

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

ISSUED BY
Stevens County Title & Escrow

File No.: 25-39190-SCT

Parcel 2328300:

That part of the N1/2 of the SW1/4 of the NE1/4, lying East of the centerline of Revision No. 1 in Clugston Creek County Road No. 2580, also known as Clugston-Onion Creek County Road, in Section 15, Township 37 North, Range 39 East, W.M., in Stevens County, Washington.

EXCEPT the North 57 feet thereof;

EXCEPT beginning at the Southeast corner of the N1/2 of the SW1/4 of the NE1/4 of said Section 15; thence, along the South line thereof, a distance of 240 feet; thence North parallel with the East line of said N1/2 of the SW1/4 of the NE1/4, a distance of 248 feet; thence West 56 feet, thence North 120 feet, thence East 56 feet thence North 172 feet, more or less, to the South line of the North 120 feet of the N1/2 of the SW1/4 of the NE1/4; thence East along said South line, a distance of 240 feet, more or less, to the East line of the N1/2 of the SW1/4 of the NE1/4; thence South, along said East line, 540 feet, more or less, to the Point of Beginning,

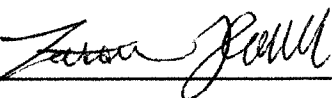
AND EXCEPT that part of the N1/2 of the SW1/4 of the NE1/4, lying East of the centerline of Revision No. 1 in Clugston Creek County Road No. 2580, also known as Clugston-Onion Creek County Road, in said Section 15, and lying Westerly and Southerly of the following described line:

COMMENCING at the Southeast corner of the N1/2 of the SW1/4 of the NE 1/4 of said Section 15; thence, along the South line thereof, a distance of 240 feet to the TRUE POINT OF BEGINNING of this line description; thence North, parallel with the East line of said N1/2 of the SW1/4 of the NE1/4, a distance of 37 feet, more or less, to an existing fence line; thence West, along said fence line and the projection of said fence, a distance of 560 feet, more or less, to the centerline of Revision No. 1 in Clugston Creek County Road No. 2580, also known as Clugston-Onion Creek County Road, and the end of this line description.

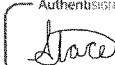
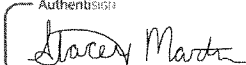
Abbreviated Legal: P/O NE1/4, 15-37-39

Tax Parcel No.: 2328300

Property Address: 1334 Clugston-Onion Creek Road, Colville, WA 99114

Seller: 

Buyer: _____

Seller:   08/29/25

Buyer: _____