

Ada County Parcel Information



Brandi Barley
 Executive Assistant/Office Admin
 5660 E Franklin Rd. Suite 101
 Nampa, Idaho 83687
 phone:208-475-1155
 fax:208-475-1156
 www.titleonecorp.com

Parcel ID # R9404671145

Property Address: E WILDHORSE LN

Property Type: Residential

Owner Information:

Owner Name: IDAHO INDEPENDENT BANK

Second Owner:

Mail Address: 317 N 9TH ST
 BOISE, ID 83702-0000

Assessor Information

Legal Description: PAR #1145 CTR W'LY POR LOT 1 BLK 1
 WILDHORSE RANCH SUB WH3 R/S 4972

Subdivision: WILDHORSE RANCH SUB

Lot/Block: 1/1

Section: 08

Acres: 3.8860

Tax Code Area: 233

Levy Rate 2008: 0.008713181

Levy Rate 2009: 0.009616380

% Levy Rate Change: 9.38 %

Zoning: RP

Homeowner Exemption:

Land Information

Residential Acres: 3.954 **Commercial Acres:** 0 **Other Acres:** 0 **Street:** **Utilities:**
Water Source: **Sewer:** **Sidewalks:** N **Curbs and Gutters:** N **Topography:** 3
View: 5 **Water Influence:** **Water Frontage:** 0 **Corner:** N



Treasurer Information

Year: 2007	Tax: \$2,995
Year: 2008	Tax: \$3,137
Year: 2009	Tax: \$3,173

Assessor Categories

Year	Cat.	Description	Acres	Value
2009	150	RES SUB LOT	3.954	\$330,000
Totals:			3.954	\$330,000

Recording Requested By:

And When Recorded Mail To:
Pioneer Lender Trustee Services, LLC
8151 W. Rifleman St.
Boise, ID 83704

3
ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/16/08 04:12 PM
DEPUTY Lisa Irby
RECORDED - REQUEST OF
Pioneer
AMOUNT 9.00
108133458

Loan No.: 3391195
T.S. No.: 20000.1271

295459

TRUSTEE'S DEED

Pioneer Title Company of Ada County; By Pioneer Lender Trustee Services, LLC, its authorized agent (herein called Trustee) as Trustee under the Deed of Trust hereinafter particularly described, does hereby bargain, sell and convey, without warranty, to Idaho Independent Bank, herein called Grantee whose current address is: 317 North 9th Street Boise, ID 83702,

All of the real property situated in the County of Ada, state of Idaho described as follows: See legal description attached hereto and made part hereof

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between Pete C. Covino, III a married man as his sole and separate property, As Grantor, and Pioneer Title Company of Ada County, As Trustee, and Idaho Independent Bank, As Beneficiary, Recorded 7/21/2006, As Instrument No. 106116895, Book -- Page --, Mortgage records of Ada County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

1). Default occurred in the obligations for which such deed of trust was given as security and the beneficiary made demand upon the said trustee to sell property pursuant to the terms of said deed of trust. Notice of Default was recorded 8/4/2008, As Instrument No. 108088922, Book , Page , Mortgage records of Ada County, Idaho and in the office of each County in which the property described in said deed of trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

2). After recording of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered or certified mail, by personal service upon the occupants of said premises and by publishing in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to the date of sale as Instrument(s) No. 108112111, Book --, Page -- Mortgage records of Ada County, Idaho.

3). The provisions, recitals and contents of the Notice of Default referred to in paragraph (1) Supra and of the Affidavits referred to in paragraph (2) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

4). All requirements of law regarding the mailing, personal service, posting, publication and recording of the notice of default, and Notice of Sale and for all other notices have been complied with.

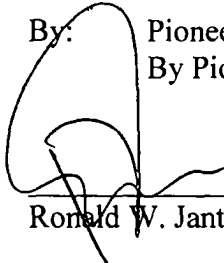
5). Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of the property.

6). Trustee, at the time and place of sale fixed by said Notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder thereof, the property herein described for the sum of \$150,000.00, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, and advanced costs.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its Corporation name to be hereunto subscribed.

Dated: 12/12/2008

By: Pioneer Title Company of Ada County;
By Pioneer Lender Trustee Services, LLC, its authorized agent

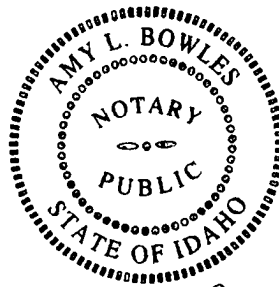


Ronald W. Jantzen, Vice President

State of Idaho
County of ADA

On this 12/15/2008 , before me, Amy L. Bowles the undersigned a Notary Public in and for the State, personally appeared Ronald W. Jantzen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf or which the person(s) acted, execute the instrument.

Notary Public: Amy L. Bowles
Residing at: Boise, ID
Commission Expires: 12/12/2009



Amy L Bowles

EXHIBIT A

Parcel WH3 (relocated) being a portion of Lot 1, Block 1, Wildhorse Ranch Subdivision, filed in Book 75 of Plats, Page 7775, records of the Ada County Recorders office, lying in Section 8, Township 3 North, Range 3 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 7 and 8, Township 3 North, Range 3 East, Boise Meridian;

Thence South 89°45'50" East 1,198.69 feet along the North line of the Southwest quarter to a point;

Thence South 30°00'00" East 592.88 feet to a point;

Thence South 52°00'00" East 595.00 feet to a point;

Thence South 29°00'00" East 262.62 feet to a point;

Thence South 64°38'25" East 410.67 feet to a point on the North right-of-way of Wildhorse Lane;

Thence North 86°20'00" West 135.27 feet along said North right-of-way to the REAL POINT OF BEGINNING of this description;

Thence North 64°38'25" West 301.05 feet to a point;

Thence North 29°00'00" West 191.48 feet to a point of curvature;

Thence along a curve to the left 202.89 feet, said curve having a radius of 150.00 feet, a central angle of 77°30'00", tangents of 120.39 feet, and a chord which bears North 67°45'00" West 187.78 feet to a point of tangency;

Thence South 73°30'00" West 79.91 feet to a point of curvature;

Thence along a curve to the right 107.56 feet, said curve having a radius 85.00 feet, a central angle of 72°30'00", tangents of 62.32 feet, and a chord which bears North 70°15'00" West 100.52 feet to a point of tangency;

Thence North 34°00'00" West 404.00 feet to a point;

Thence North 44°00'00" West 157.00 feet to a point;

Thence South 75°00'00" West 312.73 feet to a point;

Thence South 37°00'00" East 398.12 feet to a point on a curve;

Thence along a curve to the right 296.62 feet, said curve having a radius of 165.00 feet, a central angle of 103°00'00", tangents of 207.43 feet, and a chord which bears South 85°30'00" East 258.26 feet to a point of tangency;

Thence North 56°00'00" East 50.00 feet to a point;

Thence South 34°00'00" East 102.08 feet to a point of curvature;

Thence along a curve to the left 170.82 feet, said curve having a radius of 135.00 feet, a central angle of 72°30'00", tangents of 98.99 feet, and a chord which bears South 70°15'00" East 159.65 feet to a point of tangency;

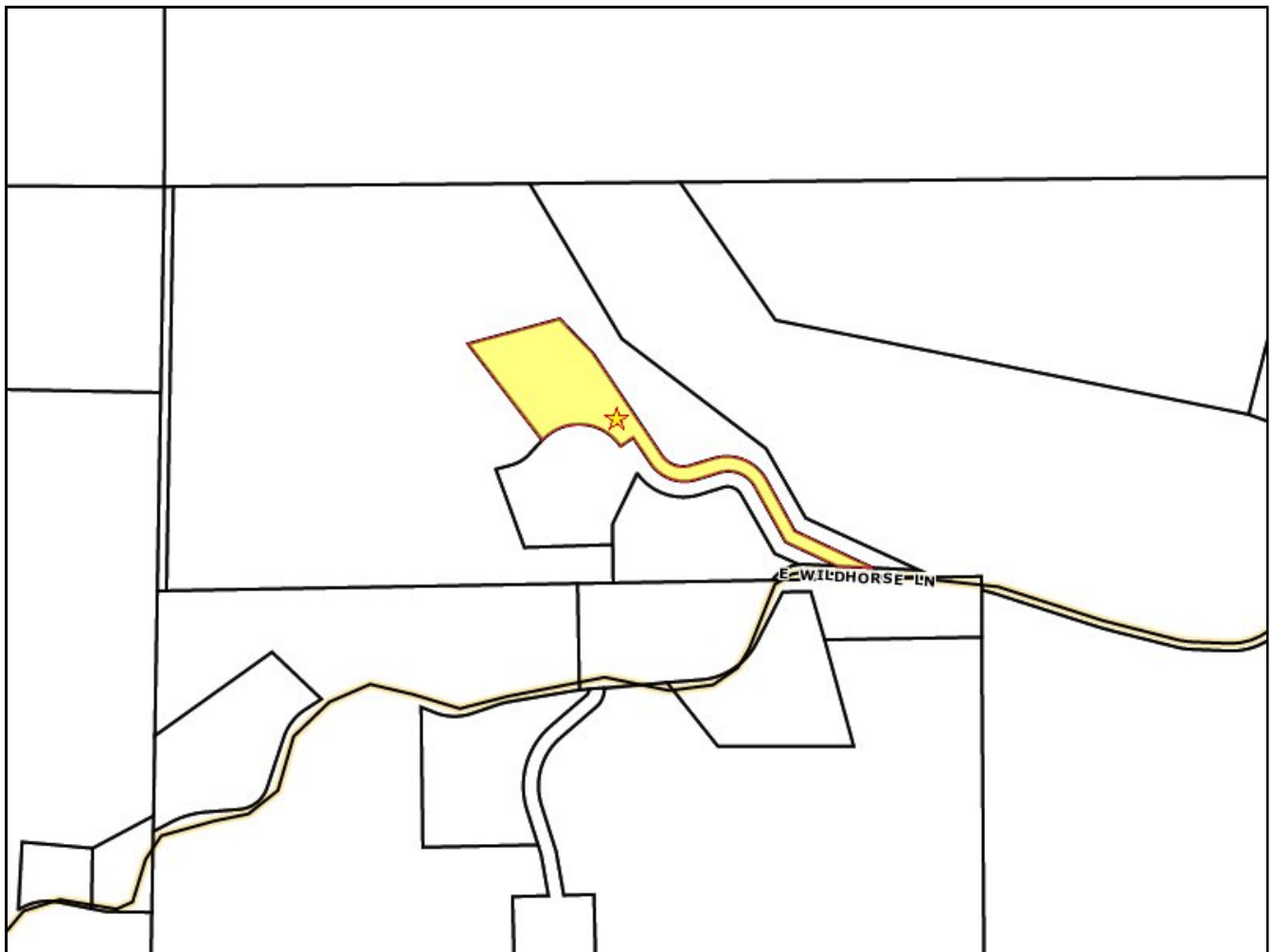
Thence North 73°30'00" East 79.91 feet to a point of curvature;

Thence along a curve to the right 135.26 feet, said curve having a radius of 100.00 feet, a central angle of 77°30'00", tangents of 80.26 feet, and a chord which bears South 67°45'00" East 125.18 feet to a point of tangency;

Thence South 29°00'00" East 207.56 feet to a point;

Thence South 64°38'25" East 191.43 feet to a point on the North right-of-way Wildhorse Lane;

Thence South 86°20'00" East 135.27 feet along said North right-of-way to the REAL POINT OF BEGINNING.



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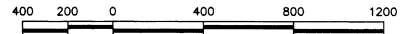
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



PLAT OF WILDHORSE RANCH SUBDIVISION

A PORTION OF SECTION 8, T.3N., R.3E., B.M.,
ADA COUNTY, IDAHO

1997



SCALE IN FEET

LEGEND

- Found Brass Cap on Iron Pipe Accepted and used as the Initial Point Monument
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Found 5/8" Rebar with Aluminum Cap
- Found 5/8" Rebar with Plastic Cap
- Set 5/8"x30" Rebar with Plastic Cap
- Boundary Line
- - - Sectional Lines
- · · Centerline
- · - Easement Line

NOTES

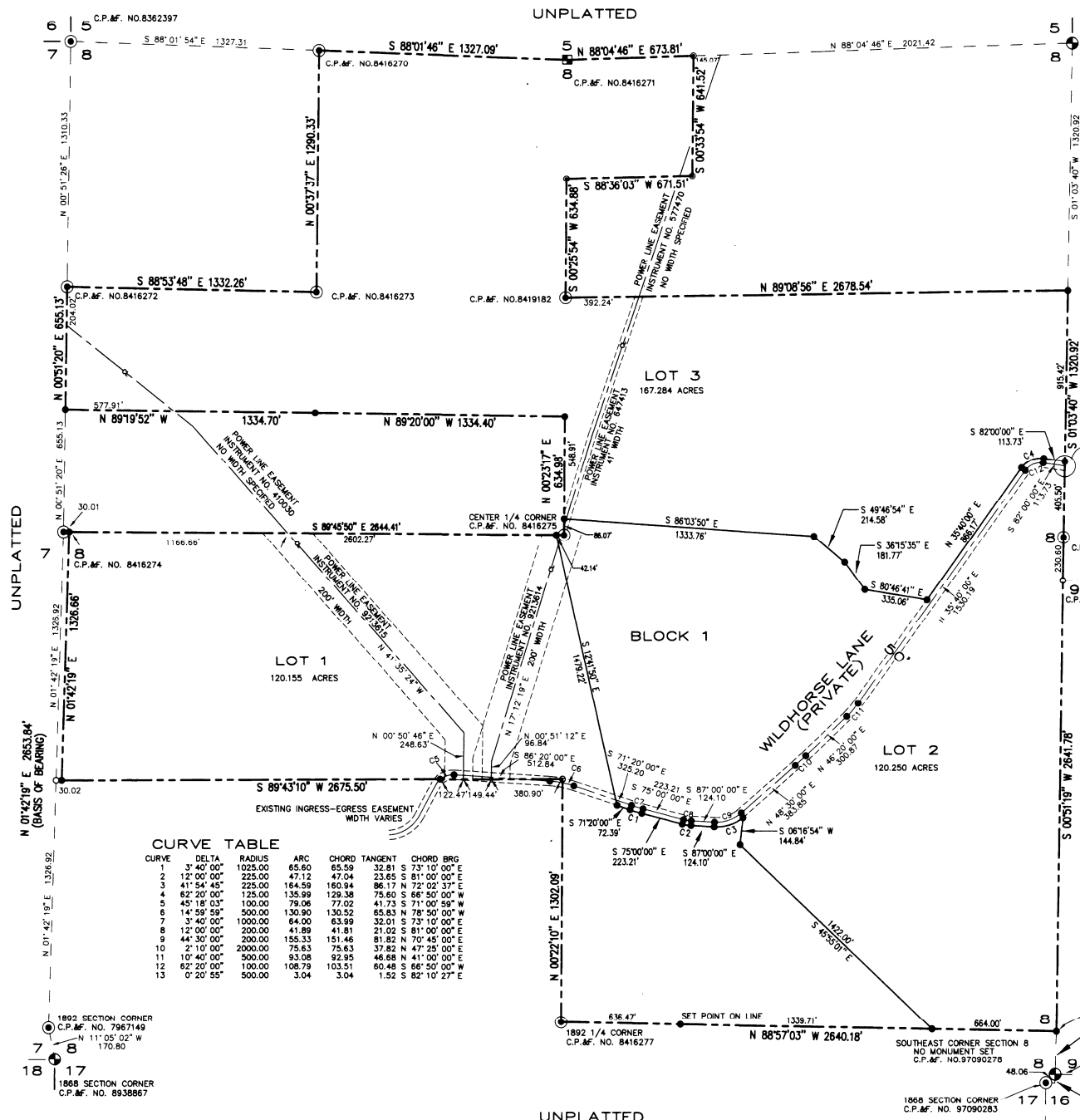
1. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County and/or as otherwise approved.
2. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
3. This subdivision is not served by a fire district.
4. This subdivision is not subject to compliance with the Idaho Code Section 31-3805 (delivery of irrigation water).
5. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states, "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
6. See Record of Surveys Nos. 592, 3834, 3496, 3495 and 3265 for additional data of record.
7. Access to this subdivision is by existing easements to Table Rock Road (public), Instrument Nos. 9402361 and 95041150 which runs from Table Rock Road to the west line of Section 9 (Wildhorse Lane (Private)).
8. Wildhorse Lane is a private road for ingress-egress for all lots in this subdivision and for unplatted lands in Sections 7, 8 and 9 and the portion inside this subdivision is hereby covered by an easement for public utilities and emergency vehicle access.

1892 SECTION CORNER
BRASS MONUMENT (C.P.#. NO. 7907150)
DESTROYED, RESET WITH 5/8" REBAR
& PLASTIC CAP, C.P.#. NO. 97090279



KIM KILDEW and SHAW MOUNTAIN LLC
Developers
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD	TANGENT	CHORD BRG
1	3° 40' 00"	1025.00	65.60	32.81	S 73° 10' 00" E	
2	12° 00' 00"	225.00	47.12	47.04	S 81° 00' 00" E	
3	41° 54' 45"	225.00	164.59	160.94	N 72° 02' 37" E	
4	62° 20' 00"	125.00	135.99	129.38	S 68° 50' 00" W	
5	45° 18' 03"	100.00	79.06	77.02	S 71° 00' 59" W	
6	14° 59' 59"	500.00	130.90	130.52	S 65° 50' 00" W	
7	3° 40' 00"	1000.00	64.00	63.99	S 73° 10' 00" E	
8	12° 00' 00"	200.00	41.89	41.81	S 81° 00' 00" E	
9	44° 30' 00"	200.00	155.33	151.46	S 81° 00' 00" E	
10	2° 11' 00"	2000.00	75.63	75.63	S 37° 00' 00" E	
11	10° 40' 00"	500.00	93.08	92.95	S 46° 00' 00" E	
12	62° 20' 00"	100.00	108.79	103.51	S 68° 50' 00" W	
13	9° 20' 55"	500.00	3.04	3.04	S 82° 10' 27" E	

UNPLATTED

N 01°42'19" E 2653.84'
(BASIS OF BEARING)

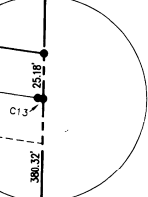
1892 SECTION CORNER
C.P.#. NO. 7967149
N 11° 05' 02" W
170.80

1868 SECTION CORNER
C.P.#. NO. 8938867

UNPLATTED

UNPLATTED

DETAIL



UNPLATTED