

EXHIBIT A

Legal Description

South half of the south half of the southeast quarter of the northeast quarter, and the east half of the southeast quarter of Section 31; and the west half of the southwest quarter of Section 32; All in Township 17 North, Range 45 East, W.M., Whitman County, Washington.

EXCEPT a tract of land situated in Section 31 and Section 32, Township 17 North, Range 45 East, W.M., Whitman County, Washington, to wit:

BEGINNING at the southwest corner of Section 32, Township 17 North, Range 45 East W.M.;

Thence north $66^{\circ} 33' 30''$ east a distance of 215.95 feet to a point on the north right-of-way line of County Road No. 5200, said point also being the true point of beginning and 30 feet north of the centerline of said County Road No. 5200 when measured at right angles from said centerline;

Thence north $87^{\circ} 45'$ west along said north right-of-way line a distance of 466.97 feet to a point of curvature to the right;

Thence along the arc of said curve to the right a distance of 147.64 feet, said curve having a central angle of $65^{\circ} 23'$ and a radius which bears north $2^{\circ} 15'$ east a distance of 129.38 feet;

Thence north $22^{\circ} 22'$ west along the northerly right-of-way of said County Road No. 5200 a distance of 100 feet;

Thence north $67^{\circ} 38'$ east a distance of 175 feet;

Thence north $71^{\circ} 16'$ east a distance of 479.04 feet;

Thence south $00^{\circ} 31'$ east a distance of 411.37 feet to the true point of beginning.

Parcel No.: 2-0000-45-17-31-1901, 2-0000-45-17-314500, 2-0000-45-17-32-3700

SELLER: The Dale and Leilani West Living Trust dated March 12, 2019, by Robert Dale West, Jr., Trustee

Seller's Initials _____ Date _____

Buyer's Initials _____ Date _____

Buyer's Initials _____ Date _____