

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 26-45980-SCT**

Parcel 2258203:  
That part of the SW1/4 of Section 20, Township 35 North, Range 39 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Southwest corner of said Section 20, from which the Southeast corner thereof bears North 89°48'18" East 5300.76 feet; thence North 59°43'45" East 1868.47 feet to the Southwesterly corner of Lot D of Short Plat No. 37-82, as shown and described on that map recorded in Book A of Short Plats by Survey at pages 163-164 and the POINT OF BEGINNING for this description; thence North 85°05'21" West 642.06 feet to the intersection with an existing fence and the Easterly boundary of Short Plat No. 27-94, as described under Auditor's File No. 9405863; thence, along said Easterly boundary and existing fence, North 11°16'26" East 113.32 feet; thence North 6°54'41" East 76.44 feet; thence North 00°28'47" East 72.54 feet; thence North 2°56'47" West 15.24 feet; thence, leaving said Easterly boundary and said existing fence, South 83°47'31" East 666.53 feet to the Northwest corner of said Lot D of Short Plat No. 37-82; thence, along the West line of said Lot D, South 11°51'25" West 263.28 feet to the Point of Beginning. (Also known as Parcel C of Certificate of Exemption recorded May 4, 2022, under Auditor's File No. 20220003911, and known as Lot 1-C on Survey recorded May 9, 2022, under Auditor's File No. 20220004031)

Abbreviated Legal: SW1/4, 20-35-39

Tax Parcel No.: 2258203

Property Address: 842 Valley-Westside Road, Colville, WA 99114

Seller:  *Cynthia Bostrum*

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.**