

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

ISSUED BY
Stevens County Title & Escrow

File No.: 26-44406-SCT

Tract One: 2567931

PARCEL A: All that part of the Northeast Quarter of Section 1, Township 32 North, Range 40 EWM, in Stevens County, Washington, lying West of the Burnt Valley County Road.

Also all that part of the Southeast Quarter of the Northwest Quarter of Section 1, Township 32 North, Range 40 East, W.M., in Stevens County, Washington, lying and being East of the centerline of Chewelah Creek, East branch, as located March 29, 1930.

EXCEPT that part of the Northeast Quarter and that part of the East one-half of the Southeast Quarter of the Northwest Quarter of Section 1, Township 32 North Range 40 East, W.M., in Stevens County, Washington, described as follows:

BEGINNING at a point on the North line of said Section 1, from which the Southeast corner of Section 36, Township 33 North, Range 40 East, W.M., bears South 89°44'59" East a distance of 1040.0 feet, said point being the Northwest corner of Short Plat No. 5-87, shown and described on that Short Plat by Survey map recorded March 31, 1987, in Book "B" of Short Plats by Survey, page 55; thence, along the West line of said Short Plat No. 5-87, South 2°12'31" East 107.94 feet.; thence South 52°40'40" West 178.36 feet; thence South 28°16'23" West 243.23 feet; thence South 22°17'38" West 165.07 feet; thence South 36°29'13" West 242.70 feet; thence South 38°57'22" West 162.52 feet; thence South 25°49'35" West 131.46 feet; thence South 52°09'12" West 306.35 feet to the Southwest corner of said Short Plat; thence, along the Westerly and Southerly boundary lines of that tract of land described under Auditor's File No. 9305435, South 5°35'09" East 112.39 feet; thence South 29°45'44" East 371.47 feet; thence South 74°30'56" East 273.13 feet; thence North 50°47'44" East 221.78 feet to the centerline of the Burnt Valley Road; thence Northerly, along said centerline, to the North line of said Section 1; thence North 89°44'59" West 511.49 feet to the Point of Beginning.

EXCEPT the South 20 feet of the Southwest Quarter of the Northeast Quarter in Section 1, Township 32 North, Range 40 East, W.M., in Stevens County, Washington, lying West of Lambert County Road.

EXCEPT That part of the Southwest Quarter of the Northeast Quarter and that part of the Southeast Quarter of the Northwest Quarter all in Section 1, Township 32 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence, along the West line of said Southwest Quarter of the Northeast Quarter, North 0°00'30" West 20.00 feet; thence, leaving said West line, South 89°25'11" East 290.76 feet to the POINT OF BEGINNING for this description; thence North 12°51'43" West 174.90 feet; thence North 39°42'23" West 287.74 feet; thence North 61°40'09" West 31.00 feet; thence North 16°16'04" West 196.10 feet; thence North 6°48'01" East 166.16 feet to the Westerly boundary line of that tract of land described under Auditor's File No. 9305435; thence, along the Westerly and Southerly boundary of said tract of land, South 29°55'31" East 371.47 feet; thence South 74°40'43" East 273.13 feet; thence North 50°37'57" East 221.78 feet to the centerline of Lambert County Road No. 2978; thence, along said centerline, South 23°04'55" East 83.90 feet to the beginning of a curve concave to the West, having a radius of 400.00 ft.; thence, along said curve and centerline, Southerly 368.36 ft., through a central angle of 52°45'48"; thence South 29°40'53" West 89.07 feet; thence, leaving the centerline of Lambert County Road No. 2978, North 89°25'11" West 303.24 feet to the Point of Beginning.

PARCEL B: That portion of the Northwest Quarter of the Southeast Quarter of Section 1,

Township 32 North, Range 40 East, W.M., in Stevens County, Washington, lying North and West of Lambert County Road No. 2978.

ALSO the South 20 feet of the Southwest Quarter of the Northeast Quarter in Section 1, Township 32 North, Range 40 East, W.M., in Stevens County, Washington, lying West of Lambert County Road No. 2978.

Abbreviated Legal: P/O E 1/2 and NW 1/4, 01-32-40

Tax Parcel No.: 2567931

Property Address: 2383A Burnt Valley Road, Chewelah, WA 99109

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.