



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

EXHIBIT A Property Description

 NB 12/08/2023

 KB 12/08/2023

 MM 12/08/2023

Issuing Office File No.: Pre-CM-4207

Parcel A:

That part of Lot 4, Block 1, Thayer and Gellatly Acre Tracts, Douglas County, Washington, according to the plat thereof recorded in Volume B2 of Plats, Page 2, lying Easterly of the following described survey line (the Easterly line of the state highway right of way), Begin at a point on the Northerly line of said lot, which is 76.89 feet West of the Northeasterly corner thereof and run thence South 5°20'30" East to the Southerly line of said lot and terminus of said survey line, EXCEPTING therefrom the East 5 feet as conveyed to the City of East Wenatchee by deed dated July 27, 1990, recorded August 1, 1990, under Auditor's No. 262706.

Parcel B:

The North 80.45 feet of the following described parcel:

Those portions of Lots 5, 6, 7, 8, 9, and 10, Block 1, Thayer and Gellatly Acres, Douglas County, Washington, according to the plat thereof recorded in Volume B2 of Plats, Page 2 being Westerly and Southwesterly of that right of way line drawn parallel with and 30 feet Westerly and Southwesterly from the relocated survey line of existing PSH No. 10, as delineated on Sheet 5 of that certain plan entitled SR 2 and 28 (PSH Nos. 2 and 10), East approach Columbia River Bridge at Wenatchee, now of record and on file in the office of the Secretary of Transportation at Olympia, Washington, bearing date of approval May 7, 1948, lying Northerly and Northeasterly of that right of way line described as follows:

Beginning at a point on the North line of said Lot 5 a distance of 75 feet Easterly, when measured at right angles from the survey line of State Highway Route 28, East Wenatchee vicinity, Grant Road South Frontage Road; thence Southerly and Southeasterly, parallel with said survey line to a point opposite State Highway Engineer's Station 34+61.1 thereon; thence Northeasterly line of said Lot 10 opposite said Highway Engineer's Station and the end of this right of way line description.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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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ALTA Commitment for Title Insurance 8-1-16

