

EXHIBIT A

LEGAL DESCRIPTION: TAX#4A (PT GL3): TAX #33-02 (PT SW4 SW4 & GL4)

214809

"EXHIBIT A" to Warranty Deed dated October 28, 1988, between RONALD W. BARDWELL and LARAE A. BARDWELL, husband and wife, as Grantors, and DICK LEFERINK and JILL LEFERINK, husband and wife, as Grantees.

DESCRIPTION

PARCEL A

That portion of the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-one (31), Township Thirty-five (35) North, Range Thirty-seven (37) E.W.M., more particularly described as follows:

Starting at the Southeast corner of said SW $\frac{1}{4}$ of Section 31, Township 35 North, Range 37, E.W.M., thence 100 feet North, thence on a straight line 45° West of North to the Inchellum - Kettle Falls Road No. 3 right of way line to a point of beginning; thence S. 89°41'52" E. 94.14 feet; thence N. 60°07'55" E. to the East line of said SW $\frac{1}{4}$; thence North along said east line of the SW $\frac{1}{4}$ to the East line of the Inchellum-Kettle Falls Road No. 3 right of way; thence southeasterly along said highway right of way to the point of beginning.

Situate in the County of Ferry, State of Washington.

PARCEL B

Those portions of Government Lots 3 and 4 of Section 31, Township 35 North, Range 37 E.W.M., lying East of the right of way of Inchellum - Kettle Falls Road No. 3,

EXCEPTING THEREFROM that portion deeded to the United States of America by Deed recorded under Auditors File No. 81393,

ALSO, EXCEPTING THEREFROM the right of way for Inchellum - Kettle Falls Road No. 3, as it existed on March 23, 1963, as conveyed by Deed recorded under Auditor's File No. 136237 and 136236, and for road conveyed by Deed No. 87941.

ALSO EXCEPT that portion of Government Lot 4 for said Section 31, lying Easterly of the following described line:

Beginning at a point on the South line of said Lot 4, which point bears North 88°03'31" East 400.0 feet from the Southwest corner of said Lot 4 and running thence North 0°55'24" West 786.98 feet; thence South 58°49'20" West 55.48 feet; thence North 29°09'10" West 114.81 feet; thence due West 7.55 feet; thence due North 13.54 feet; thence North 29°09'10" West 141.36 feet; thence North 50°18'50" East 218.45 feet; thence North 35°44'45" East 241.31 feet to a point on the North line of said Lot 4, which point bears North 02°09'41" West 1312.73 feet and North 87°39'53" East 1871.68 feet from the Southwest corner of said Section 31.

ALSO, EXCEPT that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Government Lot 4 of said Section 31, described as follows:

Beginning at the intersection of the South line of said Section 31 with the U.S.B.R. Boundary of Lake Roosevelt, from which the Southwest corner of said Section bears S. 88°04'40" W. 1718.87 feet; thence, along said South line, S. 88°04'40" W. 804.48 feet to the Easterly right of way line of Inchellum - Kettle Falls County Road No. 3; thence, leaving said section line and along said right of way line, Northwesterly to the intersection with a line 100.00 feet North of and parallel with said South line of Section 31; thence, leaving said right of way line and parallel with said South line of Section 31, N. 88°04'40" E. 413.26 feet to the East line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence, along the Northeasterly boundary of that parcel of land described under Auditor's File No. 163288, N. 47°08'10" E. 694.43 feet to the Easterly right of way line of Inchellum - Kettle Falls County Road No. 3; thence, leaving said right of way line and said North-easterly boundary line, S. 89°41'52" E. 94.14 feet; thence N. 60°07'55" E. 466.05 feet; thence N. 89°30'27" E. 121.20 feet; thence N. 76°44'25" E. 149.90 feet to said U.S.B.R. Boundary line; thence, along said U.S.B.R. Boundary N. 58°49'20" E. 66.49 feet; thence S. 1°55'25" E. 787.07 feet to the point of beginning.

Situate in the County of Ferry, State of Washington.

This legal description has been copied from the assessor's web site from the county in which the property is located. This legal description is subject to correction prior to closing if it is found to be incorrect by the seller, buyer or closing agent.

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____