

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 25-41232-SCT

The W 1/2 of the SE 1/4 of Section 25, Township 33 North, Range 40 East, W.M., in Stevens County, Washington, except a tract of land described as follows:
Commencing at a certain point 12 rods West of the Northeast corner of the NW 1/4 of the SE 1/4 of said Section 25; running thence from said point South 8 rods; thence West 20 rods; thence North 8 rods; thence East 20 rods, to the point of beginning.

ALSO EXCEPT a tract of land described as follows:
Commencing at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 25; running thence North 16 rods, thence West 20 rods, thence South 16 rods, thence East 20 rods, to the point of beginning.

EXCEPT any portion thereof lying East of the E. J. Arrington Road No. 114, and North of Revision No. 1 in Cutoff Road No. 1696.

EXCEPT that portion of the South 3/4 of the SW 1/4 of the SE 1/4 of Section 25, Township 33 North, Range 40 East, W.M., in Stevens County, Washington, contained in Short Plat SP 64-78, recorded in Volume 45, page 1149, under auditor's file No. 478610.

Abbreviated Legal: P/O SE 1/4, 25-33-40

Tax Parcel No.: 2628100

Property Address: 2633 Highline Road, Chewelah, WA 99109

Seller:  Gwen Oman POA 10/13/25

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.