

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

ISSUED BY
Stevens County Title & Escrow

File No.: 26-43725-SCT

A tract of land in the NE1/4 of Section 20, Township 36 North, Range 38 East., W.M., in Stevens County, Washington, being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 20; thence South 00°21'25" West, along the West line of said NE1/4, a distance of 1378.81 feet to the Southwest corner of a tract of land described in Special Warranty Deed recorded January 30, 2017, under Auditor's File Number 20170000677 and the TRUE POINT OF BEGINNING of this description; thence North 86°05'31" East, along the South line of said tract of land and the extension thereof, a distance of 255.79 feet to the Southeast corner of a tract of land described in Warranty Deed recorded March 31, 2022 under Auditor's File Number 20220002865; thence North 00°21'25" East, along the East line of said tract of land, a distance of 324.19 feet, more or less, to the South line of Parcel "A" as described in Quit Claim Deed recorded June 29, 2011, under Auditor's File Number 20110004346; thence North 85°03'48" East, along said South line, a distance of 325.21 feet; thence, leaving said South line, South 00°21'25" West a distance of 681.80 feet to the Northeast corner of a tract of land described in Trustee's Deed recorded October 23, 2014 under Auditor's File Number 20140007160; thence South 85°03'48" West, along the North line of said tract of land a distance of 581.38 feet to the West line of said NE1/4; thence North 00°21'25" East, along said West line, a distance of 362.22 feet to the True Point of Beginning.
(Also known as Parcel A of the Certificate of Exemption recorded November 1, 2023, under Auditor's File No. 20230006732)

Abbreviated Legal: Ptn NE1/4 of 20-36-38

Tax Parcel No.: 0327075

Property Address: 4XX East 6th Avenue, 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 of the address.