

**EXHIBIT "A"  
LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 40 E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 00°07'19" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 700.30 FEET TO THE NORTHERLY LINE OF PARCEL A, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 25 OF SURVEYS, PAGES 22 AND 23, IN THE SPOKANE COUNTY AUDITOR'S OFFICE;

THENCE SOUTH 44°14'20" WEST ALONG THE NORTHERLY LINE OF SAID SURVEY, A DISTANCE OF 2205.85 FEET;

THENCE SOUTH 49°06'25" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 800.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 17°40'13" WEST, A DISTANCE OF 1075.22 FEET TO THE CENTERLINE OF SOUTH BANK ROAD;

THENCE SOUTH 35°56'31" WEST ALONG SAID CENTERLINE, A DISTANCE OF 300.67 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°47'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 607.08 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 00°39'20" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 610.71 FEET TO THE NORTHERLY LINE OF PARCEL E OF SAID RECORD OF SURVEY;

THENCE NORTH 49°06'25" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 666.96 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM SOUTH BANK COUNTY ROAD RIGHT OF WAY;

ALSO KNOWN AS TRACT 28 OF RECORD OF SURVEY RECORDED NOVEMBER 13, 1995 UNDER AUDITOR'S FILE NO. [9511130280](#);

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

 *Darryl Ray Ruffner* 05/13/26

 *J.D.* 05/14/26

*This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Florida corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA 2021 Commitment - 07-01-2021  
3178600

**Copyright 2025 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.