

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 26-42917-SCT**

That portion of the Northwest quarter of the Northwest quarter of Section 26, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

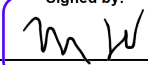
COMMENCING at the Northwest corner of said Section 26; thence, along the West line of said Section 26, South 00°53'19" West a distance of 798.28 feet to the TRUE POINT OF BEGINNING for this description; thence North 89°56'12" East a distance of 401.43 feet; thence South 06°08'55" West a distance of 721.08 feet; thence South 16°03'21" West a distance of 304.48 feet; thence South 47°46'25" East a distance of 262.64 feet; thence South 30°00'17" East a distance of 213.21 feet to the centerline of an existing road; thence, along said centerline the following two (2) course: South 86°53'44" East a distance of 131.44 feet; thence South 62°07'18" East a distance of 104.30 feet to the East line of the West 120 feet of the East half of the Southwest quarter of the Northwest quarter of said Section 26; thence, along said East line, South 00°41'03" West a distance of 445.88 feet to the South line of the Southwest quarter of the Northwest quarter of said Section 26; thence, along said South line, South 89°59'00" West a distance of 788.22 feet to the Southwest corer of the Northwest quarter of said Section 26; thence, along the West line of said Section 26, North 00°53'19" East a distance of 1872.42 feet to the True Point of Beginning for this description.

(Also known as Parcel C of the Certificate of Exemption recorded November 19, 2025, under Auditor's File No. 20250006776)

Abbreviated Legal: Ptn NW1/4 of 26-30-41

Tax Parcel No.: Portion of 5273502

Property Address: 4053 D Garden Spot Road, Loon Lake, WA 99148

Signed by:  
  
Seller: \_\_\_\_\_  
DF9EE7D71426456...

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.

OCT 28 2025

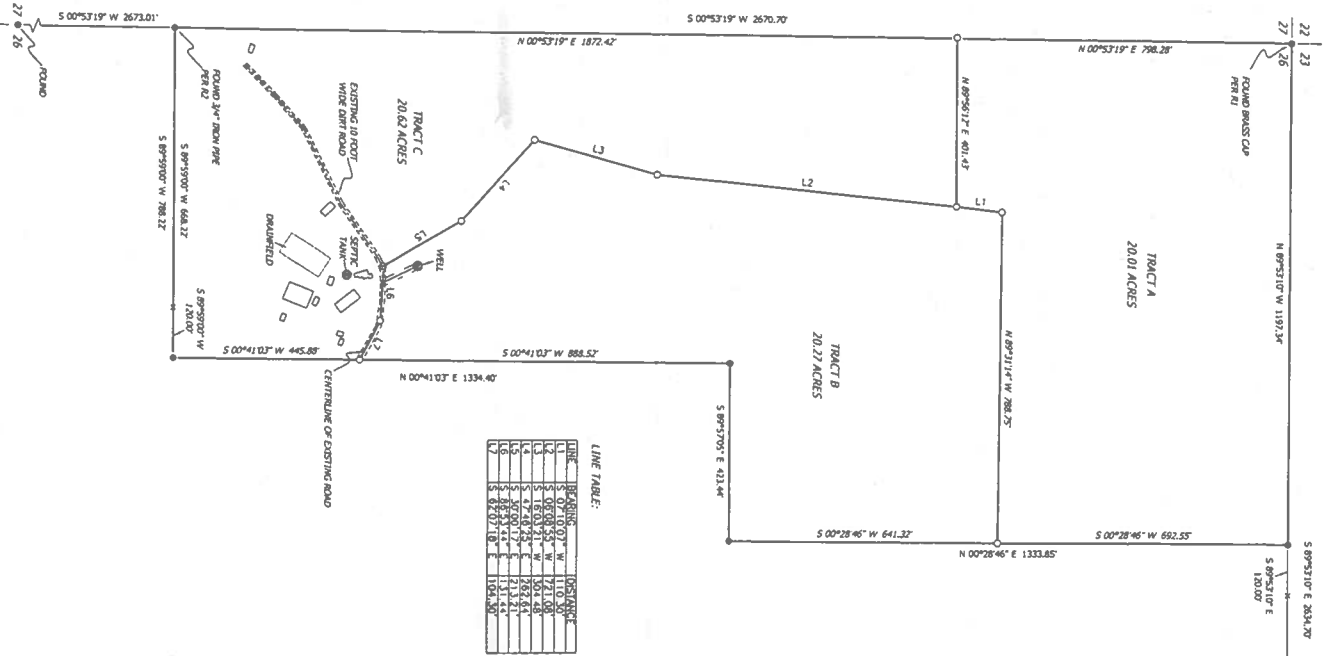
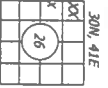


**TRACT A**  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 36; THENCE, SOUTH 00°53'10" WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 788.32 FEET; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET; THENCE, SOUTH 00°53'10" WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 788.32 FEET; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET TO THE POINT OF BEGINNING. CONTAINING 20.01 ACRES MORE OR LESS.

**TRACT B**  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 36; THENCE, SOUTH 00°53'10" WEST ALONG THE WEST LINE OF SECTION 36 A DISTANCE OF 1137.25 FEET; THENCE, SOUTH 00°53'10" WEST A DISTANCE OF 788.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET; THENCE, SOUTH 00°53'10" WEST A DISTANCE OF 788.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 20.77 ACRES MORE OR LESS.

**TRACT C**  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 36; THENCE, SOUTH 00°53'10" WEST ALONG THE WEST LINE OF SECTION 36 A DISTANCE OF 788.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET; THENCE, SOUTH 00°53'10" WEST A DISTANCE OF 788.32 FEET; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 20.62 ACRES MORE OR LESS.

**WATERLINE EASEMENT:**  
A 15' WIDE WATERLINE EASEMENT BETWEEN TRACT B AND TRACT C, LYING 2.5' EITHER SIDE OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE NORTHWEST CORNER OF SECTION 36; THENCE, SOUTH 00°53'10" WEST A DISTANCE OF 788.32 FEET; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET; THENCE, SOUTH 00°53'10" WEST A DISTANCE OF 788.32 FEET; THENCE, NORTH 89°53'10" EAST A DISTANCE OF 1137.25 FEET TO THE POINT OF BEGINNING OF THIS WATERLINE EASEMENT. CONTAINING 20.62 ACRES MORE OR LESS.



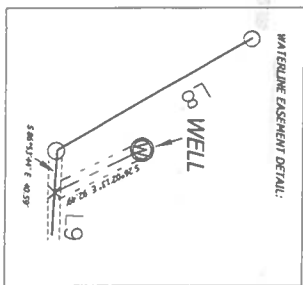
**LINE TABLE:**

LINE	BEARING	DISTANCE
1	S 07°10'07" W	110.80
2	S 00°53'10" W	788.32
3	N 89°53'10" E	1137.25
4	S 00°53'10" W	788.32
5	N 89°53'10" E	1137.25
6	S 07°10'07" W	110.80
7	S 00°53'10" W	788.32
8	N 89°53'10" E	1137.25
9	S 00°53'10" W	788.32
10	N 89°53'10" E	1137.25
11	S 07°10'07" W	110.80
12	S 00°53'10" W	788.32
13	N 89°53'10" E	1137.25
14	S 00°53'10" W	788.32
15	N 89°53'10" E	1137.25
16	S 07°10'07" W	110.80
17	S 00°53'10" W	788.32
18	N 89°53'10" E	1137.25
19	S 00°53'10" W	788.32
20	N 89°53'10" E	1137.25
21	S 07°10'07" W	110.80
22	S 00°53'10" W	788.32
23	N 89°53'10" E	1137.25
24	S 00°53'10" W	788.32
25	N 89°53'10" E	1137.25
26	S 07°10'07" W	110.80
27	S 00°53'10" W	788.32
28	N 89°53'10" E	1137.25
29	S 00°53'10" W	788.32
30	N 89°53'10" E	1137.25
31	S 07°10'07" W	110.80
32	S 00°53'10" W	788.32
33	N 89°53'10" E	1137.25
34	S 00°53'10" W	788.32
35	N 89°53'10" E	1137.25
36	S 07°10'07" W	110.80
37	S 00°53'10" W	788.32
38	N 89°53'10" E	1137.25
39	S 00°53'10" W	788.32
40	N 89°53'10" E	1137.25
41	S 07°10'07" W	110.80
42	S 00°53'10" W	788.32
43	N 89°53'10" E	1137.25
44	S 00°53'10" W	788.32
45	N 89°53'10" E	1137.25
46	S 07°10'07" W	110.80
47	S 00°53'10" W	788.32
48	N 89°53'10" E	1137.25
49	S 00°53'10" W	788.32
50	N 89°53'10" E	1137.25

**ADDITIONS CERTIFICATE:**  
FILED FOR RECORD THIS DAY OF 20 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ PAGE \_\_\_\_\_ AT THE REQUEST OF RANDAL G. SIEGER, P.L.S.  
BY: \_\_\_\_\_ COUNTY CLERK

**ACTUARY STATEMENT:**  
I, RANDAL G. SIEGER, A PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THE SURVEY MAP AND FIELD NOTES AND HAVE FOUND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE ACTS OF THE LEGISLATURE.  
DATE: \_\_\_\_\_

**LEGEND:**  
● FOUND 1/2" IRON ROD WITH PLASTIC CAP (NADCO 10091)  
○ SET 1/2" IRON ROD WITH PLASTIC CAP (S 41297)  
● SETTING TACK  
● WELL



**SURVEYOR'S CERTIFICATE:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE ACTS OF THE LEGISLATURE.  
ON DATE 11/11/2025  
RANDAL G. SIEGER, P.L.S. 41297

**RECORD OF SURVEY**  
LOCATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 41 EAST, WILLAMETTE MERIDIAN STEVENS COUNTY, WASHINGTON



PREPARED FOR:  
**MELISSA WALLACE**

DATE: SEPTEMBER 2, 2025  
SCALE: 1" = 200'  
REVIEWED BY: R.G.S.  
DRAWN BY: R.G.S.  
PROJECT NO. 25-010  
DWG. 25-010

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

**SHEET**  
1  
OF  
1