

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 25-42109-SCT

That part of the SW1/4 of Section 20, Township 35 North, Range 39 East, WM., Stevens County, Washington, described as follows:

COMMENCING at the Southwest corner of said Section 20, from which the Southeast corner thereof bears North 89°48'18" East 5300.76 feet, thence North 59°43'45" East 1868.47 feet to the Southwesterly corner of Lot D of Short Plat No. 37-82 as shown and described on that map recorded in Book A of Short Plats by Survey at pages 163-164; thence, along the Southerly boundary of said Lot D, South 85°05'21" East 30.22 feet to the centerline of that 60.00 foot wide road and utility easement shown and described on that map recorded in Book A of Short Plats by Survey at pages 163 and 164; thence, leaving said Southerly boundary and along said easement centerline, South 11°51'55" West 220.70 feet to the POINT OF BEGINNING for this description; thence, continuing along said easement centerline, South 11°51'55" West 165.34 feet; thence South 14°56'12" West 28.14 feet; thence, leaving said centerline, North 89°44'03" West 679.05 feet to the intersection with an existing fence and the Easterly boundary of Short Plat No. 27-94, as described under Auditor's File No. 9405863; thence, along said Easterly boundary and existing fence, North 12°10'24" East 43.30 feet; thence North 11°44'48" East 205.33 feet, thence, leaving said Easterly boundary and fence, South 85°05'21" East 671.82 feet to the Point of Beginning.

Designated as Parcel E of Certificate of Exemption recorded May 4, 2022, under Auditor's File No. 20220003911.

Abbreviated Legal: Ptn SW1/4 of 20-35-39

Tax Parcel No.: 2258205

Property Address: 842 Valley-Westside Road, Lot 2E, Colville, WA 99114

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.