

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A

File No.: 23-29503

Loan No.:

That part of the NW1/4 of the NE1/4 of Section 24, Township 30 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

Beginning at the intersection of the East line of the NW1/4 of the NE1/4 with the centerline of Jepson Road as now situated; thence turning an angle of 93°50" to the left from the Northeasterly extension of said centerline of Jepson Road and running Northeasterly a distance of 588 feet to a point on the North line of said Section 24, approximately 1320 feet Westerly of the Northeast corner of said Section 24, and 5 feet beyond a steel pin; thence Westerly along the North line of said Section 24, a distance of 368 feet to a point 6 feet Northeasterly of a steel pin; thence turning an angle of 55°07' to the left from Westerly extension of the North line of said Section 24, a distance of 447 feet to a point marked by a 24 inch pine tree; thence turning an angle of 66° 08' left from the Southwesterly extension of said 447 foot line, a distance of 375 feet to a point on the North line of said Jepson Road marked by a steel pin; thence turning an angle of 65°30' left from the Southeasterly extension of said 375 foot line, along and over Jepson Road 563 feet to the Point of Beginning, which point is 15 feet Southeasterly from a steel pin on the first line of 588 feet.

Seller _____

Seller    02/28/26
03/01/26 03/01/26

As POA

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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