



STEVENS COUNTY
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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

ISSUED BY
Stevens County Title & Escrow

File No.: 25-42318-SCT

Parcel 0300740:

That part of the NE1/4 of Section 26, Township 36 North, Range 37 East, W.M., in Stevens County, Washington, being a part of Block 21 and part of vacated Cascade and Terrace Avenues in CENTRAL SECOND ADDITION TO THE TOWN OF KETTLE FALLS, described as follows: Commencing at the North Quarter Corner of said Section 26; thence South 87°36'50" West, along the Westerly extension of the North line of said NE1/4, a distance of 30.10 feet to a point on the Easterly Boundary of the Department of the Interior, Bureau of Reclamation, Lake Roosevelt National Recreation Area; thence South 02°15'31" East along the East line of said Government Tract, a distance of 240.10 feet to a Bureau of Reclamation monument; thence South 41°02'27" East a distance of 155.43 feet to a Bureau of Reclamation monument; thence South 37°56'00" East a distance of 158.70 feet to a Bureau of Reclamation monument; thence South 89°32'57" East a distance of 189.80 feet to the centerline intersection of vacated Cascade and Jefferson Avenues; thence North 87°36'50" East a distance of 139.14 feet to the True Point of Beginning for this description; thence North 16°06'44" East a distance of 302.62 feet to a point on the Southwesterly right of way line of Old Kettle Road (Old SR 25, being 60.00 feet in width); thence South 59°10'10" East, along said right of way line, a distance of 148.19 feet; thence South 02°13'21" East a distance of 176.60 feet; thence South 78°41'25" West, a distance of 188.24 feet to a point on the centerline of vacated Cascade Avenue; thence South 87°36'50" West, along said centerline a distance of 33.53 feet to the above referenced True Point of Beginning of this description.

Designated as Lot 203 of Record of Survey recorded January 8, 2019 in Book 39 of Surveys, at page 3, under Auditor's File Number 20190000169.

Abbreviated Legal: P/O Block 21, CENTRAL 2ND ADD

Tax Parcel No.: 0300740

Property Address: 1351 Lake Roosevelt Way, 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