

## Exhibit A

Parcel R03224-177-4700

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at a point on the East line of said Northeast quarter of the Southeast quarter of Section 24 lying South 01° 40' 17" West (deed, South) 495.00 feet from the Northeast corner thereof;

thence North 88° 07' 19" West (deed, West) parallel with the North line of said Northeast quarter of the Southeast quarter of Section 24, a distance of 1,320.83 feet (deed, 1320 feet) to the West line of said Northeast quarter of the Southeast quarter of Section 24;

thence South 01° 42' 19" West (deed, South) along said West line, a distance of 832.82 feet (deed, 825 feet) to the South line of said Northeast quarter of the Southeast quarter of Section 24;

thence South 88° 07' 19" East (deed, East) along said South line, a distance of 1,321.32 feet (deed 1320 feet) to the East line of said Northeast quarter of the Southeast quarter of Section 24;

thence North 01° 40' 17" East (deed, North) along said East line, a distance of 832.82 feet (deed 825 feet) to the Point of Beginning;

Except the South 30.00 feet of the West 530.00 feet of said Northeast quarter of the Southeast quarter of Section 24m, Township 32 North, Range 1 West of the Willamette Meridian;

Except County Road known as West Beach Road, along the West 20,00 feet thereof, as deeded to Island County by deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

Parcel R03224-115-4700

That portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian;

thence South 01° 40' 17" West (deed, South) along the East line thereof, a distance of 386.60 feet;

thence North 88° 07' 19" West (deed, West), parallel with the North line thereof, a distance of 1,301.55 feet (deed, 1320 feet, more or less) to the East line of the West 20.00 feet of aforesaid Southeast quarter of the Southeast quarter of Section 24, said East line being the East right-of-way margin of the County Road known as West Beach Road as described in that deed recorded November 18, 1912, under Auditor's file no. 11281, records of Island County, Washington;

\*\*\*This legal description has been copied from the last vesting deed recorded in the public record. This legal description may change after a complete examination of the subject property and subsequent issuance of a preliminary title insurance commitment. For a fully researched legal description, please refer to the Exhibit "A" in your preliminary title insurance commitment. Also, please refer to your preliminary title insurance commitment for all matters affecting the subject property in the public record, if any.\*\*\*

thence North 01° 42' 19" East (deed, North) along said East margin, a distance of 218.00 feet;

thence South 88° 07' 19" East (deed, East) 225.00 feet;

thence North 01° 42' 19" East (deed, North) 110.00 feet;

thence North 88° 07' 19" West (deed, West) 225.00 feet to the East right-of-way margin of the County Road known as West Beach Road as described in that deed recorded November 18, 1912;

thence North 01° 42' 19" East (deed, North) to the North line of said Southeast quarter of the Southeast quarter;

thence South 88° 07' 19" East (deed, East) 1,310 feet more or less to the True Point of Beginning. Together with the South 30.00 feet of the West 530.00 feet of the Northeast quarter of the Southeast quarter of said Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington.

Except County Road right-of-way as described in those deeds recorded under Auditor's file number 4092987 and 4092988, records of Island County, Washington.

Except County Road right-of-way as described in that deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

Parcel R03224-047-4680

That portion of the Southeast quarter of the Southeast quarter of Section 24, Township 32 North, Range 1 West of the Willamette Meridian, Island County, Washington, described as follows:

Beginning at the Southeast corner of said Section 24; .

thence North 01° 40' 16" East along the East line thereof, a distance of 941.22 feet to a point lying South 01° 40' 16" West 386.60 feet from the Northeast corner of said Southeast quarter of the Southeast quarter of Section 24, said point being on the South line of Island County Parcel R03224-115-4700, as described in that deed recorded April 24, 1985, under Auditor's file number 85004102, records of Island County; thence North 88° 07' 19" West along said South line and westerly extension thereof, a distance of 1,321.55 feet more or less to the West line of said Southeast quarter of the Southeast quarter of Section 24;

thence South 01° 42' 19" West along said West line, a distance of 941.22 feet more or less to the South line of said Section 24;

thence South 88° 07' 19" East along said South line, a distance of 1,322.11 feet more or less to the Point of Beginning,

Except the South 467 feet of the West 467 feet thereof, as measured respectively along the West and South lines.

Except County Road right-of-way as described in that deed recorded under Auditor's file number 4092986, records of Island County, Washington.

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Except County Road right-of-way as described in that deed recorded November 18, 1912, under Auditor's file number 11281, records of Island County, Washington.

Parcel R13219-259-0460

The West 893 feet of I.B. Powers Donation Land Claim in Section 19, Township 32 North, Range 1 East of the Willamette Meridian described as follows:

That portion of the I.B. Powers Donation Land Claim in Section 19 lying South of the South line of that certain property conveyed to Laura Ann Hesselgrave by deed recorded on September 8, 2003 under Auditor's File No. 4074041, West of the West line of Lots 3 and 4 of that certain Survey recorded in Volume 11 of Surveys, pages 485 and 486 recorded on March 22, 2002 under Auditor's File No. 4014607, and North of the North line of that certain property conveyed to Arnold Acres LLC, a Washington limited liability company by deed recorded on July 2, 2012 under Auditor's File No. 4318294,

TOGETHER WITH a non-exclusive Easement for ingress, egress and utilities as set out in instrument recorded on November 14, 1974 under Auditor's File No. 278592.

Situate in the County of Island, State of Washington.

THE ADDRESS FOR THE PROPERTY DESCRIBED ABOVE IS AS FOLLOWS:  
**886 + 868 West Beach Road, Oak Harbor, WA 98277**

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