

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

ISSUED BY
Stevens County Title & Escrow

File No.: 26-44547-SCT

PARCEL A: 2006101

That portion of the Southeast quarter AND that portion of the Southeast quarter of the Northeast quarter, lying Southerly of Northport Flat Creek County Road, all in Section 23, Township 39 North, Range 38 East, W.M., in Stevens County, Washington.

EXCEPT that portion lying within the South 1476 feet of the West 1476 feet of the Southeast quarter of said Section 23.

ALSO EXCEPT BEGINNING at the intersection of the West line of the Southeast quarter of said Section 23 and the centerline of Flat Creek County Road; thence, along the centerline of said County Road, North 59°44'49" East a distance of 288.93 feet; thence South 4°06'30" West a distance of 278.06 feet, more or less, to the North line of the South 1476 feet of the Southeast quarter of said Section 23; thence, along said North line of the South 1476 feet, North 89°23'12" West a distance of 229.52 feet, more or less, to the West line of the Southeast quarter; thence, along said West line, North 0°03'50" West a distance of 129.33 feet, more or less, to the centerline of Flat Creek County Road, and the Point of Beginning.
(Also known as Amended Parcel B of the Certificate of Exemption recorded January 23, 2025, under Auditor's File No. 20250000384)

PARCEL B: 2006800

The South 1476 feet of the West 1476 feet of the SE1/4 of said Section 23, Township 39 North, Range 38 East, W.M., in Stevens County, Washington;
EXCEPT The West 591 feet.

Abbreviated Legal: Ptn SE1/4 and Ptn NE1/4 of 23-39-38

Tax Parcel No.: 2006800 & 2006110

Property Address: 3XXX Northport Flat Creek Road, 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