ALTA COMMITMENT FOR TITLE INSURANCE EXHIBIT "A" LEGAL DESCRIPTION

ISSUED BY
Stevens County Title & Escrow

File No.: 26-44600-SCT

Parcel: 2499401 portion and 5264866 portion
The North half of the following described property:

REVISED TRACT A:
The Southeast quarter of Section 24, Township 30 North, Range 40 East, W.M., in Stevens County, Washington.

TOGETHER WITH that portion of the Southwest quarter of Section 19, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, being a portion of a tract of land shown and described as "Kenneth W. Meyers" in the Record of Survey recorded November 28, 2018, in Book 38 of Surveys, pages 168 and 169, under Auditor's File Number 2018 0008733, and more fully described as follows:

COMMENCING at the West quarter corner of said Section 19 as marked by a #4 rebar 30" long with a 2" aluminum cap marked with standard B.L.M. Markings and "2018 Samson 36621"; thence, along the West Section line, South 0°15'05" East for 78.90 feet to a #4 rebar 30" long with a 2" aluminum cap marked "Samson 36621", being the Northwesterly corner of a tract of land shown and described as "Kenneth W. Meyers" in the Record of Survey recorded November 28, 2018, in Book 38 of Surveys, pages 168 and 169, under Auditor's File Number 2018 0008733, and the TRUE POINT OF BEGINNING for this description; thence, continuing along the West Section line, South 0°15'05" East for 2019.02 feet to a point on the North edge of the right of way of the Great Northern Railroad now known as the Burlington Northern Railroad; thence, along said North edge of the right of way, North 52°10'29" East for 216.53 feet to the beginning of a tangent curve to the South, with a radius of 1004.93 feet; thence along said curve and Northerly right of way through a central angle of 12°39'20", an arc distance of 221.97 feet to the centerline of the right of way of Wedge Road No. 812 and also known as East Jump Off Joe Road; thence, along said centerline North 26°06'58" West 309.69 feet; thence North 63°58'22" East a distance of 30 feet, more or less to the Easterly edge of the right of way of Wedge Road No. 812 and also known as East Jump Off Joe Road and the Southwesterly corner of a tract of land known as Assessor's Tax Lot #7, as described in Statutory Warranty Deed recorded May 7, 2020, under Auditor's File Number 2020 0003276; thence, along the Easterly right of way and the Westerly line of said Tax # 7 the following two (2) courses: (1) North 26°06'58" West for 123.78 feet; (2) thence North 18°30'33" West for 225.65 feet, to the Northwesterly corner of said Tax #7 and a point which bears South 06°35'13" East a distance of 1161.76 feet from the True Point of Beginning of this description; thence South 69°47'43" West for 30 feet, more or less, to the centerline of Wedge Road No. 812 and also known as East Jump Off Joe Road; thence, along said centerline, Northwesterly, Northerly and Northeasterly a distance of 1210.75 feet, more or less, to a point that bears South 89°01'53" East of the True Point of Beginning; thence North 89°01'53" West a distance of 199 feet, more or less, to the True Point of Beginning.

EXCEPT that portion of Tract B in Certificate of Exemption number COE 148-2023, as recorded January 26, 2024, under Auditor's File Number 2024-0000398, located in the Southeast quarter of said Section 24 and described as follows: BEGINNING at the Southwest corner of the Southeast quarter of said Section 24; thence, along the West line of said Southeast quarter, North 02°09'46" West a distance of 436.84 feet; thence North 88°09'10" East a distance of 1,240.67 feet to a point in the centerline of an existing driveway; thence North 88°42'16" East a distance of 302.13 feet to

a point on an existing fenceline; thence, along said fenceline the following three (3) courses: South 33°42'52" East a distance of 122.35 feet; thence South 20°17'58" East a distance of 217.44 feet; thence South 14°47'16" East a distance of 103.32 feet to a point on the South line of said Section 24; thence, along the South line of said Section 24, South 87°22'28" West a distance of 1,697.09 feet to the Point of Beginning.

ALSO EXCEPT Tract C of re-recorded Certificate of Exemption, number COE 148-2023, located in said Southeast quarter of Section 24, and said Southwest quarter of Section 19, and described as follows: COMMENCING at the Southeast Section Corner for said Section 24; thence, along the South line thereof, South 87°22'09" West a distance of 944.69 feet to the intersection of said South line with the Northerly right of way line of the Great Northern Railroad, now known as Burlington Northern Railroad, being 200 feet in width, and the TRUE POINT OF BEGINNING for this description; thence, continuing along the South line of said Section 24, South 87°22'09° West a distance of 45.30 feet to a point on the Easterly line of a parcel described as Tract B in Certificate of Exemption number COE 148-2023, as recorded January 26, 2024, under Auditor's File Number 2024-0000398; thence, leaving said South line and along the Easterly line of said Tract B the following three (3) courses: North 14°47'16" West a distance of 103.32 feet; thence North 20°17'58" West a distance of 217.44 feet; thence North 33°42'52" West a distance of 122.35 feet to the Northeasterly corner of said Tract B; thence North 05°36'07" West a distance of 409.65 feet; thence North 83°49'45" East a distance of 739.29 feet to a point along an existing fence line; thence, along said fence line, North 64°15'19" East a distance of 259.77 feet; thence North 53°13'27" East a distance of 224.88 feet; thence North 56°19'08" East a distance of 225.16 feet to a point on the Eastern right of way of Wedge County Road No. 812, also known as Jump Off Joe County Road and a point on the Westerly line of a tract of land commonly referred to as Assessor's Tax Lot Number 7 in said Section 19, as described in Statutory Warranty Deed recorded May 7, 2020, under Auditor's File Number 2020 0003276; thence, along said Easterly right of way and Westerly line of said Assessor's Tax Lot Number 7 the following two (2) courses: South 20°51'00" East a distance of 19.39 feet; thence South 28°27'25" East a distance of 123.78 feet to the Southwesterly corner of said Assessor's Tax Lot Number 7 and a point on the Northerly line of a tract of land commonly referred to as Assessor's Tax Lot Number 2 as shown on the Record of Survey recorded November 28, 2018, in Book 38 of Surveys, pages 168 and 169; thence, leaving said Easterly right of way and along the North line of said Assessor's Tax Lot Number 2, South 61°37'55" West a distance of 30.00 feet 10 a point on the centerline of said County Road and the Northwesterly corner of said Assessor's Tax Lot Number 2; thence, along said centerline and the Westerly line of said Assessor's Tax Lot Number 2, South 28°29'39" East a distance of 309.69 feet to a point on the Northern right of way of the Great Northern Railroad, now known as Burlington Northern Railroad, being 100 feet in width; thence, said 100 foot wide right of way line the following approximate two (2) courses: along the arc of a non-tangent curve concave to the South, a radius of 1004.93 feet, through a central angle of 12°39'20", an arc distance of 221.97 feet (Long Chord bears South 56°13'53" West a distance of 221.52 feet) to a point of tangency; thence South 49°54'13" West a distance of 216.53 feet to the intersection of the West line of said Section 19 and the Easterly boundary of a 200 foot wide right of way for said railroad right of way; thence, along said West line and the Easterly boundary of the railroad right of way, North 02°35'45" West a distance of 64.54 feet to the Northerly line of said 200 foot wide railroad right of way; thence, along the Northerly boundary of said 200 foot wide railroad right of way the following two (2) approximate courses: South 50°20'53" West a distance of 656.83 feet to the beginning of a tangent curve concave to the North with a radius of 1340.98 feet; thence, along said curve through a central angle of 20°15'13", an arc distance of 474.03 feet (Long Chord bears South 60°28'30" West a distance of 471.57 feet) to the intersection of said Northerly right of way with the South line of said Section 24 and the Point of Beginning.

NOTE: This legal description and the land division it contemplates have not been approved by the Stevens County Planning Department and will not be in compliance with the legal requirements of any land division until said legal description is approved and evidence of said approval is recorded in the County Records of Stevens County.
(Consisting of the North half of Revised Tract A as set forth in Certificate of Exemption No. COE 148-2023, recorded September 9, 2025, under Auditor's File No. 2025-0005167.)

Abbreviated Legal: P/O SE 1/4, 24-30-40; P/O SW 1/4, 19-30-41

Tax Parcel No.: 2499402 ptn & 5264866 ptn

Property Address: TBD, Springdale, WA 99173

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.