

EXHIBIT A

NOTE:
THIS OWNERSHIP INFORMATION
IS NOT EVIDENCE OF SUFFICIENCY
OF TITLE.



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101 35.00
WARRANTY/QCD WHITMAN COUNTY

Return Address:

Libey, Ensley, Esser
& Nelson, PLLC
P.O. Box 619
Colfax, WA 99111-0619

EXCISE TAX
ON REAL ESTATE SALE
Paid \$ 147.00
No. 58124
Date 10-28-05
Whitman County Treasurer
Deputy

WARRANTY DEED

Grantor(s):

1. JEFFRIES, Thomas H. and
2. JEFFRIES, Carol A.

Grantee(s)

1. ROGERS, James W. and
2. ROGERS, Karen M.

Legal Description:

1. Ptn Tract 2, Moulton's 1st Addtn to St. John and
Ptn NW 1/4 of Lot 3, 6-18-42

Assessor's Property Tax Parcel Account Number(s):

1-3615-99-00-00-0001	2-0000-42-18-06-2907
2-0000-42-18-06-2910	2-0000-42-18-06-2911

The GRANTORS, THOMAS H. JEFFRIES and CAROL A. JEFFRIES, husband and wife, for and in consideration of the sum of One Hundred Forty Thousand Dollars (\$140,000.00), in hand paid, convey and warrant to the GRANTEEES, JAMES W. ROGERS and KAREN M. ROGERS, husband and wife, the real estate situated in Whitman County, State of Washington, more particularly described as follows:

Tract 2, Moulton's First Addition to St. John, according to plat thereof, recorded in Book H of Plats, page 17, records of Whitman County, Washington.

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James W Rogers
Karen M. Rogers

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TOGETHER with that portion of vacated improved Road No. 1, formerly known as the Griffith Road, which attaches to said premises by operation of law.

EXCEPTING therefrom the following described tract:

COMMENCING at the point of intersection of the centerline of Willow Street and the east line of Tract 2 extended; run thence north along said east line 123 feet; thence northwesterly on a straight line to the southeast corner of Tract 1 in said addition; thence west along the south line of said Tract 1 to the centerline of Maple Street; thence south along said centerline to intersection with the centerline of Willow Street; thence east along the said centerline to the true point of beginning.

ALSO EXCEPT COMMENCING at the southeast corner of Tract 1, Moulton's First Addition to St. John, run thence west along the south line of said tract 54 feet; thence north parallel with the east line of said tract to intersection with the south line of Secondary State Highway No. 11 C; thence easterly along the south line of said highway 135 feet; thence south parallel with the east line of said Tract 1 a distance of 350 feet, more or less, to intersection with the northerly line of that portion of Tract 2, Moulton's First Addition to St. John, which was conveyed to Fannie E. Wise by deed recorded June 6, 1952, under Auditor's File No. 256873, records of said county; thence northwesterly along said northerly line to the point of beginning.

A tract of land in Lot 3, Section 6, Township 18 North, Range 42, E.W.M., and described as follows:

COMMENCING at the southwest corner of said Lot 3; thence along the west line of said Lot 3, north 0°19'00" west 767.1 feet to the true point of beginning; thence continuing north 0°19'00" west 295.91 feet; thence south 68°24'00" east

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James W Rogers
Karen M. Rogers

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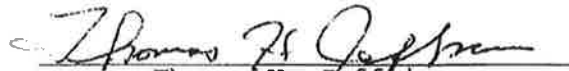
WARRANTY/QCD WHITMAN COUNTY

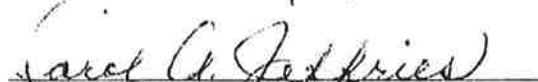
382.55 feet; thence south 50°35'30" west
159.48 feet; thence south 76°52'20" west
237.02 feet to the true point of
beginning.

SUBJECT TO:


1. An easement for telephone line in favor of St. John Telephone Company recorded February 20, 1964 under Auditor's File No. 346342.
2. An easement for gas distribution pipeline in favor of The Washington Water Power Company, a corporation, recorded April 20, 1970, under Auditor's File No. 392027.

DATED this 27th day of October, 2005.


Thomas H. Jeffries


Carol A. Jeffries

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STATE OF WASHINGTON)
County of Whitman)

I certify that I know or have satisfactory evidence that THOMAS H. JEFFRIES and CAROL A. JEFFRIES, husband and wife, are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 27th day of October, 2005.



Gary J. Libey
Print Name: GARY J. LIBEY
Notary Public in and for the State of
Washington, residing at 621 1/2 St
My appointment expires 12/30/08

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James W Rogers
Karen M. Rogers

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