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EXHIBIT "A"

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

Parcel 1965007:

Lot(s) 4 of Amended Short Plat No. ASP 30-96, located in the SW1/4 of Section 12, Township 37 North, Range 38 East, W.M., in Stevens County, Washington, according to plat thereof recorded December 2, 1998, under Auditor's File No. 9814250.

JV 09/04/2025

MV 09/04/25

*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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