

ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 26-44924-SCT

PARCEL A: 0484000

That part of the SE1/4 of the NW1/4 and that part of the SW1/4 of the NW1/4, all in Section 32, Township 37 North, Range 38 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Northwest corner of the SE1/4 of the NW1/4 of said Section 32, from which the Northwest corner of the SW1/4 of the NW1/4 of said Section 32 bears South 87°25'05" West 1310.33 feet; thence South 44°49'43" East 341.67 feet to Corner No. 1 of the Town of Marcus Well Tract; thence, along the North line of said Well Tract South 83°53'02" East 107.35 feet to an existing 1" drill steel; thence South 14°57'01" East 7.92 feet to the Southerly right of way line of Primary State Highway No. 22 and the Point of Beginning for this description; thence, leaving said right of way line, South 14°57'01" East 50.00 feet; thence South 80°18'18" West 232.74 feet; thence North 14°57'01" West 126.70 feet to the Southerly right of way line of said State Highway No. 22, said point being a curve concave to the South, having a radius of 7,610 feet, the center of which bears South 7°22'25" West; thence along said right of way line and curve, Easterly 99.30 feet through a central angle of 0°44'51"; thence continuing along said right of way line, South 81°52'44" East 152.34 feet to the Point of Beginning.

PARCEL B: 0483200

That part of the SE1/4 of the NW1/4 and that part of the SW1/4 of the NW1/4, all in Section 32, Township 37 North, Range 38 East, W.M., Town of Marcus, Stevens County, Washington, described as follows:

Commencing at the Northwest corner of the SE1/4 of the NW1/4 of said Section 32, from which the Northwest corner of the SW1/4 of the NW1/4 of said Section 32 bears South 87°25'05" West 1310.33 feet; thence South 44°49'43" East 341.67 feet to corner No. 1 of the Town of Marcus Well Tract; thence, along the North line of said Well Tract, South 83°53'02" East 107.35 feet to an existing 1 inch drill steel; thence South 14°57'01" East 7.92 feet to the Southerly right of way line of Primary State Highway No. 22; thence, leaving said right of way line, South 14°57'01" East 50.00 feet to the Point of Beginning for this description; thence South 14°57'01" East 68.16 feet to an existing iron pipe; thence, South 66°24'25" West 101.33 feet to an existing iron bar on the West line of said Marcus Well Tract; thence, along said West line, South 14°57'01" East 8.29 feet to the intersection with the Northerly line of Orchard Lane; thence, along the Northerly line of said Orchard Lane, South 68°11'31" West 341.65 feet to an existing iron pipe at Corner No. 6 of the Town of Marcus Dump Tract as described in Book 119 of Deeds at page 596; thence, along the Easterly line of said Dump Tract, North 01°16'45" East 343.27 feet to the Southerly right of way line of Primary State Highway No. 22, said point being on a curve concave to the South, having a radius of 7610.00 feet, the center of which bears South 06°27'30" West; thence, along said right of way line and curve, Easterly 121.55 feet through a central angle of 00°54'55"; thence, leaving said right of way line, South 14°57'01" East 126.70 feet, thence, North 80°18'18" East 232.74 feet, to the Point of Beginning.

Tax Parcel No.: 0484000 & 0483200

Property Address: 1407 Orchard Lane, Marcus, WA 99151

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.