Authentisign ID: AC7FEF99-A0D4-F111-BF5B-000D3A4FF82A

EXHIBIT "A"

The Land referred to herein below is situated in the County of Stevens, State of Washington, and is described as follows:

PARCEL A: 2412122
Lot C of Short Plat No. SP 127-81, located in the NE1/4 of Section 5, Township 27 North, Range 40 East, W.M., in Stevens County, Washington, according to Plat recorded July 8, 1982, under Auditor's File No. 518179.

PARCEL B: 2412137
A portion of Tracts 1 and 2 as shown and described in the Record of Survey recorded June 24, 1982, in Book 4 of Surveys, pages 5 and 6, under Auditor's File Number 517891, located in the Northeast quarter of Section 5, Township 27 North, Range 40 East, W.M., in Stevens County, Washington, and described as follows:

BEGINNING at the Northeast corner of said Section 5, thence, along the Easterly boundary of Tracts 1 and 2 as shown and described in the Record of Survey recorded June 24, 1982, in Book 4 of Surveys, pages 5 and 6, under Auditor's File Number 517891, the following five (5) courses: along the East line of said Section 5, South 01°03'20" West a distance of 679.95 feet; thence South 61°11'01" West a distance of 755.80 feet; thence South 62°58'31" East a distance of 410.00 feet; thence South 37°84'05" West a distance of 555.27 feet; thence South 33°31'27" West a distance of 178.71 feet; thence, along the South line of said Tract 2, North 89°32'45" West a distance of 930.81 feet; thence, along the Westerly boundary of said Tract 2 the following two (2) courses: North 02°21'44" West a distance of 204.11 feet; thence North 07°28'35" East a distance of 21.95 feet; thence, leaving said Westerly boundary, South 89°32'45" East a distance of 391.14 feet to the centerline of the Road and Utility Easement as shown and described in said ROS; thence, along the said centerline of said Road and Utility Easement the following eight (8) courses: North 03°48'11" West a distance of 79.59 feet; thence North 16°53'54" East a distance of 725.18 feet; thence North 41°47'18" East a distance of 284.13 feet; thence North 76°12'58" East a distance of 193.00 feet; thence North 28°23'28" East a distance of 87.43 feet; thence North 38°46'48" East a distance of 184.89 feet; thence North 04°53'31" East a distance of 178.82 feet; thence North 07°44'59" East a distance of 163.86 feet to the North boundary of said Section 5; thence, along said North boundary, South 89°39'00" East a distance of 514.97 feet to the Point of Beginning.
(Also known as Amended Parcel A of the Certificate of Exemption recorded September 24, 2025, under Auditor's File No. 20250005539)

PARCEL C: 2412139
A portion of Tracts 1 and 2 as shown and described in the Record of Survey recorded June 24", 1982, in Book 4 of Surveys, pages 5 and 6, under Auditor's File Number 517891, located in the Northeast quarter of Section 5, Township 27 North, Range 40 East, W.M., in Stevens County, Washington, and described as follows:

COMMENCING at the Northeast corner of said Section 5; thence, along the North boundary of said Section 5, North 89°39'00" West a distance of 514.97 feet to the centerline of the Road and Utility Easement as shown on the Record of Survey recorded June 24, 1982, in Book 4 of Surveys, pages 5 and 6, under Auditor's File Number 517891, and the TRUE POINT OF BEGINNING for this description; thence, continuing along said North boundary, North 89°39'00" West a distance of 272.34 feet; thence, along the Westerly boundary of Tracts 1 and 2 of said ROS the following four (4) courses: South 30°12'50" East a distance of 292.60 feet; thence South 48°20'00" West a distance of 1060.26 feet; thence South 29°50'00" West a distance of 437.55 feet; thence South 07°28'55" West a distance of 256.17 feet; thence, leaving said Westerly line, South 89°32'45" East a distance of 391.14 feet to the centerline of the Road and Utility Easement as shown and described in said ROS; thence, along the said Road and Utility Easement centerline the following eight (8) courses:

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North 03°48’11” West a distance of 79.59 feet; thence North 16°53'54” East a distance of 725.18 feet; thence North 41°47'18” East a distance of 284.13 feet; thence North 76°12'58” East a distance of 193.00 feet; thence North 28°23'28” East a distance of 87.43 feet; thence North 38°46’48” East a distance of 184.89 feet; thence North 04°53''31” East a distance of 178.82 feet; thence North 07°44'59” East a distance of 163.86 feet to the North boundary of said Section 5, and the True Point of Beginning.
(Also known as Amended Parcel B of the Certificate of Exemption recorded September 24, 2025, under Auditor's File No. 20250005539)

AuthentiSIGN
Vicky L Palmer 10/30/26

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; 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.

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