

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

ISSUED BY  
Stevens County Title & Escrow

**File No.: 25-40499-SCT**

That part of the NE1/4 of Section 32, Township 35 North, Range 40 East, W.M., in Stevens County, Washington, described as follows:

Beginning at a point in the North line of said Section 32 located South 84°41'25" East 585.61 feet from the North quarter corner of said Section 32; thence South 84°41'25" East 754.04 feet along said North line; thence South 03°09'11" West 269.52 feet, thence South 23°33'21" West 1155.76 feet to an existing fence line; thence North 85°26'21" West 567.42 feet along said fence line; thence North 86°43'02" West 486.20 feet along said fence line to the West line of said NE1/4; thence North 07°59'53" East 732.04 feet along said West line; thence South 84°41'25" East 601.76 feet, thence North 06°35'54" East 660.51 feet to the Point of Beginning.

EXCEPT commencing at the North quarter corner of said Section 32, thence South 07°59'53" West along the West line thereof, 661.07 feet to the True Point of Beginning for this description; thence South 84°41'25" East 601.76 feet, thence South 17°11'20" West 729.66 feet to an existing fence line; thence North 86°43'02" West 486.20 feet along said fence line to the West line of said NE1/4, thence North 07°59'53" East 732.04 feet along said West line to the Point of Beginning.

Abbreviated Legal: Ptn NE1/4 of 32-35-40

Tax Parcel No.: 2682700

Property Address: 762 Mahoney Road, Colville, WA 99114

Signed by:  
Seller: Ryan Van Grukelberg  
1B162EBE182B4FF...

Buyer: \_\_\_\_\_

Signed by:  
Seller: Lisa Van Grukelberg  
85A8741BDB414D0...

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.**