

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 26-43755-SCT

Parcel: 2278600

That part of the W1/2 of the SE1/4 and that part of the E1/2 of the SW1/4, all in Section 33, Township 35 North, Range 39 East, W.M., in Stevens County, Washington, lying East of Inland Empire Highway now known as State Highway No. 395.

EXCEPT right of way for Inland Empire Highway as conveyed to State of Washington by deed dated July 10, 1915, recorded in Volume 46 of Deeds, page 217, and right of way for State Road No. 3 conveyed to State of Washington, by deed recorded in Volume 92 of Deeds, page 5, and right of way for Primary State Highway No. 3, Addy to Colville, conveyed to State of Washington, by deed recorded in Volume 108 of Deeds, page 165, and right of way for State Route 395, Little Pend Oreille River Bridge to Colville, conveyed to State of Washington by Warranty Deed, recorded June 4, 1991, under Auditor's File No. 9104085.

AND EXCEPT beginning at the Northwest corner of said W1/2 of the SE1/4, from which the South quarter corner of said Section 33 bears South 02°03'08" East 2651.21 feet; thence along the North line of said W1/2 of the SE1/4, North 88°57'54" East 1355.81 feet to the Northeast corner thereof; thence along the East line of said W1/2 of the SE1/4, South 01°28'17" East 1494.84 feet; thence North 25°08'58" West 260.86 feet; thence South 88°57'54" West 1378.75 feet to the Easterly right of way line of State Highway (S.R. 395); thence along said right of way line, North 04°15'50" West 1258.70 feet to the North line of said E1/2 of the SW1/4; thence leaving said right of way line and along said North line North 88°57'54" East 189.02 feet to the Point of Beginning.

Abbreviated Legal: Ptn SW1/4; Ptn SE1/4, all in 33-35-39

Tax Parcel No.: 2278600

Property Address: 419 Highway 395 South, Colville, WA 99114

Seller:  Larry M Christie 03/24/26

Buyer: _____

Seller:  Dawn L Christie 03/24/26

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