

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 26-45386-SCT**

Parcel 0300650:

A tract of land being a portion of Washington Park and Block 23 along with vacated Cascade Avenue and Columbia Avenue located in CENTRAL SECOND ADDITION TO THE TOWN OF KETTLE FALLS, according to Plat thereof recorded February 24, 1891, in Book A of Plats, page 34, and located in the NE1/4 of Section 26, Township 36 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Northeast corner of said Section 26, being marked by a stone monument; thence along the North line of said Section 26, South 87°36'50" West a distance of 613.32 feet to a point on the Westerly right of way line of the Burlington Northern and Santa Fe Railroad (being 100.00 feet in width); thence continuing along said North line, South 87°36'50" West a distance of 175.43 feet; thence leaving said North line, South 04°36'51" East a distance of 144.40 feet; thence South 19°07'46" West a distance of 343.33 feet; thence South 27°55'58" West a distance of 50.00 feet to the Northerly line of a 30 foot wide private Road and Utility Easement and the point of curvature of a non-tangent curve; thence along said curve and Northerly line, 135.87 feet Southwesterly along the arc of a 125.00 foot radius circular curve to the right through a central angle of 62°16'40" (Long Chord bears South 59°04'18" West a distance of 129.28 feet) to the TRUE POINT OF BEGINNING for this description; thence South 00°12'38" West a distance of 279.23 feet to the North line of the right of way of Old Kettle County Road (Old SR 25 being a 60.00 foot wide right of way) and the point of curvature of a non-tangent curve; thence, along said curve and North line of Old Kettle County Road, 222.34 feet Westerly along the arc of a 256.50 foot radius circular curve to the right through a central angle of 49°39'54" (Long Chord bears South 86°04'37" West a distance of 215.44 feet); thence, leaving said old Kettle County Road right of way, North 24°55'36" East a distance of 347.71 feet to the Northerly line of the above described 30.00 foot wide private Road and Utility Easement and the point of curvature of a non-tangent curve; thence along said curve and Northerly line, 73.69 feet Easterly along the arc of a 125.00 foot radius circular curve to the left through a central angle of 33°46'41" (Long Chord bears South 72°54'02" East a distance of 72.63 feet) to the True Point of Beginning.

Designated as Lot 102 of Survey recorded June 7, 2019 under Auditor's File No. 20190003671, and as amended by Certificate of Exemption No. COE 47-2026, recorded April 24, 2026, under Auditor's File No. 20260002396

Parcel 0300655:

A tract of land being a part of Block 23 and vacated Cascade Avenue and Washington Avenue located in CENTRAL SECOND ADDITION TO THE TOWN OF KETTLE FALLS, according to plat thereof recorded February 24, 1891, in Book A of Plats, page 34, and located in the Northeast quarter of Section 26, Township 36 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Northeast corner of said Section 26, being marked by a stone monument; thence along the North line of said Section 26, South 87°36'50" West a distance of 613.32 feet to a point on the Westerly right of way line of the Burlington Northern and Santa Fe Railroad (being 100.00 feet in width), thence continuing along said North line, South 87°36'50" West a distance of 175.43 feet, thence leaving said North line, South 04°36'51" East a distance of 144.40 feet, thence South 19°07'46" West a distance 343.33 feet, thence South 27°55'58" West a distance of

50.00 feet to the Northerly line of a 30 foot wide private Road and Utility Easement and the point of curvature of a non-tangent curve and the True Point of Beginning for this description, thence along the Northerly line of said Road and Utility Easement, 145.08 feet Northeasterly along the arc of an 80.00 foot radius circular curve to the right through a central angle of 103°54'23" (Long Chord bears North 80°29'30" East a distance of 126.00 feet) to the intersection of said Road and Utility Easement and the North line of the right of way of Old Kettle County Road (old SR 25 being a 60.00 foot wide right of way) said point also being the centerline of vacated Prospect Avenue, thence leaving said Road and Utility Easement and along the Northerly right of way of Old Kettle County Road the following two (2) courses; South 26°55'18" West a distance of 289.07 feet to a point of curvature of a tangent curve, thence 153.67 feet Southwesterly along the arc of 256.50 foot radius circular curve to the right through a central angle of 34°19'35", thence leaving said Old Kettle County Road right of way North 00°12'38" East a distance of 279.23 feet to the Northerly line of the above described 30 foot wide private Road and Utility Easement and the point of curvature of the non-tangent curve, thence along said curve and Northerly line, 135.87 feet Northeasterly along the arc of a 125.0 foot radius circular curve to the left through a central angle of 62°16'40" (Long Chord bears North 59°04'18" East a distance of 129.28 feet) to the True Point of Beginning.

Designated as Lot 101 of Survey recorded June 7, 2019 under Auditor's File No. 20190003671, and as amended by Certificate of Exemption No. COE 47-2026, recorded April 24, 2026, under Auditor's File No. 20260002396.

Abbreviated Legal: Ptn Block 23, Lots 101 102 of Survey, CENTRAL SECOND ADD TO TOWN OF KETTLE FALLS

Tax Parcel No.: 0300650 & 0300655

Property Address: 1321 Sunset Way, Kettle Falls, WA 99141

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.**