

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 26-43409-SCT**

That part of the NE1/4 of the NW1/4 of Section 7, Township 30 North, Range 37 East, WM., in Stevens County, Washington, described as follows:

Beginning at a point 70.00 feet due North from the Southeast corner of the NE1/4 of the NW1/4 of said Section 7; running thence to a point 46.00 feet due South; thence along the North side of Ferry Road to a point 150.00 feet due West; thence to a point 183.00 feet due North; thence along the West side of Columbia River Road to Point of Beginning.

EXCEPT right of way for Primary State Highway No. 22.

EXCEPT commencing at the North quarter corner of said Section 7; thence along the North and South centerline of said Section 7, South 00°38'00" West 1268.82 feet, thence leaving said North and South centerline, North 89°22'00" West 150.00 feet to the Southeast corner of that tract of land described in that deed recorded under Auditor's File No. 20020006004; thence along the East line of said tract, North 00°38'00" East 106.00 feet to the Point of Beginning for this description; thence leaving said East line, North 47°39'00" East 52.70 feet to the Westerly right of way line of Columbia River Road; thence along the Westerly right of way line of said Columbia River Road, North 42°44'00" West 42.09 feet, thence continuing along said Westerly right of way line, North 31°41'00" West 18.05 feet to the East line of that tract of land described in that deed recorded under Auditor's File No. 20020006004; thence leaving said right of way line and along said East line, South 00°38'00" West 81.78 feet to the Point of Beginning.

Abbreviated Legal: Ptn NW1/4 of 7-30-37

Tax Parcel No.: 1580800

Property Address: 4952 Highway 25 South, Hunters, WA 99137

Seller:  Kathrine] Russell-Johnson 02/18/2026 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.**