



TitleOne Corporation
Authorized Agent for:
Westcor Land Title Insurance Company

CONTACT INFORMATION

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:

Addie Eldredge
Title Officer:
aeldredge@titleonecorp.com
1101 W. River Street, Ste. 201
Boise, Idaho 83702
(208) 287-5310 Phone
(208) 287-5322 Fax

A copy of this commitment has been provided to:

Boyce Bailey
Corbett Bottles Real Estate Marketing
839 S. Bridgeway Place
Eagle, Idaho 83616
(208)377-5700

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

Visit us at our website: 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 Corporation
Authorized Agent for:
Westcor Land Title Insurance Company

ALTA Commitment (6/17/06)

File Number: B1000448 AE/DS

SCHEDULE A

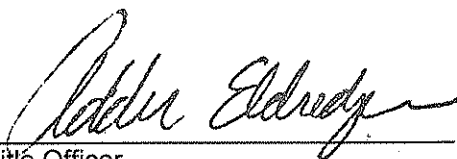
1. **Effective Date:** July 23, 2010 at 07:30 AM
2. **Policy (or Policies) to be issued:**

<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:**
Ken Johnson of Legacy Fiduciary Services, LLC, appointed as conservator of the Estate of Mary F. Bewley, protected person on April 16, 2010
5. **The land referred to in the Commitment is described as follows:**
See "Exhibit A" Attached Hereto

(End of Schedule A)

TitleOne Corporation

By: 
Addie Eldredge, Title Officer

SCHEDULE B - SECTION I

ALTA Commitment (6/17/06)

REQUIREMENTS AND NOTES

File Number: B1000448 AE/DS

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. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is:
TITLEONE CORPORATION

NOTE: The Company has conducted a judgment and lien search of the public records, as of the effective date shown on Schedule A, against the vested owner and/or the proposed insured owner/borrower. The Company has found no such items other than those shown on Schedule B, if any.

- d. The Company will require a Certified copy of the Death Certificate for Homer Bentley to be recorded in the county records.
- e. NOTE: According to the available records, the purported address of said land is:

16 Snow Springs Drive
Garden Valley, Idaho 83622

(End of Schedule B - Section I)

EXCEPTIONS FROM COVERAGE

File Number: B1000448 AE/DS

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: RP08202000027B
Code Area: 024000
Original Amount: \$2,162.28
9. Liens, levies, and assessments of the Castle Mountain Creeks Owners Association, Inc.
10. Liens, levies, and assessments of the Idaho Wastewater Treatment Services, Inc.
11. Ditch, road and public utility easements as the same may exist over said premises.
12. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
13. Any right or interest in any mineral, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

SCHEDULE B - SECTION II

ALTA Commitment (6/17/06)

EXCEPTIONS FROM COVERAGE

(Continued)

File Number: B1000448 AE/DS

14. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: February 16, 1965
Instrument No.: 69873

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: February 16, 1965
Instrument No.: 69875

16. 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: September 3, 1974
Instrument No: 81202

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: February 17, 1977
Instrument No: 85796

Amendments, Supplements, or Modifications of said Covenants, Conditions, and Restrictions:
Recorded: June 14, 1977
Instrument No.: 86347

17. An easement for the purpose shown below and rights incidental thereto as set forth in a Warranty Deed.
Purpose: Public Utilities
Recorded: August 13, 1979
Instrument No.: 92546

18. 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: August 31, 1983
Instrument No.: 110515

19. Terms, conditions, easements and, obligations, if any, contained in Easement Agreement by and between Castle Mountain Creeks Owners Association Inc. and Tree Top Mountain Estates LLC.
Recorded: May 31, 2007
Instrument No: 213985

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE
(Continued)

ALTA Commitment (6/17/06)

File Number: B1000448 AE/DS

(End of Schedule B-II)

EXHIBIT "A"

PROPERTY DESCRIPTION

A portion of Lot 27 of the Amended Plat of a Portion of Warm Springs Estates No. 1 (recorded as Instrument No. 85591, records of Boise County), said subdivision being situated in the Southwest quarter of Section 33, Township 10 North, Range 4 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found steel pin monumenting the most Northerly corner of the boundary common to Lot 28 and Lot 27 of said subdivision, said pin being the Real Point of Beginning; thence South 1°27'57" East a distance of 416.53 feet to a point of curvature; thence Southwesterly 94.25 feet along the arc of a circular curve concave to the Northwest, said curve having a radius of 60.00 feet, a central angle of 90°00'00" and a long chord which bears South 43°32'03" West a chord distance of 84.85 feet to a point of reverse curvature; thence Southwesterly 47.12 feet along the arc of a circular curve concave to the Southeast, said curve having a radius of 30.00 feet, a central angle of 90°00'00" and a long chord which bears South 43°32'03" West a chord distance of 42.43 feet to a point; thence South 1°27'57" East a distance of 70.10 feet to a point on the Southerly boundary of said Lot 27; thence along said boundary the following courses:
South 80°52'24" West a distance of 75.81 feet to a point; thence
North 62°38'53" West a distance of 60.38 feet to a point; thence
North 2°00'00" East a distance of 28.26 feet to a point; thence
North 25°55'35" West a distance of 246.45 feet to a point; thence leaving said boundary
North 35°01'21" East a distance of 262.68 feet to a set steel pin; thence
North 2°03'33" West a distance of 111.30 feet to a found steel pin on the Northerly boundary of said Lot 27; thence along said boundary
South 85°23'14" East a distance of 164.25 feet to the Real Point of Beginning.

(End of Exhibit "A")

(B1000448.PFD/B1000448/8)

NO. _____ FILED _____
A.M. _____ P.M. _____

APR 19 2010

J. DAVID NAVARRO, Clerk
BY L. MARTIN
DEPUTY

Michael W. McGreaham, ISB No. 6547
MOFFATT, THOMAS, BARRETT, ROCK &
FIELDS, CHARTERED
101 S. Capitol Blvd., 10th Floor
Post Office Box 829
Boise, Idaho 83701
Telephone (208) 345-2000
Facsimile (208) 385-5384
mwm@moffatt.com
24454.0

Attorneys for SHARON LAGER

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF
MARY F. BEWLEY,

Case No. CV IB 0923912

LETTERS OF CONSERVATORSHIP
(I.C. 15-5-421)

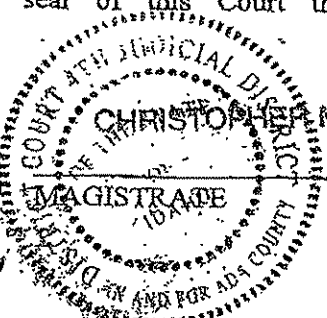
a Protected Person.

✓ Ken Johnson of Legacy Fiduciary Services, LLC was duly appointed and qualified as conservator of the estate of the above-named protected person on April 16, 2010, with all authority pertaining thereto. 10 ✓

These letters are issued to evidence the appointment, qualification, and authority of the said conservator.

WITNESS my hand and the seal of this Court this 16th day of April 2010

J. David Navarro, Clerk of the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Ada, do hereby certify that the foregoing is a true and correct copy of the original on file in this office. In witness whereof, I have hereunto set my hand and affixed my official seal this 16th day of April 2010.
L. Martin Deputy



Year: 2010
 Property Type: Residential
 Status: Active
 Exempt Status: None
 Urban Renewal
 Ownership Change
 Parcel #: RP08202000027B
 Sub Property Type: []
 Code Area: 024000
 Appraisers Initials: AMM
 Circuit Breaker

PHYSICAL LOCATION

Property Address: 16 SNOW SPRINGS DR
 ID: 83622-0000
 Property Desc: T10N R4E WARM SPRINGS ESTATES
 AMD, TX, 211 PART OF LOT 27
 SEC 33 SW 1/4
 Group Desc / Type: LIVINGSTON EST #1, 2/WARM SPRINGS-13010 SUB
 Township/Range/Section: 09N 04E 10
 MLS Area: 0
 Zoning Code: []

OWNER INFORMATION

Name: BEWLEY MARY FORTSON

 Mailing Address: 1731 MOUNTAIN VIEW DR
 BOISE ID 83706-0000

Assessment Roll	Property Occupancy	Category Code	Acreage	Assessed Value	Valuation Method	Code Area	HDE Value	Total Parcel Values	
Primary	Non-Occupancy	15	2.940	75,900	LAND BASE	024000	0	Assessed Amt	212,572
Primary	Non-Occupancy	37	0.000	136,672	CDST	024000	0	Taxable Amt	212,572
								Acres	2.940

CHARACTERISTICS

Land
 Commercial
 Personal
 Residential
 Farm
 Manufactured

Year: 2010 Parcel #: RP08202000027B
 Search Type: Parcel #



Districts for Code Area [PT3amF]

Year: 2010 Parcel: RP082020000278

Code Area	District Number	Levy Amount	Description	Phone
024000	20	.003170028	COUNTY	(1) 392-4431
024000	200	.002435383	SCHOOL GV #71	(1) 462-3756
024000	410	.000000000	ROAD & BRIDGE	(1) 392-4431
024000	620	.000402263	GV FIRE DIST.	(1) 462-3033
024000	720	.000473224	G V LIBRARY	(1) 462-3317
024000	750	.000207455	GV HOSP DIST	(1) 462-3772
024000	995	.000000000	GV REC DISTRICT	(208) 462-8069

Urban Renewal Ownership Change

Circuit Breaker

Cancel

Add'l Owner Info

Total Parcel Values

Assessed Amt: 212,572

Levy Amt: 212,572

Acres: 2.940

Total Levy: .006688353

Assessed Amount: 212,572

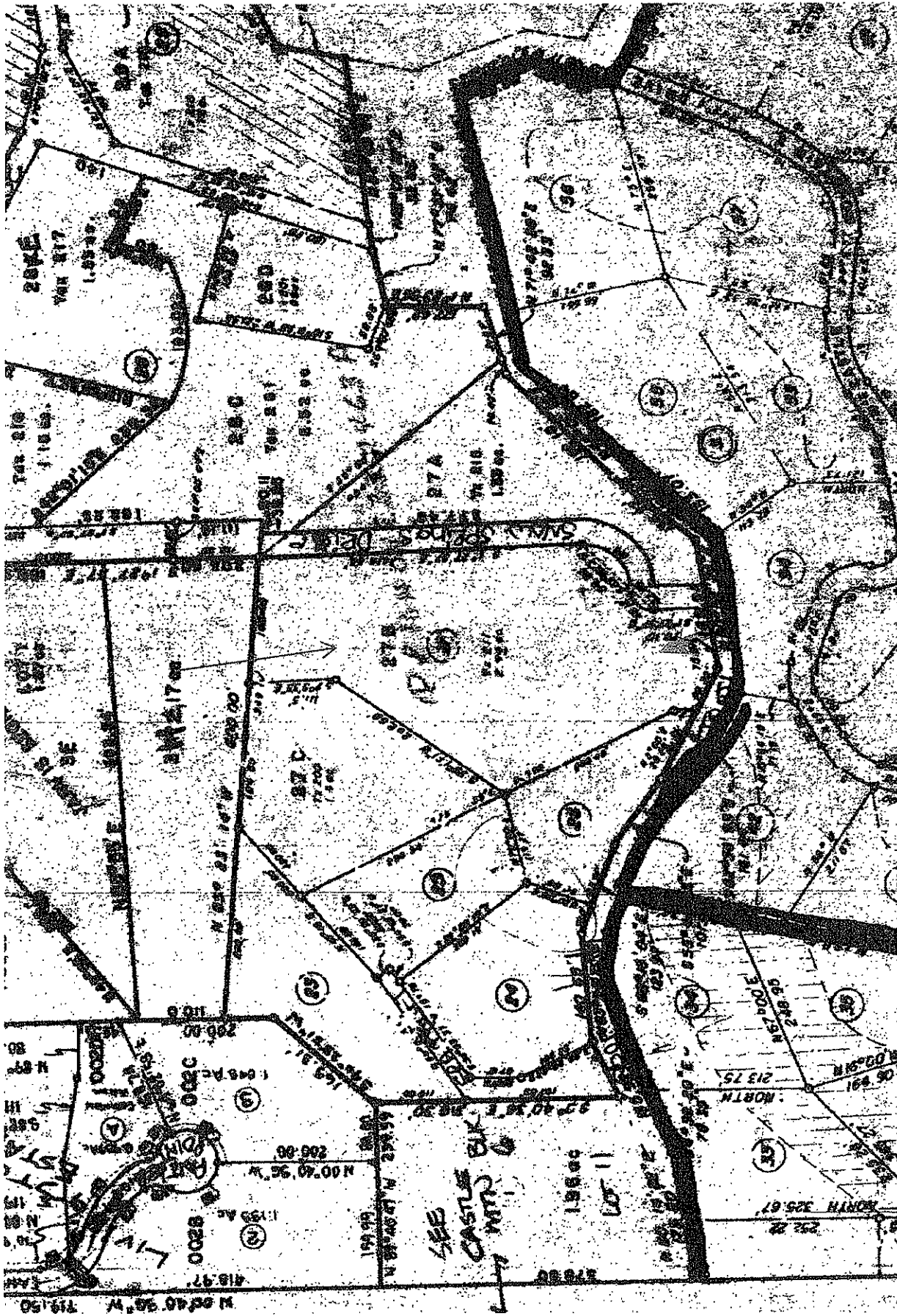
HOE Amount: 0

Taxable Amount: 212,572

Based On Most Current Certified Levies

Land Commercial Personal Residential Farm Manufactured

Year: 2010 Parcel #: RP082020000278 Page Up Page Dn Search Type: Parcel #



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