

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 25-39755-SCT**

PARCEL A: 0233450 (CANNOT SELL SEPARATE FROM PARCEL 2231400)

That part of Tract B of Short Plat No. 95-77, as shown and described on that map recorded in Book A of Short Plats by Survey, pages 53-54, being in the S1/2 of the NW1/4 of Section 5, Township 35 North, Range 39 East, W.M., in Stevens County, Washington, described as follows: Beginning at the Northwest corner of the SE1/4 of the NW1/4 of said Section 5, said point being on the Northerly boundary of said Tract B of Short Plat No. 95-77; thence along the North line of said SE1/4 of the NW1/4 and along the Northerly boundary line of said Tract B, North 89°51'40" East 131.24 feet; thence leaving said North line and continuing along the Northerly line of said Tract B, South 53°56'54" East 297.94 feet to the Northeasterly corner of said Tract B; thence along the Southeasterly boundary of said Tract B, South 44°31'51" West 480.03 feet; thence leaving said Southeasterly boundary, North 34°23'09" West 397.45 feet to the Northwesterly boundary line of said Tract B; thence along said Northwesterly boundary line North 44°31'13" East 265.38 feet to the North line of the SW1/4 of the NW1/4 of said Section 5; thence along the North line North 89°47'56" East 2.91 feet to the Point of Beginning.

PARCEL B: 2231400 (CANNOT SELL SEPARATE FROM PARCEL 0233450)

Government Lot 3 and the SE1/4 of the NW1/4 in Section 5, Township 35 North, Range 39 East, W.M., in Stevens County, Washington.

EXCEPT beginning at the Northeast corner of said SW1/4 of the NW1/4; thence North 89°48" East, along the North line of said SE1/4 of the NW1/4, 131.12 feet; thence South 53°57'54" East 487.47 feet; thence South 21°00' West 750.12 feet; thence South 59°12' East 132.46 feet; thence South 21°59' West 430.33 feet to the Northeast right of way of Primary State Highway No. 3; thence North 45°30' West along said right of way 1489.99 feet to intersect a curve, from which the center of said curve bears North 51°54'08" East; thence on the arc of said curve to the right, having a radius of 1799.90 feet and a central angle of 02°12'28", 69.36 feet to the South line of a tract of land described under Auditor's File No. 388985; thence North 39°48'30" East, along said South line 457.76 feet to the North line of said SW1/4 of the NW1/4; thence North 89°48' East along said North line 602.28 feet to the Point of Beginning;

EXCEPT commencing at the center of said Section 5, said point being an iron pipe at a fence corner; thence along the East boundary of the NW1/4 of said Section 5, North 00°56'41" West 400.00 feet to the True Point of Beginning; thence leaving said East boundary, North 68°01'29" West 243.20 feet; thence North 17°59'15" West 315.69 feet; thence North 20°26'02" East 254.41 feet; thence North 05°40'37" East 169.83 feet; thence North 25°52'29" East 164.45 feet; thence North 39°58'11" East 198.49 feet to the East boundary of the NW1/4 of said Section S; thence along the East boundary of the NW1/4 of Section 5, South 00°56'41" East 1098.91 feet to the True Point of Beginning;

EXCEPT beginning at the center of said Section 5; thence along the East line of said NE1/4 of the SW1/4, South 00°56'41" East 1247.21 feet to the Northerly right of way line of State Highway No. 395; thence along said Northerly right of way line, North 45°30'00" West 1623.10 feet to the Southeasterly corner of Tract "D" as shown on that map recorded in Book A of Short Plats, page 53; thence along the Easterly line thereof, North 21°59'00" East 430.33 feet to an iron pipe at the Northeasterly corner of said Tract "D"; thence along the Northerly boundary thereof, North

59°12'00" West 132.46 feet to an iron pipe at the Southeast corner of Tract "C" of said Short Plat; thence along the Easterly boundary of said Tract "C" North 18°42'52" East 758.85 feet to an iron pipe; thence leaving said Easterly boundary, North 66°43'33" East 134.54 feet to the Southwest corner of Parcel B as shown on that map of NELSON' S SUBDIVISION, recorded September 18, 1982, under Auditor's File No. 520360; thence along the Southerly line thereof South 71°17'14" East 300.00 feet to the Southeast corner of said Parcel B; thence South 71°15'42" East 30.00 feet to the centerline of that 60.00 foot wide non-exclusive road and utility easement as shown on that map of said NELSON'S SUBDIVISION; thence along said centerline, South 18°44'18" West 160.08 feet; thence South 22°49'39" East 377.01 feet to the Northwest corner of Parcel A as shown on that map of said NELSON'S SUBDIVISION; thence along the Westerly boundary of said Parcel A, South 00°51'10" East 371.39 feet to the Southwest corner thereof; thence along the Southerly boundary of said Parcel A, South 78°24'26" East 315.00 feet to the East line of the SE1/4 of the NW1/4 of said Section 5; thence along said East line, South 00°56'41" East 90.00 feet to the Point of Beginning;  
AND EXCEPT Parcels A and B, of said NELSON'S SUBDIVISION.

PARCEL C: 2304800

The SW1/4 of the SE1/4 of Section 29, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL D: 2308100

The N1/2 of the NE1/4, and the SW1/4 of the NE1/4 of Section 32, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL E: 2308200

The SE1/4 of the NE1/4 of Section 32, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL F: 2308700

The E1/2 of the SW1/4, and the SW1/4 of the SE1/4 of Section 32, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL G: 2308900

The N1/2 of the SE1/4 of Section 32, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

PARCEL H: 2310800

The NW1/4 of the NW1/4, and the SW1/4 of the NW1/4 of Section 33, Township 36 North, Range 39 East, W.M., in Stevens County, Washington.

Abbreviated Legal: Ptn 05-35-39; Ptn of 29-36-39; Ptn 32-36-39; and Ptn NW1/4 of 33-36-39

Tax Parcel No.: 2308100 & 0233450 & 2231400 & 2304800 & 2308200 & 2308700 & 2308900 & 2308900

Property Address: 301 North May Road, Colville, WA 99114

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_