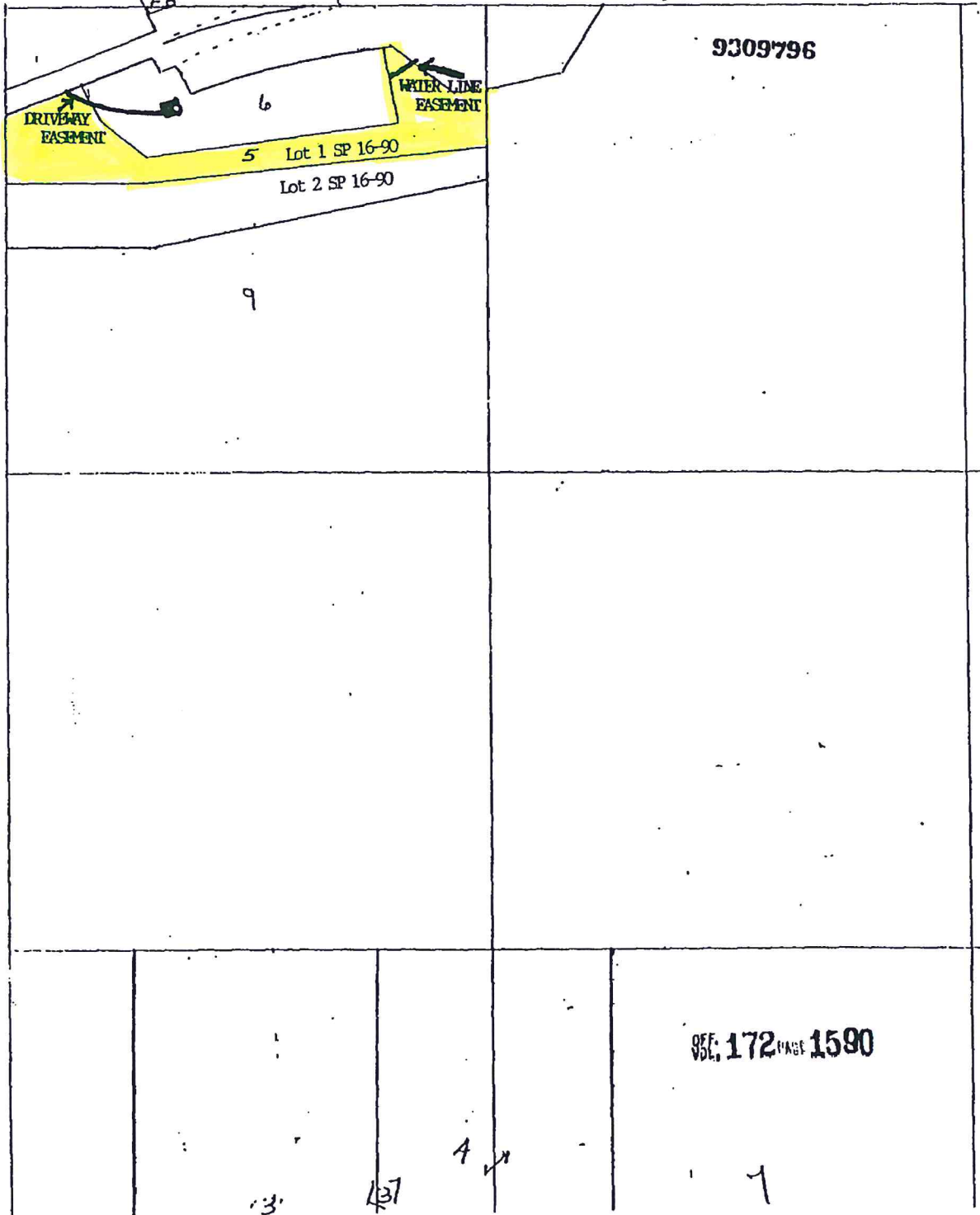


EXHIBIT "A"

Sec.

33

Twp



AFTER RECORDING MAIL TO:

MONTGOMERY LAW FIRM
344 East Birch Street
P.O. Box 269
Colville, Washington 99114-0269Nov 23 2 55 PM '96
ST
DEPUTY D. GRAY
\$16.00

NOT
NONE
NONE
File: 9716...
By: [Signature]
Date: 11/23/96

RE-CLARIFICATION OF EASEMENT

THIS RE-CLARIFICATION OF EASEMENT executed by ROY P. NELSON and SANDRA A. NELSON, husband and wife, and JAMES D. HESSELEGRAVE, as his sole and separate property, successors in interest of FRANCES R. BARBER; ROBERT A. GILMORE and SANDRA L. GILMORE, husband and wife; SATORO ISHII and TONYA L. ISHII, husband and wife; and RONALD F. BARBER, JR. and MICHAEL J. BARBER, each as to an undivided one-half interest, is to re-clarify the location of the waterline easement as disclosed in Warranty Deed dated May 25, 1977 and recorded August 1, 1984 under Stevens County Auditor's File No. 538415 and in Clarification of Easement dated March 30, 1993 and recorded August 16, 1993 under Stevens County Auditor's File No. 9309796; and to clarify Exhibit A attached to the Clarification of Easement. The parties hereto acknowledge that the waterline easement is more specifically described as follows:

EASEMENT DESCRIPTION:

A perpetual easement 10 feet wide, 5 feet on each side of the existing water lines which are buried together in the same ditch and conveying water from two (2) separate springs situated on State property to the East of the Nelson parcel herein described and are more specifically located approximately 65 feet South of the Northeast corner of the Nelsons' property and extending Westerly across the NW 1/4 of the NW 1/4 to the East line of the Gilmores' property hereinafter described; thence continuing Westerly into a common reservoir situated upon the Gilmore property with two (2) lines extending from said common reservoir, one (1) which exclusively services the Gilmore residence and One (1) which continues Northwesterly across State Highway No. 22 to exclusively service the Ishii residence situated on the Ishii's property hereinafter described and as more particularly illustrated on Exhibit A attached hereto by this reference made a part hereof.

NELSON/HESSELEGRAVE PROPERTY DESCRIPTION:

That part of the NW 1/4 of the NW 1/4 of Section 33, Township 37 North, Range 38 East, W.M., in Stevens County, Washington described as follows:

Beginning at the Northwest corner of said Section 33; thence along the West line thereof, South 1 degree 22'43" East for 109.24 feet; thence North 89 degrees 10'21" East for 379.69 feet; thence North 84 degrees 02'36" East for 899.51 feet to the East line of the NW 1/4 of the NW 1/4 of said Section 33; thence along said East line, North 1 degree 43'04" West for 503.02 feet to the North line of said Section 33; thence along said North line, South 84 degrees 56'26" West for 1275.97 feet to the Point of Beginning.

EXCEPT that part of the NW 1/4 of the NW 1/4 of said Section 33 lying Northerly of the Southerly right of way line of the State Highway.

ALSO EXCEPT from Section corner monument at the Northwest corner of said Section 33, thence Southerly along Section line 313.83 feet, more or less, to South right of way line of highway; thence Easterly along South highway right of way 232.02 feet to iron



pipe and point of beginning; thence South 27 degrees 55'53" East 104.46 feet to iron pipe; thence South 51 degrees 40'56" East 160.91 feet to iron pipe; thence North 82 degrees 53'48" East 692.47 feet to iron pipe at Southeast corner, 41.0 feet North of telephone line right of way; thence North 5 degrees 24'59" West 178.08 feet to iron pipe at Northeast corner, at top of 80 foot highway cut and South highway right of way; thence North 37 degrees 44'20" West 249.97 feet along South right of way; thence Southwesterly along South highway right of way 742.12 feet along curve of 2 degrees 30' to the point of beginning. Known as Lot 1 of Short Plat 16-90.

GILMORE PROPERTY DESCRIPTION:

That portion of the NW 1/4 of the NW 1/4 of Section 33, Township 37 North, Range 38 East, W.M., in Stevens County, Washington, lying South and East of Washington State Highway No. 25, more particularly described as:

From section corner monument at the Northwest corner of said Section 33; thence Southerly along section line 313.83 feet, more or less, to South right of way line of highway; thence Easterly along South highway right of way 232.02 feet to iron pipe and point of beginning; thence South 27 degrees 55'53" East 104.46 feet to iron pipe; thence South 51 degrees 40'56" East 160.91 feet to iron pipe; thence North 82 degrees 53'48" East 692.47 feet to iron pipe at Southeast corner, 41.0 feet North of telephone line right of way; thence North 5 degrees 24'59" West 178.08 feet to iron pipe at Northeast corner, at top of 80 feet Highway cut and South Highway right of way; thence North 37 degrees 44'02" West 249.97 feet along South right of way; thence Southwesterly along South Highway right of way 743.12 feet; along curve of 2 degrees 30' to the point of beginning.

ISHII PROPERTY DESCRIPTION:

That part of Government Lot 4 of Section 28, and that part of the NW 1/4 of the NW 1/4 of Section 33, ALL in Township 37 North, Range 38 East, W.M., in Stevens County, Washington, described as follows:

COMMENCING at the Southwest corner of said Section 28, thence along the South line of said Section 28, North 84 degrees 56'26" East 385.06 feet to the POINT OF BEGINNING for this description; thence South 23 degrees 01'10" East 26.51 feet to a 5/8" rebar with 1 1/2" aluminum cap in the Northerly right of way line of Primary State Highway No. 22; thence along said right of way line North 62 degrees 04'02" East 17.19 feet to the beginning of a curve concave to the Southeast, having a radius of 1575.00 feet; thence along said right of way line and curve, Easterly 256.18 feet, through a central angle of 9 degrees 19'09" to a 5/8" rebar with a 1 1/2" aluminum cap; thence leaving said right of way line, North 41 degrees 41'13" West 183.14 feet to a 5/8" rebar with a 1 1/2" aluminum cap; thence South 65 degrees 19'32" West 214.49 feet to a 5/8" rebar with a 1 1/2" aluminum cap; thence South 23 degrees 01'10" East 143.40 feet to the Point of Beginning. Known as Short Plat Lot SP 45-90-1 recorded under Auditor's File No. 9008023.

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That portion of Government Lot 4 of Section 28, and that portion of the NW1/4 of the NW1/4 of Section 33, ALL in Township 37 North, Range 38 East, W.M., in Stevens County, Washington, lying and being North and West of the right of way for Primary State Highway No. 22 (SR25).

EXCEPT the West 220 feet thereof.

EXCEPT COMMENCING at the Southwest corner of said Section 28, thence along the South line of said Section 28, North 84 degrees 56'26" East 385.06 feet to the POINT OF BEGINNING for this description; thence South 23 degrees 01'10" East 26.51 feet to a 5/8" rebar with a 1 1/2" aluminum cap in the Northerly right of way line of Primary State Highway No. 22; thence along said right of way line North 62 degrees 04'02" East 17.19 feet to the beginning of a curve concave to the Southeast, having a radius of 1575.00 feet; thence along said right of way line and curve, Easterly 256.18 feet, through a central angle of 9 degrees 19'09" to a 5/8" rebar with a 1 1/2" aluminum cap; thence leaving said right of way line, North 41 degrees 41'13" West 183.14 feet to a 5/8" rebar with a 1 1/2" aluminum cap; thence South 65 degrees 19'32" West 214.49 feet to a 5/8" rebar with a 1 1/2" aluminum cap; thence South 23 degrees 01'10" East 143.40 feet to the Point of Beginning.

EXCEPT a portion of a tract of land containing 5.66 acres, more or less, in Lot 4 as outlined on print of Sheet No. 1747, Columbia River Reservoir, Grand Coulee Dam, attached to and made a part of Land Purchase Contract recorded in Volume 101 of Deeds, page 157.

EXCEPT a portion of a tract of land containing 11.29 acres, more or less, being a portion of Lot 4 of Section 28, as outlined and shaded on print of Sheet No. 2386, Relocation of Great Northern Railroad, Columbia Basin Project, Washington, attached to Land Purchase Contract recorded in Volume 110 of Deeds, page 22.

EXCEPT a portion of a tract of land containing 0.20 acres, more or less, being a part of Lot 4 of Section 28, as outlined and shaded on print of Sheet No. 2540, Relocation of Great Northern Railroad, Columbia Basin Project, Washington, attached to contract to purchase recorded in Volume 110 of Deeds, page 508.

EXCEPT tract conveyed to Great Northern Railway Company by deed, dated January 31, 1970, recorded February 6, 1970, under Auditor's File No. 399286.

EXCEPT tract conveyed to State of Washington by deed recorded May 22, 1968, under Auditor's File No. 392704, in the matter of Primary State Highway No. 22, SR 25.

DESIGNATED as Lot 2 of Short Plat No. SP 77-95, recorded January 22, 1996 under Auditor's File No. 9600727.

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