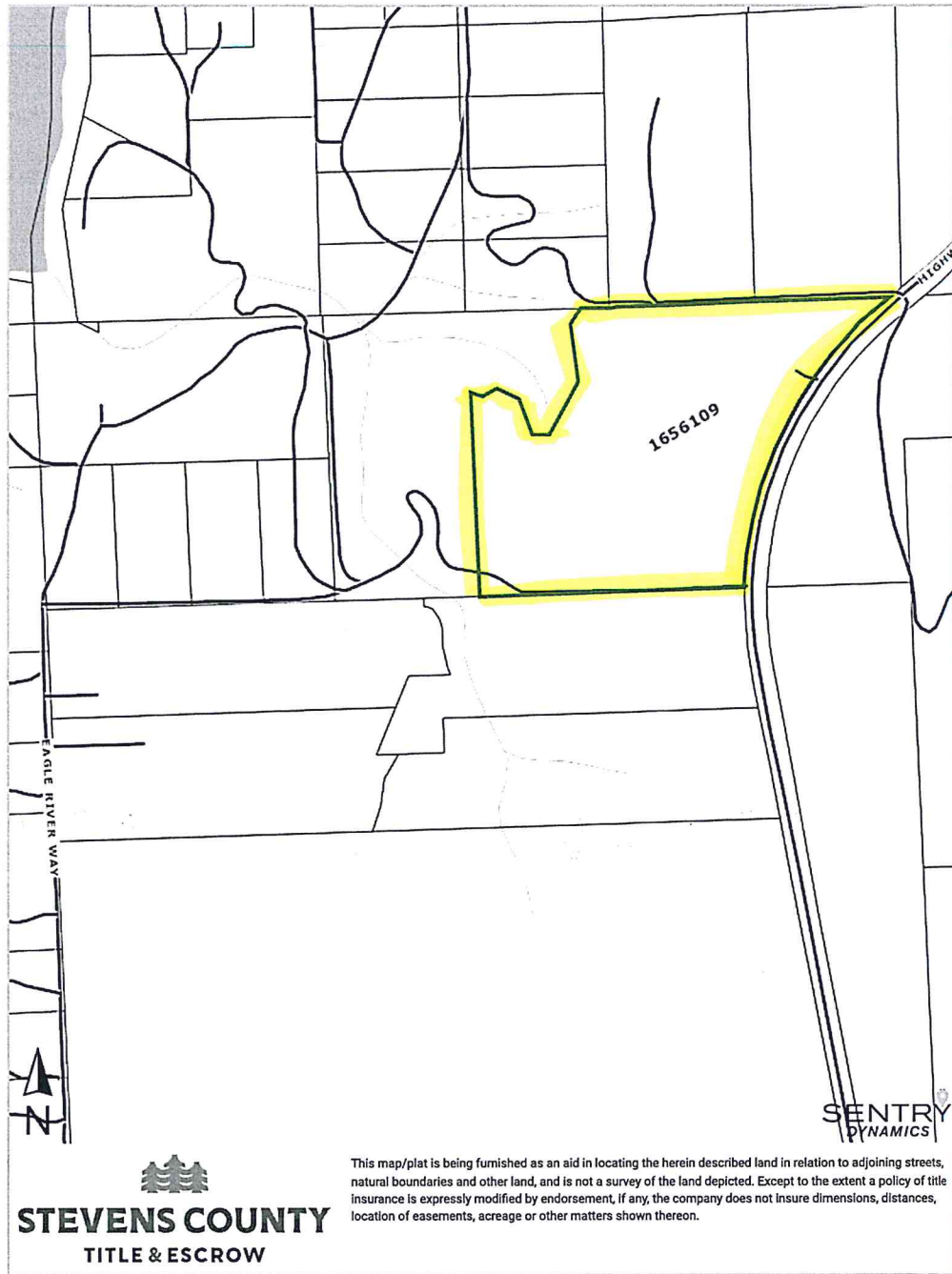


TRACTS OF LAND LOCATED IN THE NORTHWEST  
ONE-QUARTER AND THE NORTHEAST  
ONE-QUARTER OF SECTION 8, TOWNSHIP 34  
NORTH, RANGE 37 EAST OF THE WILLAMETTE  
MERIDIAN, STEVENS COUNTY, WASHINGTON.



**RANDAL SIEGER**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 121  
SPRINGDALE, WA. 99173  
PHONE: 1-509-385-5155

OF  
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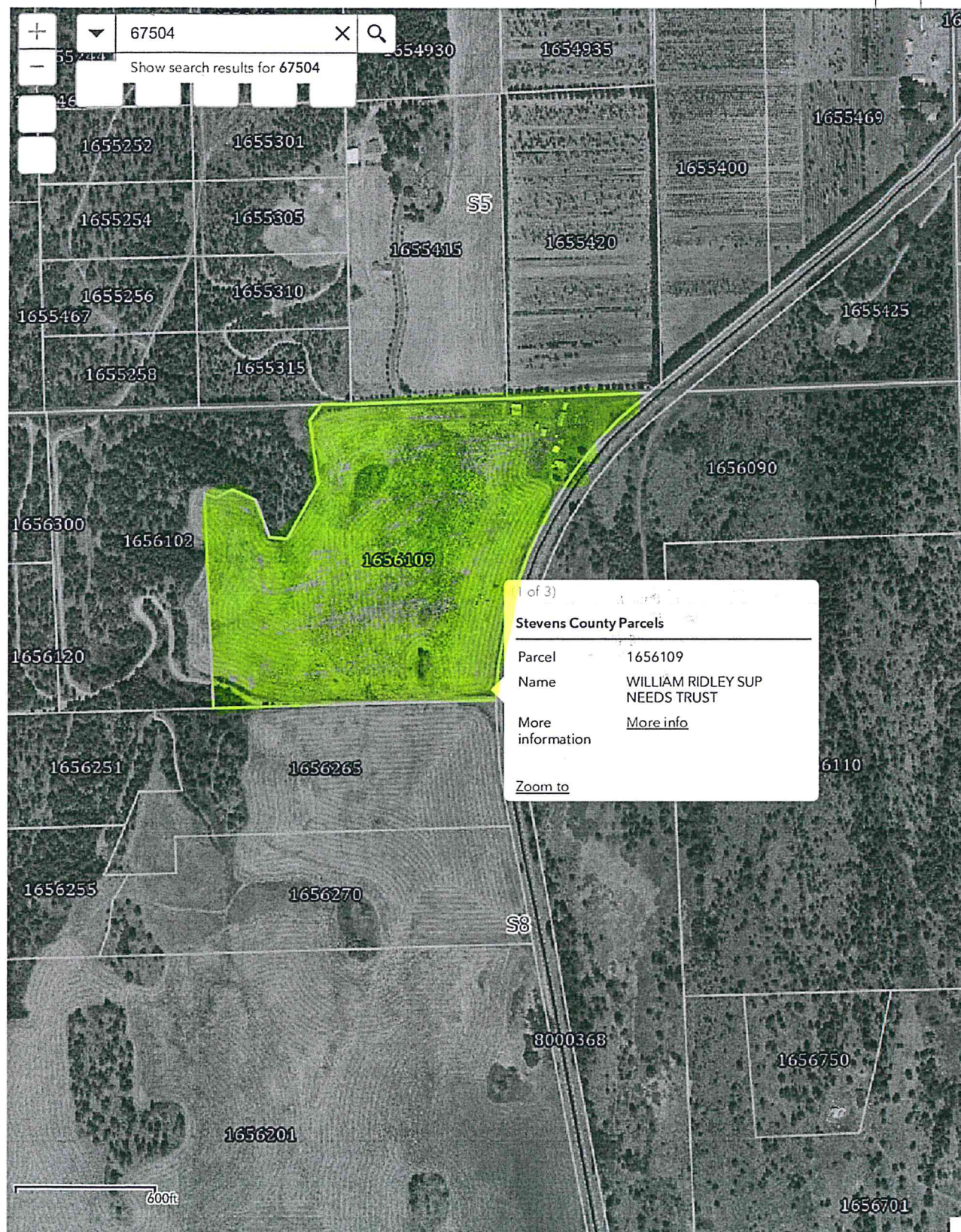


5/29/24, 10:08 AM

Stevens County Parcel Map

## Stevens County Parcel Map

This site is down for updates between 12am and 2am daily.

<https://gis.stevenscountywa.gov/portal/apps/webappviewer/index.html?id=05b3db70cbca42e9b6027c0a9267ddeb&find=67504>

1/1



## Stevens County Property Search

## Property Search Results &gt; 67504 WILLIAM T RIDLEY SUPP NEEDS TRUST for Year 2024 - 2025

## Property

## Account

Property ID:	67504	Abbreviated Legal Description:	TAX #9; E2 NE4 NW4, Is tax #8; W OF RD, NW4 NE4
Parcel # / Geo ID:	1656109	Agent Code:	
Type:	Real		
Tax Area:	090-F12 212 - Tax Area F12 212	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	34	Section:	08
Range:	37	Legal Acres:	40.8400

## Location

Address:	2242 HWY 25 S KETTLE FALLS, WA 99141	Mapscot:	
Neighborhood:	RURAL 5 RESIDENCE SIZE 1 AGE 0	Map ID:	343708
Neighborhood CD:	839-RRS1A0		


## Owner

Name:	WILLIAM T RIDLEY SUPP NEEDS TRUST	Owner ID:	160220
Mailing Address:	ANDREW S RIDLEY TRUSTEE 9018 181ST AVE E BONNEY LAKE, WA 98391	% Ownership:	100.0000000000%

Exemptions:

## Taxes and Assessment Details

Property Tax Information as of 05/05/2025

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2025	40554	\$744.33	\$744.25	\$0.00	\$0.00	\$744.33	\$744.25
▶ Statement Details							
2024	41193	\$710.64	\$710.56	\$0.00	\$0.00	\$1421.20	\$0.00

1488.58

## Values

(+) Improvement Homesite Value:	+	\$36,797
(+) Improvement Non-Homesite Value:	+	\$27,785
(+) Land Homesite Value:	+	\$14,000
(+) Land Non-Homesite Value:	+	\$100,352
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$178,934
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$178,934
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$178,934
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(=) Total Appraised Value:	=	\$178,934
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value: = \$178,934

### Taxing Jurisdiction

Owner: WILLIAM T RIDLEY SUPP NEEDS TRUST  
 % Ownership: 100.000000000000%  
 Total Value: \$178,934  
 Tax Area: 090-F12 212 - Tax Area F12 212

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CURREXP	CURRENT EXPENSE	1.0981750000	\$178,934	\$178,934	\$196.50
DISABILITY	DISABILITY SERVICES	0.0125000000	\$178,934	\$178,934	\$2.24
FD12EMS	FD #12 EMS	0.0500000000	\$178,934	\$178,934	\$8.95
FD12EXP	FD #12 EXPENSE	0.8524490000	\$178,934	\$178,934	\$152.53
STCORLIBRY	ST CO RURAL LIBRARY	0.2732230000	\$178,934	\$178,934	\$48.89
MENTHEALTH	MENTAL HEALTH SERVICES	0.0125000000	\$178,934	\$178,934	\$2.24
CTYROAD	COUNTY ROAD	1.1143440000	\$178,934	\$178,934	\$199.39
SD#212	SD#212 CAPITAL PROJECTS	0.4738530000	\$178,934	\$178,934	\$84.79
SD212GEN	SD #212 GEN/M & O	1.9164990000	\$178,934	\$178,934	\$342.93
STATE	STATE LEVY	1.5206800000	\$178,934	\$178,934	\$272.10
STATE 2	STATE LEVY PART 2	0.8180920000	\$178,934	\$178,934	\$146.38
VETRELIEF	VETERANS RELIEF	0.0112500000	\$178,934	\$178,934	\$2.01
Total Tax Rate:		8.1535650000			
				Taxes w/Current Exemptions:	\$1,458.95
				Taxes w/o Exemptions:	\$1,458.95

### Improvement / Building

**Improvement #1:** Commercial **State Code:** 11 5466.0 sqft **Value:** \$14,797

Number of Levels: Unknown Stories in Building: Unknown

Stories in Section: Unknown

Type	Description	Class CD	Sub Class CD	Year Built	Area
477	Farm Utility Building	*		0	240.0
477	Farm Utility Building	*		0	512.0
477	Farm Utility Building	*		0	512.0
477	Farm Utility Building	*		0	862.0
477	Farm Utility Building	*		0	256.0
565	Farm Utility Shelter	*		0	924.0
561	Feeder Barn	*		0	1120.0
456	Tool Shed	*		0	400.0
124	Lean-to, Farm Utility	*		0	640.0

**Improvement #2:** Site Improvements **State Code:** 11 0.0 sqft **Value:** \$22,000

Type	Description	Class CD	Sub Class CD	Year Built	Area
6703	POWER, WATER, SEPTIC	*		0	1.0

**Improvement #3:** Single Family Residence **State Code:** 11 952.0 sqft **Value:** \$27,785

Number of Bathrooms: 1 Number of Bedrooms: 3

Type	Description	Class CD	Sub Class CD	Year Built	Area
1	Single-family Residence	*		1920	952.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	RURAL 5	Rural Acreage	5.0000	217800.00	0.00	0.00	1.00	\$14,000	\$0

2	RURAL 5	Rural Acreage	35.8400	1561190.40	0.00	0.00	1.00	\$100,352	\$0
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## Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2025	N/A	N/A	N/A	N/A	N/A
2024	\$64,582	\$114,352	\$0	\$178,934	\$178,934
2023	\$58,953	\$114,352	\$0	\$173,305	\$173,305
2022	\$55,118	\$114,352	\$0	\$169,470	\$169,470
2021	\$54,604	\$114,352	\$0	\$168,956	\$168,956

## Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	12/07/2017	PRD	PRD	KNICKEL GERALD C	WILLIAM T RIDLEY SUPP NEEDS TRUST			\$0.00	17851	20170008881
2	10/06/2015	QCD	QCD	BALLEW LYLE W	KNICKEL GERALD C			\$0.00	12458	20150007619
3	07/13/2006	EASE	EASE		TO: COLTER RIDGE PROPERTIES IN			\$25,000.00	146438	V: 349 Pg 890
		67503	TAX #8; W2 NE4 NW4; N2 NE4 NE4 NW, Is tax #9							

## Payout Agreement

No payout information available..

[Assessor Website](#)[Treasurer Website](#)[Pay Taxes](#)

Website version: 9.0.50.1004

Database last updated on: 5/5/2025 12:08 AM

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