



PioneerTitleCo.
GOING BEYOND

EXHIBIT A

Lot B of the Richmond Orchard Short Plat No. 1, according to the plat thereof, recorded under Auditor's File No. 670761, records of Whitman County, Washington.

TOGETHER WITH: A twenty by thirty front entrance area in South East corner of Plat A, Richmond Orchards, Whitman County, State of Washington. This entrance is to provide a better entrance to the North East corner of Lot B, Richmond Orchards, and is given for all time. Conveyed by document recorded under Auditor's File No. 717990.

805 West Summit Road, Colfax, WA 99111
2-0000-43-16-15-1904

DMW
6/18/25

KW
6/18/25

NOTE: the legal description in this Exhibit A is based on information from the public records and may not be the property the owners intends on selling. Pioneer Title has made no assumption as to the actual property to be included in the listing. The parties to the forthcoming transaction must notify Pioneer Title PRIOR TO CLOSING, if the legal description does not conform to their expectations.

NE 1/4 OF SECTION 15
T 16 N, R 43 E, W.M.,
WHITMAN COUNTY,
STATE OF WASHINGTON
RICHMOND ORCHARD
SHORT PLAT NO. 1
C.Z.C. 05-20

**THIS IS NOT A SURVEY. THIS MAP IS
FOR INFORMATIONAL PURPOSES
ONLY. PIONEER TITLE COMPANY
MAKES NO REPRESENTATIONS AS
TO THE ACCURACY OF THE MAP
AND ASSUMES NO LIABILITY FOR IT**

OWNER'S CERTIFICATE
I, DENNIS H. RICHMOND, Dennis H. Richmond
signature

CERTIFY THAT I AM / WE ARE THE OWNER(S) OF THE LAND
DESCRIBED HEREON, AND THAT I/WE HAVE CAUSED SAID LAND
TO BE SURVEYED AND SHORT PLATTED.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
COUNTY OF WHITMAN }
ON THIS 24th DAY OF April, 2006, BEFORE
A NOTARY PUBLIC IN AND
FOR THE FORESAID STATE, PERSONALLY APPEARED BEFORE ME
Dennis H. Richmond

TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING
OWNER'S CERTIFICATE AND THAT THEY SIGNED THE SAME AS THEIR
FREE AND VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, AND DATE
ABOVE WRITTEN.

Gary R. Rasmussen
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT 2100 1st St. SE
MY COMMISSION
EXPIRES 12/14/2006



APPROVALS

A. EXAMINED AND APPROVED THIS 24th DAY OF April,
2006
[Signature]
WHITMAN COUNTY HEALTH OFFICER

B. EXAMINED AND APPROVED THIS 24th DAY OF April,
2006
[Signature]
WHITMAN COUNTY ENGINEER

C. I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY
SHOWN HEREON HAVE BEEN PAID THROUGH December 31
2006
[Signature]
WHITMAN COUNTY TREASURER

D. I HEREBY CERTIFY THAT THE PARCEL(S) OF LAND SHOWN HEREON
IS/ARE ASSESSED TO DENNIS / LINDA RICHMOND
[Signature]
WHITMAN COUNTY ASSESSOR
DATE 4-24-06

LEGAL DESCRIPTION Short Plat

A PARCEL OF LAND SITUATE WITHIN THE NE 1/4 OF SECTION 15, T 16 N,
R 43 E, W.M., WHITMAN COUNTY, STATE OF WASHINGTON, AND IS FURTHER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 15 (S 00°46'27" E
8698.3 FEET FROM THE NE CORNER OF SAID SECTION);
THENCE N 00°46'27" E 1155.93 FEET, ALONG THE EASTERLY BOUNDARY
OF SAID NE 1/4, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.)
BOUNDARY OF SACHARD STREET RE-DEDICATED BY DOCUMENTS FILED
AND APPROVED BY CITY COUNCIL ACTION;

THENCE ALONG SAID R.O.W. BOUNDARY THE FOLLOWING 4 (FOUR)
COURSES:

- (1) S 01°06'41" E 454.28 FEET,
- (2) S 89°09'18" E 98.22 FEET,
- (3) S 17°21'01" E 7.78 FEET,
- (4) S 01°06'44" E 10.89 FEET, TO THE POINT OF BEGINNING;

THENCE S 16°33'23" E 170.68 FEET (171.3' REC);
THENCE S 16°33'23" E 40.89 FEET;
THENCE S 01°10'14" E 206.21 FEET;
THENCE S 01°53'44" E 592.0 FEET;
THENCE S 09°38'16" E 87.50 FEET;
THENCE S 14°19'44" E 568.97 FEET;
THENCE N 89°52'26" E 572.28 FEET;
THENCE N 07°37'40" E 1098.47 FEET, TO THE SOUTHERLY R.O.W.
BOUNDARY OF SUNNIT ROAD/CO RD. NO. 0540 (VACATED);
THENCE S 07°47'52" E 388.41 FEET, ALONG SAID SOUTHERLY R.O.W.
BOUNDARY, TO AN ANGLE POINT;
THENCE N 01°06'44" E 39.49 FEET, TO THE POINT OF BEGINNING.

AREA OF SAID DESCRIBED PARCEL IS 10.10 ACRES.

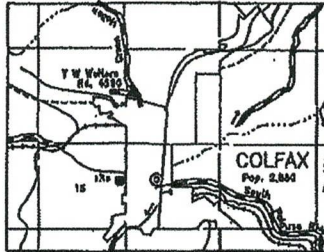
TOGETHER WITH THAT PORTION OF THE VACATED SUNNIT ROAD/CO RD.
NO. 0540 THAT ATTACHED TO THE NORTH.

TOGETHER WITH AN EASEMENT FOR A DRIVE THAT IS DESCRIBED IN A
DOCUMENT FILED UNDER V.C.A.N. 046801.

SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO THE R.O.W. BOUNDARY OF THE RE-DEDICATED SUNNIT
ROAD/CO RD. NO. 0545

APRIL 03, 2006
05091RICHMONDS



PARCEL EQUATION
Original Parcel
10.0 acres (owner)
less this parcel
10.0 acres
there is NO remainder

Lot Detail



AUDITOR'S CERTIFICATE
670751
PLATE WHITMAN COUNTY
Filed for record this day of _____, 2006, at the request of _____
under Microfilm No. _____
County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under
my direction in accordance with the requirements of the Survey
Recording Act at the request of Dennis Richmond
on October _____, 2006
[Signature]
Certificate No. 21522

SURVEY FOR:
Dennis Richmond
801 W. Sunnit St.
Colfax, WA
99111

md + a
munk daud + associates
engineers - architects - surveyors
p.o. box 2250
colfax, washington 99111
ph: (509) 332-7190 fax: 332-3050
DWN BY: R.A.H. DATE: 04/20/06 JOB NO. 05091RICHMOND
CHKD BY: R.A.H. SCALE: 1" = 80' SHEET 1 OF 2