

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 25-40237-SCT

Parcel A:

That part of Government Lot 1 lying East of the centerline of the Lake located on said Government Lot 1 and North of the County Road crossing said property and that part of the NW1/4 of the NE1/4 of the NW1/4, lying North of Hanson County Road No. 3, as located on September 11, 1963, and West of the right of way for Secondary State Highway No. 6-A, all in Section 19, Township 35 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the intersection of the West right of way for Secondary State Highway No. 6-A and Hanson County Road No. 3, as located on September 11, 1963; thence Westerly along said County Road, a distance of 285.00 feet to the True Point of Beginning; thence continuing along said County Road a distance of 177.00 feet; thence North 479.00 feet; thence Easterly 312.00 feet to a point which lies 288.00 feet North of the True Point of Beginning; thence South 288.00 feet to the True Point of Beginning.

Parcel B:

That part of Government Lot 1 and that part of the NW1/4 of the NE1/4 of the NW1/4, lying North of Hanson County Road No. 3, as located on September 11, 1963, and West of the right of way for Secondary State Highway No. 6-A, all in Section 19, Township 35 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

Beginning at the intersection of the West right of way of Secondary State Highway No. 6-A and Hanson Road No. 3, as located September 11, 1963; thence Westerly along said County Road a distance of 285.00 feet, more or less, to the Southeast corner of a parcel of land described in Quit Claim Deed recorded under Auditor's File No. 19990012970; thence North along the East line of said Parcel and the projection of said East line, 299.00 feet; thence Northeasterly 123.00 feet to a point on the Southerly edge of the existing access road and the West right of way of Secondary State Highway No. 6-A, which point lies 332.00 feet Northwesterly of the True Point of Beginning; thence Southerly along the West right of way of Secondary State Highway No. 6-A, 332.00 feet to the True Point of Beginning.

Abbreviated Legal: P/O Gov Lot 1 and NW1/4, 19-35-40

Tax Parcel No.: 2665286

Property Address: 563 Graham Road, Colville, WA 99114

Seller:  David Ryan Vanderholm 04/29/26

Buyer: _____

Seller:  Kimberly Vanderholm 04/29/26

Buyer: _____