



208-382-4206 ** Fax 208-382-4218

Email: cascade@ameri-title.com ** mccall@ameri-title.com

Valley County Property Profile

To: Mark Bottles Real Estate

Date: Aug. 10, 2009

*Address: 40 #8 Mangum Circle Donnelly, Idaho 83615
Lot 8 Block 8 The Meadows at West Mountain Phase 2&3*

Last Deed of Record: WD #343982

Assessor's Parcel Number: RP005540080080A

Assessed Value: \$184,500.00

Property Taxes for 2008, are in the amount of \$ 756.56

Year Improvement Built: 2006

Square Footage of Improvement: 1206

Message or Remarks: Please let me know if you need anything else. Have a great day!

ATTACHMENTS: Deed X Mortgage N/A Plat X

CC&R'S, IF APPLICABLE, ARE AVAILABLE UPON REQUEST

Thank you for doing business with us!

Brandee Nitzel

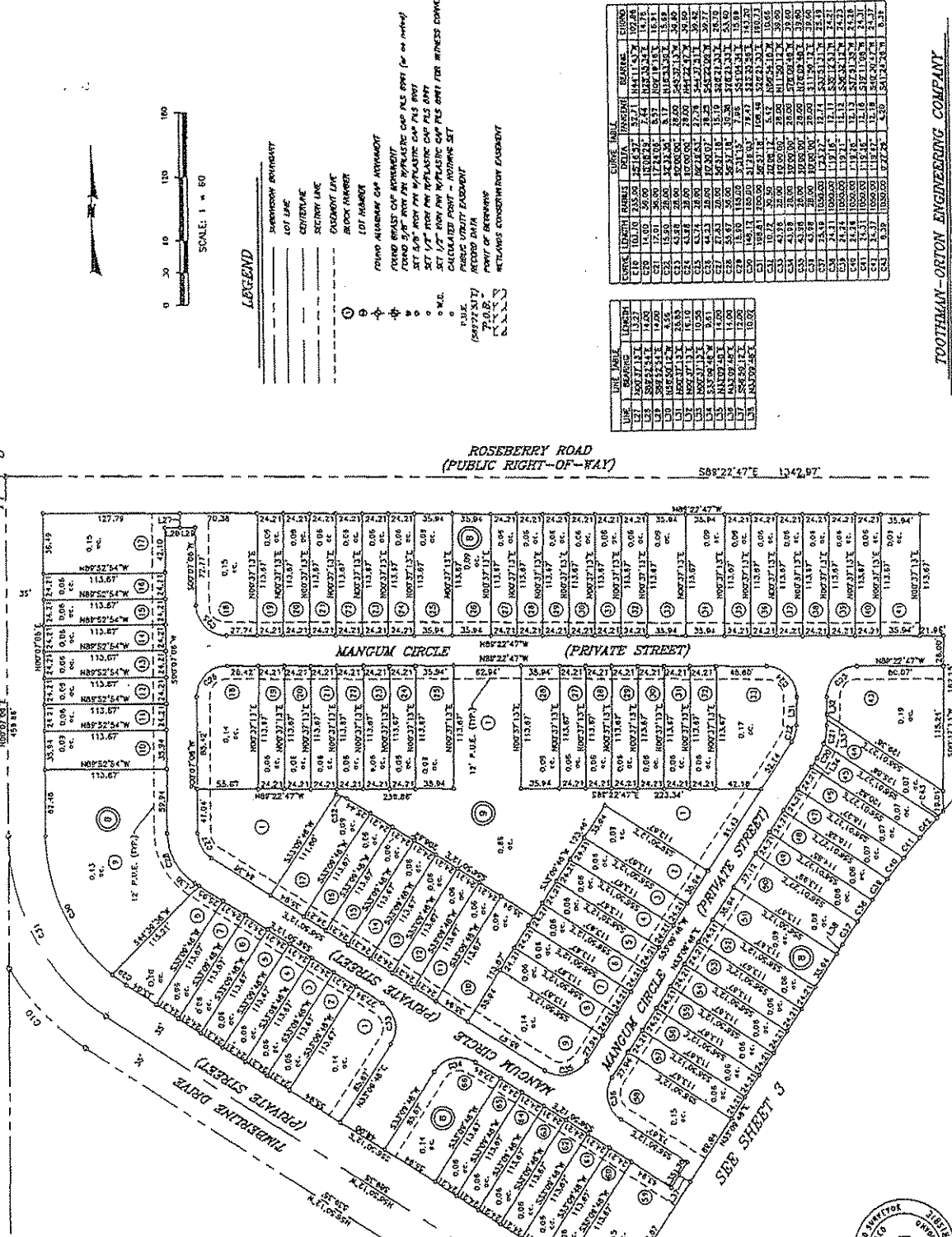
TAXES: Valley County Treasurer (208) 382-7110
Valley County Assessor (208) 382-7126
CENTRAL DISTRICT HEALTH: (208) 634-7194
COUNTY ENGINEER & ZONING INFORMATION: (208) 382-7114 or (208) 634-7142

**The Information provided is Deemed Reliable but is Not Guaranteed.*

NOTICE: This report is based on a search of our tract indices of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the Company is not responsible beyond the amount paid for any errors and/or omissions contained herein

THE MEADOWS AT WEST MOUNTAIN - PHASE 2 & 3

8



NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.



LEGEND

- SHEDDING EASEMENT
- LOT LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BLOCK NUMBER
- LOT NUMBER
- FORMER ALIGNMENT OF HIGHWAY
- FORMER POINT OF BEGINNING
- FORMER 5' WIDE ASPHALTIC DRIVE (see notes)
- SET BACK FROM THE ASPHALTIC DRIVE (see notes)
- SET BACK FROM THE ASPHALTIC DRIVE (see notes)
- CALCULATED POINT - HIGHWAY SET
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- RECORD DATA
- METERS CONSIDERED EASEMENT

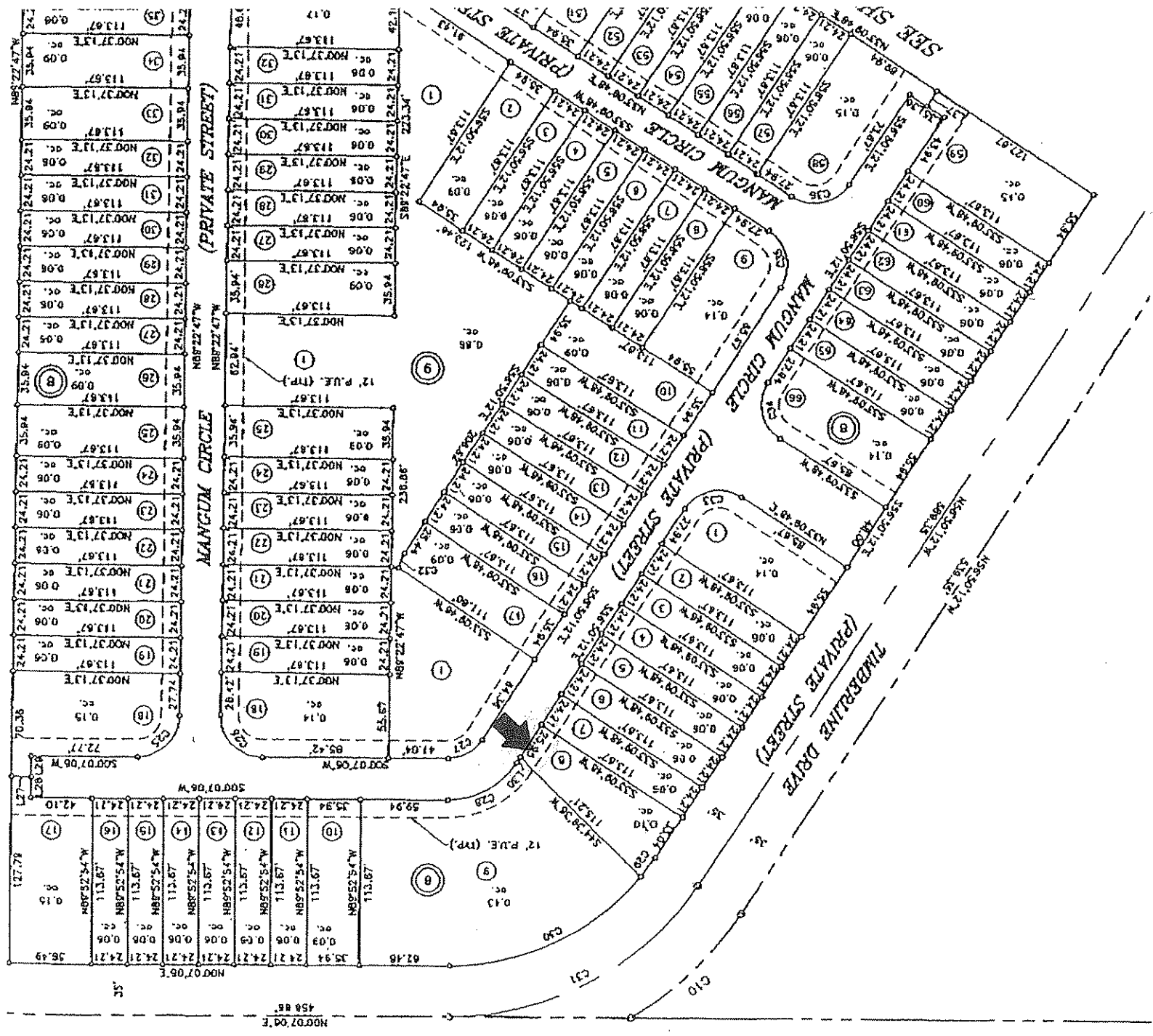
CURVE	LENGTH	BEARING	ANGLE	BEARING	BEARING	BEARING
C1	10.10	235.00	216.57	35.71	N41.11°W	10.04
C2	14.00	36.00	174.00	7.44	N85.23°W	14.74
C3	17.00	36.00	174.00	5.57	N85.19°W	18.51
C4	15.00	36.00	174.00	4.00	N85.23°W	15.00
C5	15.00	36.00	174.00	4.00	N85.23°W	15.00
C6	15.00	36.00	174.00	4.00	N85.23°W	15.00
C7	15.00	36.00	174.00	4.00	N85.23°W	15.00
C8	15.00	36.00	174.00	4.00	N85.23°W	15.00
C9	15.00	36.00	174.00	4.00	N85.23°W	15.00
C10	15.00	36.00	174.00	4.00	N85.23°W	15.00
C11	15.00	36.00	174.00	4.00	N85.23°W	15.00
C12	15.00	36.00	174.00	4.00	N85.23°W	15.00
C13	15.00	36.00	174.00	4.00	N85.23°W	15.00
C14	15.00	36.00	174.00	4.00	N85.23°W	15.00
C15	15.00	36.00	174.00	4.00	N85.23°W	15.00
C16	15.00	36.00	174.00	4.00	N85.23°W	15.00
C17	15.00	36.00	174.00	4.00	N85.23°W	15.00
C18	15.00	36.00	174.00	4.00	N85.23°W	15.00
C19	15.00	36.00	174.00	4.00	N85.23°W	15.00
C20	15.00	36.00	174.00	4.00	N85.23°W	15.00
C21	15.00	36.00	174.00	4.00	N85.23°W	15.00
C22	15.00	36.00	174.00	4.00	N85.23°W	15.00
C23	15.00	36.00	174.00	4.00	N85.23°W	15.00
C24	15.00	36.00	174.00	4.00	N85.23°W	15.00
C25	15.00	36.00	174.00	4.00	N85.23°W	15.00
C26	15.00	36.00	174.00	4.00	N85.23°W	15.00
C27	15.00	36.00	174.00	4.00	N85.23°W	15.00
C28	15.00	36.00	174.00	4.00	N85.23°W	15.00
C29	15.00	36.00	174.00	4.00	N85.23°W	15.00
C30	15.00	36.00	174.00	4.00	N85.23°W	15.00
C31	15.00	36.00	174.00	4.00	N85.23°W	15.00
C32	15.00	36.00	174.00	4.00	N85.23°W	15.00
C33	15.00	36.00	174.00	4.00	N85.23°W	15.00
C34	15.00	36.00	174.00	4.00	N85.23°W	15.00
C35	15.00	36.00	174.00	4.00	N85.23°W	15.00
C36	15.00	36.00	174.00	4.00	N85.23°W	15.00
C37	15.00	36.00	174.00	4.00	N85.23°W	15.00
C38	15.00	36.00	174.00	4.00	N85.23°W	15.00
C39	15.00	36.00	174.00	4.00	N85.23°W	15.00
C40	15.00	36.00	174.00	4.00	N85.23°W	15.00
C41	15.00	36.00	174.00	4.00	N85.23°W	15.00
C42	15.00	36.00	174.00	4.00	N85.23°W	15.00
C43	15.00	36.00	174.00	4.00	N85.23°W	15.00
C44	15.00	36.00	174.00	4.00	N85.23°W	15.00
C45	15.00	36.00	174.00	4.00	N85.23°W	15.00
C46	15.00	36.00	174.00	4.00	N85.23°W	15.00
C47	15.00	36.00	174.00	4.00	N85.23°W	15.00
C48	15.00	36.00	174.00	4.00	N85.23°W	15.00
C49	15.00	36.00	174.00	4.00	N85.23°W	15.00
C50	15.00	36.00	174.00	4.00	N85.23°W	15.00

LINE	AREA	LENGTH	BEARING
L1	11.00	11.00	0.00
L2	11.00	11.00	0.00
L3	11.00	11.00	0.00
L4	11.00	11.00	0.00
L5	11.00	11.00	0.00
L6	11.00	11.00	0.00
L7	11.00	11.00	0.00
L8	11.00	11.00	0.00
L9	11.00	11.00	0.00
L10	11.00	11.00	0.00
L11	11.00	11.00	0.00
L12	11.00	11.00	0.00
L13	11.00	11.00	0.00
L14	11.00	11.00	0.00
L15	11.00	11.00	0.00
L16	11.00	11.00	0.00
L17	11.00	11.00	0.00
L18	11.00	11.00	0.00
L19	11.00	11.00	0.00
L20	11.00	11.00	0.00
L21	11.00	11.00	0.00
L22	11.00	11.00	0.00
L23	11.00	11.00	0.00
L24	11.00	11.00	0.00
L25	11.00	11.00	0.00
L26	11.00	11.00	0.00
L27	11.00	11.00	0.00
L28	11.00	11.00	0.00
L29	11.00	11.00	0.00
L30	11.00	11.00	0.00
L31	11.00	11.00	0.00
L32	11.00	11.00	0.00
L33	11.00	11.00	0.00
L34	11.00	11.00	0.00
L35	11.00	11.00	0.00
L36	11.00	11.00	0.00
L37	11.00	11.00	0.00
L38	11.00	11.00	0.00
L39	11.00	11.00	0.00
L40	11.00	11.00	0.00
L41	11.00	11.00	0.00
L42	11.00	11.00	0.00
L43	11.00	11.00	0.00
L44	11.00	11.00	0.00
L45	11.00	11.00	0.00
L46	11.00	11.00	0.00
L47	11.00	11.00	0.00
L48	11.00	11.00	0.00
L49	11.00	11.00	0.00
L50	11.00	11.00	0.00

TOOTHMAN-ORTON ENGINEERING COMPANY
 1717 GARDNER BUILDING
 RAY, MISSOURI 63144
 PHONE 381-2588

SHEET NO. 2 OF 7

THE MEADOWS AT WEST MOUNTAIN

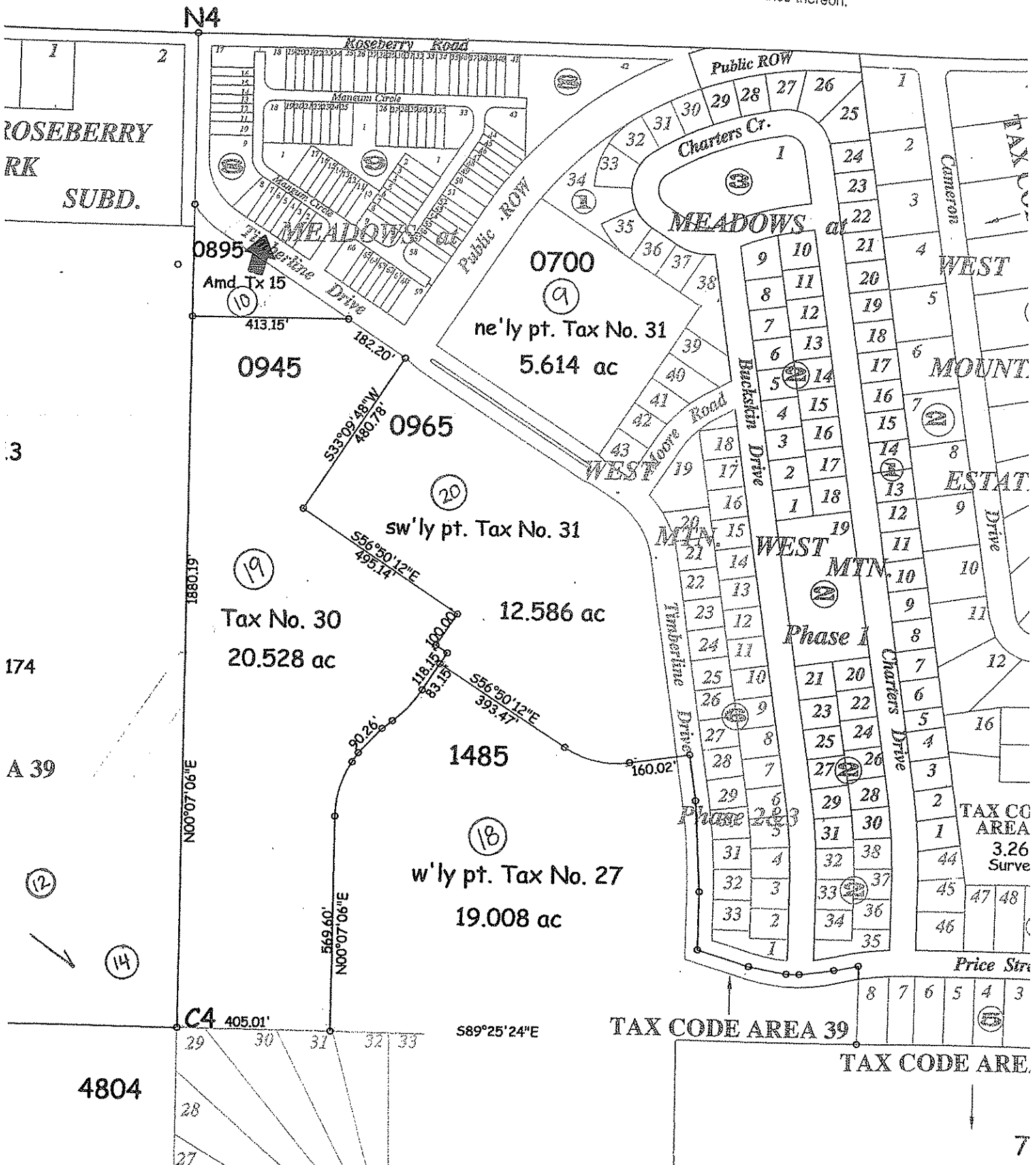


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AMERITITLE

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AMERTVILLE



288275

AFTER RECORDING MAIL TO:

48, LLC
3299 Davis Lane
Meridian, ID 83642

SPECIAL CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Sterling Savings Bank, organized and existing under the laws of the United States of America a corporation duly organized and existing under the laws of the State of **Washington**, grantor, does hereby Grant, Bargain, Sell and Convey unto

48, LLC, an Idaho limited liability company

Grantee, the following described real estate, to-wit:

Legal description is attached hereto as Exhibit A, and by this reference, incorporated herein.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision restrictions and U.S. patent reservations.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from encumbrances and that it will warrant and defend the same from all lawful claims whatsoever, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Valley, State of Idaho, described as follows:

PARCEL I:

Lots 1 through 8, Block 8, Lots 26 through 41, Block 8 and Lots 43 through 58, Block 8, THE MEADOWS AT WEST MOUNTAIN PHASE 2 & 3, according to the official plat in the Office of the Recorder, Valley County, Idaho, recorded March 2, 2006 as Instrument No. 306458 in Book 10 of Plats at page 38.

PARCEL II:

Lots 59 through 66, Block 8, THE MEADOWS AT WEST MOUNTAIN PHASE 2 & 3, according to the official plat in the Office of the Recorder, Valley County, Idaho, recorded March 2, 2006 as Instrument No. 306458 in Book 10 of Plats at page 38.

APN: RP005540080010

8/10/09

PMO100 - PARCEL MASTER INQUIRY

09:39:58

PARCEL: RP 005540080080 A

F17=DD F19=SP

LEGAL DESCRIPTION

THE MEADOWS AT WEST MOUNTAIN
PHASE 2 & 3
LOT 8 BLOCK 8

ProVal Area Number 1

CODE AREA 39-0000 OWNER CD

PARC TYPE LOC CODE 2512

EFFDATE 30I2008 EXPDATE

PREV PARCEL RP005540080080T

STERLING SAVINGS BANK

111 N WALL

SPOKANE WA 99201

40 #8 MANGUM CL

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15 1	2004	98	AC	73000				
37 1	2004			111500				

TOTALS 98 184500

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=SrcH F22=EU

8/10/09

TAX MASTER INQUIRY - VALLEY COUNTY

PMPKEY: RP 005540080080 A YEAR 2008

BILL# 20131

TXPKY: RP005540080080A

BILLED TO: TAMARACK COMMUNITY HOUSING, LLC

NAME STERLING SAVINGS BANK

CODE AREA 39-0000

ACCT TYP

BANK FLB OWNER PUP

ADDRESS 111 N WALL

MARKET VALUE 184,500

SPOKANE WA 99201

HARDSHIP

HOMEOWNER

NET MARKET

184,500

TAX AMOUNT

659.06

LEGAL THE MEADOWS AT WEST MOUNTAIN

LESS: CIRCUIT

PHASE 2 & 3

PLUS: SPECIALS

97.50

LOT 8 BLOCK 8

NET TAX BILLED

756.56

TAX PAYMENTS

756.56

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

40 #8

MANGUM

CL

NEXT PARCEL# RP _____ A OR NEXT BILL# RP _____ 2008

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE
F18=HISTORY NAME/ADDR

8/10/09

TAX MASTER INQUIRY - VALLEY COUNTY

PMPKEY: RP 005540080080 A YEAR 2008

BILL# 20131

C

Tax Overview

Parcel Number RP 005540080080 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
RP 005540080080	A 2008		PAID	IN FULL	20131	184500	756.56
RP 005540080080	A 2007		PAID	IN FULL	19984	206930	819.92
RP 16N03E170606	T 2006		PAID	IN FULL	20832	5810	21.10
RP 16N03E170606	T 2005		PAID	IN FULL	19484	6040	30.70
RP 16N03E170165	T 2004		PAID	IN FULL	18853	38400	243.90
RP 16N03E170165	T 2003		PAID	IN FULL	18373	32390	223.94
RP 16N03E170165	T 2002		PAID	IN FULL	18351	21150	146.28
RP 16N03E170025	T 2001		PAID	IN FULL	18233	22004	153.38
RP 16N03E170025	T 2000		PAID	IN FULL	18275	22734	155.62
RP 16N03E170025	T 1999		PAID	IN FULL	18272	23546	165.64

More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

REAL ESTATE INQUIRY

PAPRISEL ID: RP005540080080 PARENT ID: [] AREA: 001
GEO CODE: [] GEO PARENT: []
ACCOUNT # [] USE: 515-Res Rural Sub Vacant
OWNER: STERLING SAVINGS BANK CENSUS TRACT: 0 00000
LOCATION: 40 #8 MANGUM CIR PLAT: []
ZONING: [] book: [] page: [] NEIGHBORHOOD: 251200

Sale Date	Sales Price	Grantor	Deed reference
03/20/2009 0		TAMARACK COMMUNITY HOUSING LLC	339863

ASSESSMENT HISTORY	01/01/2009	01/01/2008	01/01/2007
CHANGE REASON	5 Year Reval	Assessor Chg	5 Year Reval
LAND	73000	73000	73000
IMPROVEMENTS	41680	111500	133930
TOTAL	114680	184500	206930

Assessed Appraised

Assoc. Name: [] Legal Description: [] Land Data: []
MAILING ADDRESS: [] Improvement Date: []
Name: STERLING SAVINGS BANK
Street: 111 N WALL
City: SPOKANE WA 99201 District: 039-00

DONE

PARCEL DESCRIPTION

Parcel ID | RP005540080080

Location | 40 #8 MANGUM CIR

THE MEADOWS AT WEST MOUNTAIN PHASE 2 & 3 LOT 8 BLOCK 8

Done

LAND DATA

Parcel ID

Location

LAND TYPE

TOPOGRAPHY

FRONT

DEPTH

LEGAL ACRES

LEGAL SF

UTILITIES

SEWER

WATER

GAS

ELECTRIC

SEPTIC

WELL

SITE IMPROVEMENTS

OTHER

STREET

CURB

GUTTER

SIDEWALK

RAILROAD

BULKHEAD

PIERS

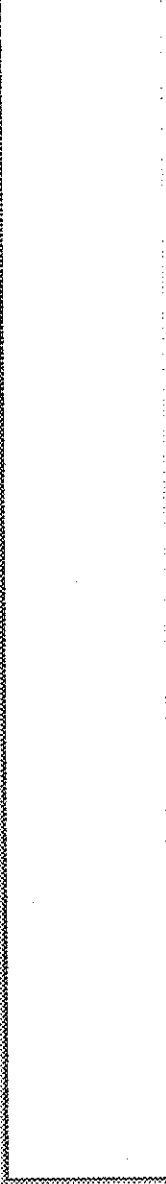
BUILDING DESCRIPTION

BUILDING TYPE	147 3 Bdrm Townhome		
# STORIES	1-0	ATTACHED GARAGE	440
YEAR BUILT	2006	DETACHED GARAGE	
SIZE	1206	ATTACHED CARPORT	
FOUNDATION	Full Crawl	BSMT/LL GARAGE	
STRUCTURE	Wood frame w/sheathing	ENCLOSED PORCH	0
EXTERIOR	Wood siding	OPEN PORCH	0
ROOF STYLE	Gable	WOODDECK	0
ROOF COVER	Comp sh to 235#	FIREPLACES	N
TOTAL ROOMS	5	INT WALL	Drywall
BEDROOMS	3	FLOOR FIN	Base Allowance
FULL BATHS	2		
1/2 BATHS	0		
HEATING TYPE	Forced hot air-gas		
CENTRAL AIR	YES		
ATTIC TYPE	None		
BASEMENT	0		
BASEMENT FIN	0		

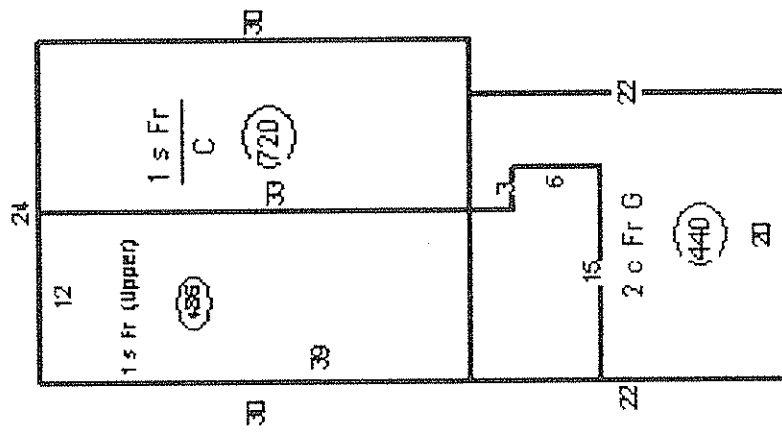
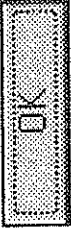
ATTACHED GARAGE	440
DETACHED GARAGE	
ATTACHED CARPORT	
BSMT/LL GARAGE	
ENCLOSED PORCH	0
OPEN PORCH	0
WOODDECK	0
FIREPLACES	N
INT WALL	Drywall
FLOOR FIN	Base Allowance

Building Sketch	Photograph
DONE	

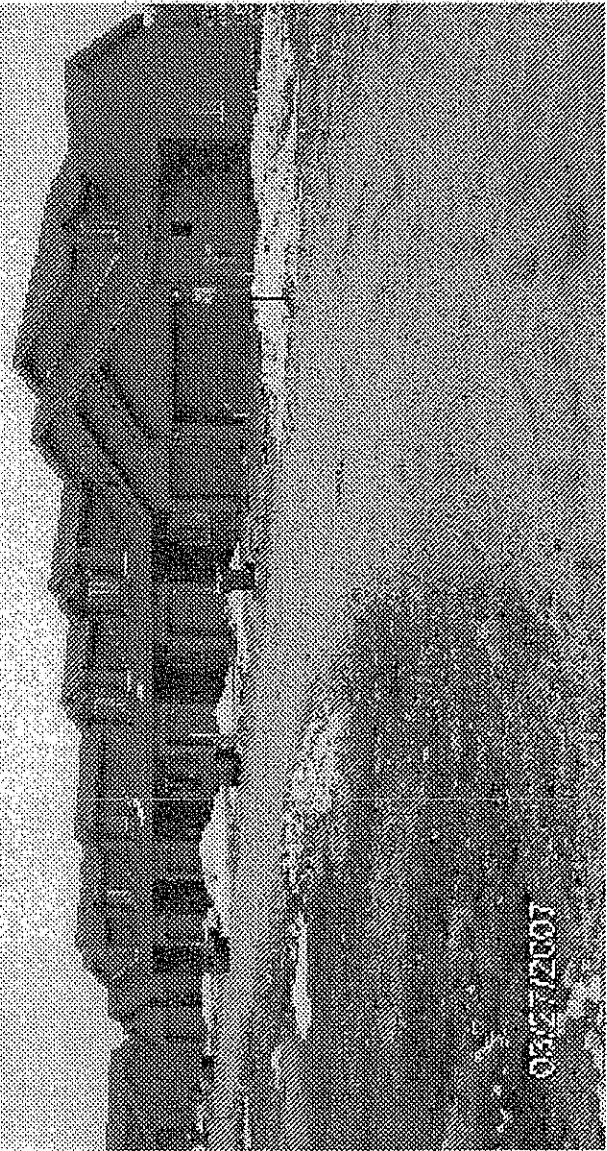
Out Building and Yard Items



SKETCH



PHOTO



05/27/2007