



**TitleOne**  
a title & escrow co.

**TitleOne Corporation**  
Authorized Agent for:  
**Westcor Land Title Insurance Company**

**File Number: A1093134 JW/DS**

**CONTACT INFORMATION**

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**We would like to Thank You for your business. We appreciate the opportunity to serve you and the following contact information has been provided for your convenience during this transaction.**

If you have any closing questions please contact your Escrow team:

Dianna Stork  
Escrow Officer:  
dstork@titleonecorp.com  
868 E. Riverside Drive, Ste. 100  
Eagle, Idaho 83616  
(208) 246-8271 Phone  
(208) 493-0201 Fax

Matt Bramwell  
Escrow Assistant:  
mbramwell@titleonecorp.com  
868 E. Riverside Drive, Ste. 100  
Eagle, Idaho 83616  
(208) 947-1657 Phone  
(208) 493-0201 Fax

If you have any title questions please contact your Title Officer:

Jeri White  
Title Officer:  
jwhite@titleonecorp.com  
1101 W. River Street, Ste. 201  
Boise, Idaho 83702  
(208) 287-5330 Phone  
(208) 287-5322 Fax

A copy of this commitment has been provided to:

Boyce Bailey  
Mark Bottles Real Estate Services  
839 S. Bridgeway Place  
Eagle, ID 83616  
(208)377-5700

Visit us at our website: [www.titleonecorp.com](http://www.titleonecorp.com)

1101 West River St., Ste 201 Boise, Idaho 83702 208.424.8511 fax 208.424.0049  
1940 S. Bonito Way, Ste. 190 Meridian, Idaho 83642 208.493.6350 fax 208.493.6360  
868 E. Riverside Dr., Ste. 101 Eagle, Idaho 83616 208.493.0200 fax 208.493.0201  
5660 E. Franklin Rd., Ste 101 Nampa, Idaho 83687 208.475.1155 fax 208.475.1156



TitleOne  
a title & escrow co.

TitleOne Corporation

Authorized Agent for:

Westcor Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: A1093134 JW/DS

SCHEDULE A

- 1. Effective Date: July 19, 2010 at 07:30 AM
- 2. Policy (or Policies) to be issued:

<input checked="" type="checkbox"/> ALTA Owner's Policy (6/17/06)	Standard Coverage	Policy Amount:
Proposed Insured:		Premium:
To Be Determined		
Endorsements: None Requested		Charge:

- 3. The estate or interest in the land described or referred to in this Commitment and covered herein is:  
Fee Simple
- 4. The land described in this Commitment is owned, at the Effective Date, by:  
Idaho Banking Company
- 5. The land referred to in the Commitment is described as follows:  
Lot 12 in Block 1 of Greenbriar Commons Subdivision, according to the official plat thereof, filed in Book 95 of Plats at Page(s) 11685 through 11689, official records of Ada County, Idaho.

(End of Schedule A)

TitleOne Corporation

By: \_\_\_\_\_  
Jeri White, Title Officer

**SCHEDULE B - SECTION I**  
**REQUIREMENTS AND NOTES**

ALTA Commitment (6/17/06)

File Number: A1093134 JW/DS

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The following are the requirements to be complied with:

- a. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
- b. Necessary conveyance to the proposed insured.
- c. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is(are) as follows:

Document: Trustee's Deed  
Grantor: David E. Wishney, a member of the Idaho State Bar  
Grantee: Idaho Banking Company  
Recorded: May 23, 2008  
Instrument No.: 108060327

- d. NOTE: According to the available records, the purported address of said land is:

6077 S. Manzanita Way  
Boise, Idaho 83709

(End of Schedule B - Section I)

**SCHEDULE B - SECTION II**

**ALTA Commitment (6/17/06)**

**EXCEPTIONS FROM COVERAGE**

**File Number:** A1093134 JW/DS

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**Note: The Policy (or Policies) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.**

**Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:**

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2010 which are a lien not yet due and payable.
8. Taxes for the year 2009 are paid in full.  
Parcel Number: R3271730120  
Code Area: 57  
Original Amount: \$2,100.50
9. Real property taxes which may be assessed, levied and extended on any "subsequent and/or occupancy roll" with respect to improvements completed during the current tax year and previous tax years, which escaped assessment on the regular assessment roll, which are not yet due and payable.
10. Special assessments, if any, for unincorporated Ada County (208-287-6800).
11. Special assessments, if any, for the City of Boise.
12. Liens, levies and assessment of any and all irrigation districts, including but not limited to the New York Irrigation District.
13. Liens, Levies, and Assessments of the Greenbriar Commons Homeowners Association.
14. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.

**SCHEDULE B - SECTION II**

**ALTA Commitment (6/17/06)**

**EXCEPTIONS FROM COVERAGE**

**(Continued)**

**File Number:** A1093134 JW/DS

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15. Terms, provisions, conditions, and, restrictions contained in Development Agreement by and between County of Ada, Idaho, and Sagewood Development Corporation and Walter R. Wanner.  
Recorded: July 7, 2005  
Instrument No: 105091159
  
  16. Terms, provisions, conditions, and, restrictions contained in Agreement for Pressurized Urban Irrigation Systems (PUIS) with Restrictive Covenants Running with the Land by and between New York Irrigation District and Sagewood Development Corporation.  
Recorded: December 8, 2005  
Instrument No: 105186627
  
  17. An easement for the purpose shown below and rights incidental thereto as set forth in a Public Right-of-Way (Sidewalk).  
Granted to: Ada County Highway District  
Purpose: System of public sidewalks  
Recorded: February 23, 2006  
Instrument No.: 106028266
  
  18. Terms, provisions, covenants, conditions, and, restrictions contained in a Central District Health Letter.  
Recorded: May 31, 2006  
Instrument No.: 106085683
  
  19. Covenants, Conditions, and Restrictions, and, Easements but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: June 29, 2006  
Instrument No: 106104466
- Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:  
Recorded: October 1, 2007  
Instrument No: 107136397

(End of Schedule B-II)



**TRUSTEE'S DEED**

DAVID E. WISHNEY, a Member of the Idaho State Bar Association (herein called "Successor Trustee"), as Successor Trustee under that Deed of Trust herein after particularly described, does hereby bargain, sell and convey, without warranty, to Idaho Banking Company, (herein called "Grantee"), whose current address is 2965 E. Tarpon Drive., Ste. 150, Meridian, Idaho 83642, all of the real property situated in the County of Ada, State of Idaho, described as follows:

Lot 12 in Block 1 of Greenbriar Commons Subdivision, according to the official Plat thereof, filed in Book 95 of Plats at pages 11685-11689, records of Ada County, Idaho.

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust between: Next Generation Construction, LLC, as Grantor, David E. Wishney, a Member of the Idaho State Bar Association, the Successor Trustee herein, and Idaho Banking Company as Beneficiary, recorded February 9, 2007, as Instrument No. 107019817, records of Ada County, Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance, as follows:

(a) 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 said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded as Instrument No. 107171370, records of Ada County, and in the office of the Recorder for each other County in which the property described in said Deed of Trust, or any part thereof, is located, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation 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 real property, 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 Nos. 108047428, 108047429, and 10804730, records of Ada County.

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


A handwritten signature, possibly 'A', enclosed in a circle.

(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default, Notice of Sale and of all other notices, have been complied with.

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

(f) Trustee at the time and place of sale fixed by Notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder therefor, the property herein described for the sum of \$207,000, 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, advances and costs.

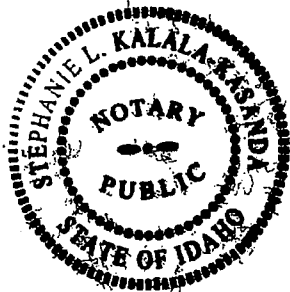
IN WITNESS WHEREOF, the Successor Trustee, has caused his name to be hereunto this 23rd day of May, 2008.

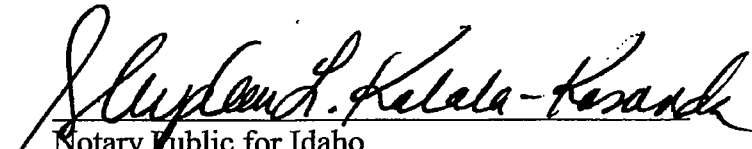
  
\_\_\_\_\_  
David E. Wishney, Successor Trustee  
A Member of the Idaho State Bar.

STATE OF IDAHO            )  
  ) ss  
County of Ada            )

On this 23 day of May, 2008, before me a Notary Public in and for said State, personally appeared David E. Wishney, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal, the day and year first above written.



  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: Nampa, Idaho  
Commission Expires: 9-19-13

**PARCEL INFORMATION**

Year: 2010 Parcel #: R3271730120  
 Property Type: Residential Status: Active Exemption %: 0 Code: [ ]  
 Sub Property Type: Home Code Area: 57 Appraisers Initials: [ ]  
 Urban Renewal  
 Ownership Change  
 Drop HOE  
 Circuit Breaker  
 Bankruptcy

**OWNER INFORMATION**

Name: IDAHO BANKING COMPANY  
 Mailing Address: C/O LEIF GILBERT  
 7661 W RIVERSIDE DR STE 201  
 BOISE ID 83714-0000

**PHYSICAL LOCATION**

Property Address: 6077 S MANZANITA WAY  
 BOISE ID 83709-0000  
 Group Type: SUB Group #: 327173  
 Description: GREENBRIAR COMMONS SUB  
 Township/Range/Section: [ ] [ ] [ ] Zoning Code: RB  
 Reappraisal Year: 2007 Physical Inspection: 04/16/2007 MLS Area: 569 - GV-District: Heald-Sun Dist

**PARCEL VALUES**

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area	Total Parcel Values
Property Roll	Non-Occupancy	150	0.009	20,000	MARKET	57	Assessed Amt: 150,500
Property Roll	Non-Occupancy	370	0.000	130,500	CDST	57	Taxable Amt: 150,500

**CHARACTERISTICS**

Land  
 Commercial  
 Personal  
 Residential  
 Farm  
 Manufacturing

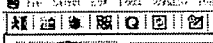
**Public Property Description - Display [P122dF]**

State Parcel #: 047890010120

Property Description: LDT 12 BLK 01  
 GREENBRIAR COMMONS SUB

Total Acreage: 0.009

Acreage Verified:  Yes  No Date: 08/00/2000 User: [ ]



**PARCEL INFORMATION**

Year: 2010 Parcel #: R3271730120  
 Property Type: Real Status: Active Exemption: None Code: 0  
 Sub Property Type: None Code Area: 57 Appraiser Initials: LLF Details  
 Urban Renewal  Ownership Change  Drop HOE  Circuit Breaker  Bankruptcy

Print Property Desc. Cancel

**OWNER INFORMATION**

Name: IDAHO BANKING COMPANY  
 Mailing Address: C/O LEIF GILBERT  
 7661 W RIVERSIDE DR STE 201  
 BOISE ID 83714-0000

**PHYSICAL LOCATION**

Property Address: 6077 S MANZANITA WAY

Add'l Info Districts for Code Area (P12amF)

Year: 2010 Parcel #: R3271730120

Code Area	District Number	Levy Amount	Description	Phone
57	1	.002634291	ADA COUNTY	(208) 207-7000
57	2	.000141054	PEST EXTERMINATION	(208) 577-4646
57	3	.000127300	EMERGENCY MEDICAL	(208) 287-2950
57	6	.001023202	ADA COUNTY HIGHWAY DIST	(208) 387-6120
57	8	.003514248	SCHOOL DISTRICT NO. 2	(208) 855-4500
57	13	.000607961	ADA COMMUNITY LIBRARY	(208) 362-0101
57	32	.002100780	WHITNEY FIRE	(208) 375-6407
57	43	.000029491	MOSQUITO ABATEMENT	(208) 577-4646
57	100	.000133257	COLLEGE OF WESTERN IDAHO	(208) 562-2113

**PARC**

Assessment Roll	Property Category	State Category Code	Acres	Ass.
Property Roll	Non-Occupancy	150	0.000	
Property Roll	Non-Occupancy	370	0.000	

**CHARACTE**

Land  Commercial  Personal

Total Levy: .010311692  
**TOTAL**  
 Assessed Amount: 158,900  
 HDE Amount: 0  
 Taxable Amount: 158,900

Based On Most Current Certified Levies

This document was sent to the printer  
 Document name: 'SnapIt'  
 Printer name: '\\jvrsr-b261\ahoe - Larier 275'  
 Time sent: 3:36:41 PM 7/26/2010  
 Total pages: 1





BK 95 PG-11686

PLAT SHOWING

# GREENBRIAR COMMONS SUBDIVISION

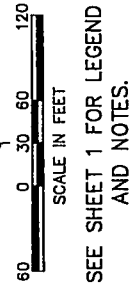
A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, T.3N., R.1E., B.M. ADA COUNTY, IDAHO 2006

LINE	LENGTH	BEARING
L1	17.27	N82°28'58"E
L2	15.00	S143°02'21"W
L3	5.67	N85°40'00"W
L4	17.35	S77°47'34"E
L5	22.84	N101°14'42"E
L6	3.68	S00°09'13"E
L7	3.98	S00°09'13"E
L8	15.00	S143°02'21"W
L9	15.00	S143°02'21"W
L10	15.00	S143°02'21"W
L11	18.51	S84°30'18"W
L12	19.24	N25°28'32"W
L13	4.27	S01°08'18"E
L14	4.27	S01°08'18"E
L15	15.05	N44°05'22"W
L16	15.05	N44°05'22"W
L17	19.07	S41°35'46"W
L18	18.13	N32°05'00"E
L19	19.05	N85°24'28"W
L20	19.43	S42°03'41"E
L21	19.41	S41°53'42"W
L22	17.07	N35°44'06"W

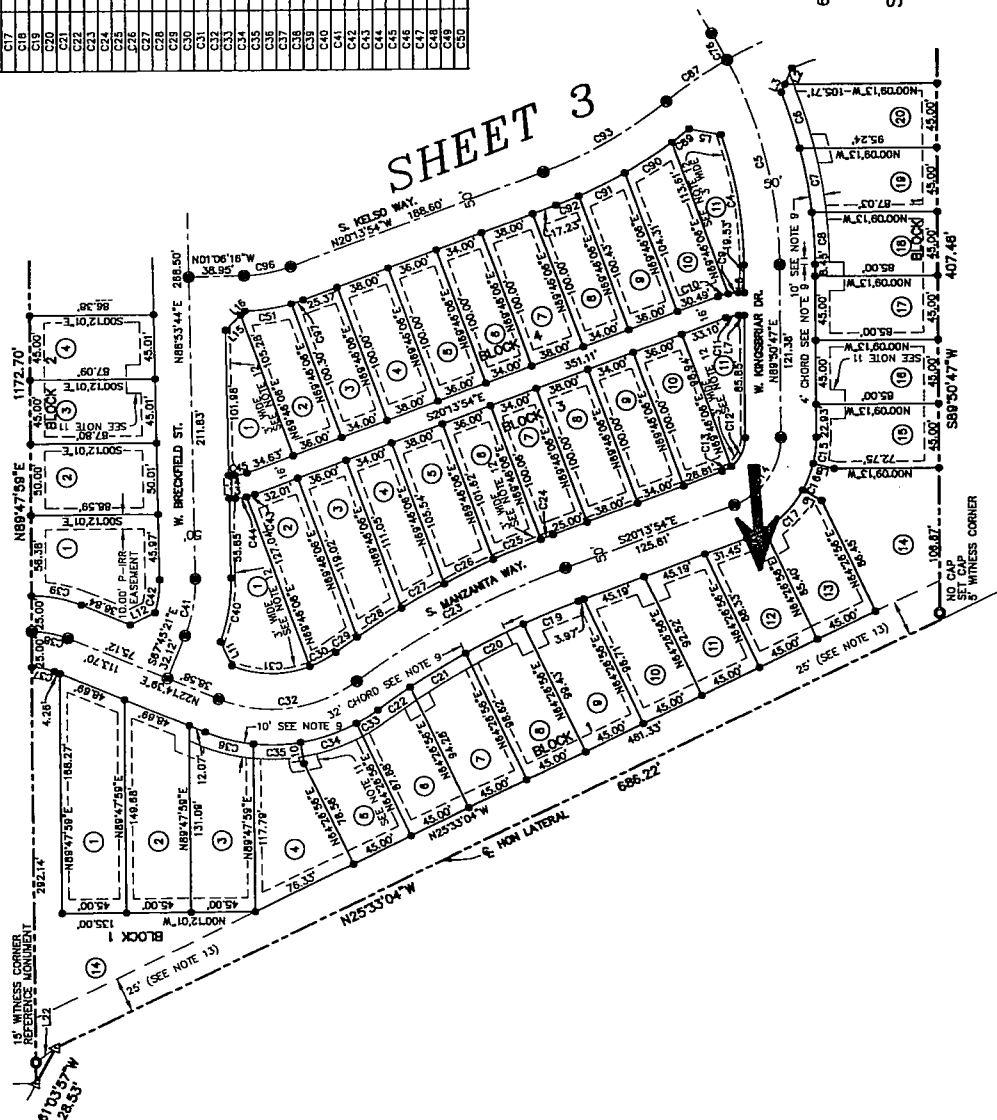
CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD BRG.	DELTA
C1	275.00	103.12	102.52	N103°34'58"W	21°30'05"	
C2	305.00	152.70	151.06	N142°09'57"W	2°39'33"	
C3	305.00	51.42	51.42	N103°34'58"W	180°00'00"	
C4	305.00	51.42	51.42	N103°34'58"W	180°00'00"	
C5	305.00	150.10	148.59	N75°44'53"E	281°14'58"	
C6	330.00	41.66	41.63	N71°55'18"E	271°40'00"	
C7	330.00	45.76	45.74	N73°30'45"E	258°54'58"	
C8	300.00	36.63	36.61	N85°39'59"E	62°13'34"	
C9	42.00	7.16	7.15	N89°32'22"W	2°42'18"	
C10	26.00	6.11	6.10	N123°11'11"W	101°44'44"	
C11	26.00	6.11	6.10	N123°11'11"W	101°44'44"	
C12	25.00	23.21	23.39	S63°33'10"E	53°12'33"	
C13	25.00	7.29	7.27	S48°25'27"E	184°30'00"	
C14	50.00	61.02	57.30	S45°11'54"E	89°55'19"	
C15	75.00	19.59	16.53	S83°03'26"E	141°13'44"	
C16	75.00	20.06	20.00	S88°17'55"E	151°12'28"	
C17	75.00	11.76	11.76	S101°08'18"E	180°00'00"	
C18	75.00	11.76	11.76	S101°08'18"E	180°00'00"	
C19	575.00	41.13	41.12	S22°16'31"W	43°55'33"	
C20	575.00	45.02	45.01	N25°16'31"W	43°55'33"	
C21	575.00	45.72	45.71	N31°04'08"W	43°52'22"	
C22	575.00	27.68	27.68	N44°20'03"W	7°45'30"	
C23	600.00	165.96	165.43	N28°39'21"W	1°59'34"	
C24	630.00	35.09	35.09	N70°38'10"W	43°58'31"	
C25	630.00	35.09	35.09	N70°38'10"W	43°58'31"	
C26	625.00	38.21	38.20	N45°05'44"W	33°02'08"	
C27	625.00	34.45	34.44	N29°25'33"W	33°02'29"	
C28	625.00	38.88	38.87	N32°42'42"W	32°22'50"	
C29	75.00	18.30	18.30	N51°47'08"W	149°41'47"	
C30	75.00	20.59	20.59	S28°13'03"E	154°33'30"	
C31	125.00	19.76	19.76	S00°38'53"W	172°30'15"	
C32	125.00	19.76	19.76	S00°38'53"W	172°30'15"	
C33	125.00	17.80	17.78	S32°00'01"E	80°01'33"	
C34	125.00	41.23	41.05	S18°28'15"E	183°43'58"	
C35	125.00	33.15	33.05	S01°25'27"E	151°13'38"	
C36	125.00	35.06	34.95	S147°20'30"W	15°41'17"	
C37	40.45	15.31	15.31	N102°58'31"E	22°32'08"	
C38	60.45	45.40	45.38	N102°58'31"E	22°32'08"	
C39	60.45	45.40	45.38	N102°58'31"E	22°32'08"	
C40	125.00	45.81	45.36	S90°33'02"E	203°44'28"	
C41	100.00	40.75	40.47	S79°25'49"E	232°00'55"	
C42	75.00	23.44	23.35	S82°03'00"E	175°43'33"	
C43	42.00	6.01	6.00	S10°08'07"E	81°13'30"	
C44	42.00	6.02	6.00	S05°24'18"E	103°50'03"	
C45	575.00	6.16	6.10	S10°08'07"E	81°13'30"	
C46	575.00	6.16	6.10	S10°08'07"E	81°13'30"	
C47	575.00	6.56	6.56	N88°43'17"W	057°08'08"	
C48	600.00	19.47	19.47	S89°49'30"W	151°33'30"	
C49	625.00	2.50	2.50	S82°14'21"W	0°41'15"	
C50	625.00	12.78	12.78	N82°49'52"W	171°01'19"	

CURVE	RADIUS	LENGTH	CHORD	DIST.	CHORD BRG.	DELTA
C51	125.00	33.09	32.99	S82°49'52"W	151°01'19"	
C52	305.00	36.61	36.61	N85°39'59"E	62°13'34"	
C53	305.00	36.61	36.61	N85°39'59"E	62°13'34"	
C54	335.00	4.98	4.98	N75°44'53"E	281°14'58"	
C55	300.00	77.26	77.04	N82°28'32"W	144°51'18"	
C56	275.00	12.17	12.17	N82°28'32"W	144°51'18"	
C57	275.00	57.10	56.99	N82°28'32"W	144°51'18"	
C58	275.00	67.63	67.51	N82°28'32"W	144°51'18"	
C59	275.00	71.26	71.26	N82°28'32"W	144°51'18"	
C60	275.00	71.26	71.26	N82°28'32"W	144°51'18"	
C61	275.00	6.80	6.80	S133°03'0"E	147°27'27"	
C62	275.00	6.80	6.80	S133°03'0"E	147°27'27"	
C63	275.00	37.77	37.76	N135°07'0"W	47°07'70"	
C64	525.00	45.59	45.58	N82°19'11"W	45°56'32"	
C65	525.00	45.13	45.12	N82°19'11"W	45°56'32"	
C66	525.00	101.53	101.53	N70°38'10"W	134°48'41"	
C67	525.00	75.32	75.32	N62°44'12"W	93°05'41"	
C68	525.00	44.37	44.35	N02°13'54"E	43°03'31"	
C69	500.00	6.16	6.15	N05°03'57"E	03°32'42"	
C70	500.00	50.02	50.00	N05°03'57"E	03°32'42"	
C71	450.00	47.95	47.90	N05°03'57"E	03°32'42"	
C72	450.00	47.95	47.90	N05°03'57"E	03°32'42"	
C73	450.00	47.95	47.90	N05°03'57"E	03°32'42"	
C74	450.00	47.95	47.90	N05°03'57"E	03°32'42"	
C75	475.00	21.64	21.63	N59°37'09"E	43°03'35"	
C76	305.00	21.64	21.63	N59°37'09"E	43°03'35"	
C77	305.00	21.15	21.14	S71°48'22"W	47°04'49"	
C78	325.00	35.82	35.80	S92°35'32"W	51°01'51"	
C79	325.00	35.82	35.80	S92°35'32"W	51°01'51"	
C80	325.00	35.82	35.80	S92°35'32"W	51°01'51"	
C81	325.00	35.82	35.80	S92°35'32"W	51°01'51"	
C82	325.00	6.58	6.58	S02°54'31"W	51°01'51"	
C83	300.00	168.92	168.70	S124°45'58"W	32°15'42"	
C84	275.00	39.66	39.63	S85°26'52"W	81°54'42"	
C85	275.00	46.35	46.30	S78°45'15"W	83°39'28"	
C86	275.00	55.95	55.95	S88°03'50"W	113°08'23"	
C87	325.00	18.30	18.30	N123°11'11"W	101°44'44"	
C88	325.00	18.30	18.30	N123°11'11"W	101°44'44"	
C89	325.00	15.27	15.27	S32°47'44"E	241°34'34"	
C90	325.00	38.98	38.97	S33°00'44"E	63°24'25"	
C91	325.00	38.23	38.21	S78°22'58"E	62°31'12"	
C92	325.00	16.77	16.77	S41°52'37"E	237°25'25"	
C93	300.00	65.01	65.55	S28°11'77"E	185°43'36"	
C94	75.00	24.94	24.92	S104°00'54"E	180°00'00"	
C95	100.00	33.38	33.23	S104°00'54"E	180°00'00"	
C96	125.00	6.84	6.84	S181°00'07"E	337°34'34"	

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN HEREON.



SEE SHEET 1 FOR LEGEND AND NOTES.



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