



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

1. **Effective Date: February 10, 2017 at 07:30 AM**

2. **Policy or Policies to be issued:**

<p>X ALTA Owners Policy (6/17/06)</p> <p>Proposed Insured: To Be Determined</p> <p>Endorsements: None Requested</p>	<p><i>Standard Coverage</i></p>	<p>Policy Amount: \$0.00</p> <p>Premium: \$0.00</p> <p>Charge: \$0.00</p>
<p>X ALTA Loan Policy (6/17/06)</p> <p>Proposed Insured: To Be Determined, its successors and/or assigns, as their interest may appear</p> <p>Endorsements: 9-06/22-06/8.1-06 \$50.00</p>	<p><i>Extended Coverage</i></p>	<p>Policy Amount: \$0.00</p> <p>Premium: \$0.00</p> <p>Charge: \$50.00</p>

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to the estate or interest in said land is at the effective date hereof vested in:**

Burl J. Smith; and James Burl Smith and Bruce James Smith, Trustees, or their successors in trust, under the James Burl Smith Living Trust, dated June 9, 2009, and any amendments thereto

5. **The land referred to in this Commitment is described as follows:**

See Attached Schedule C

TitleOne Corporation

By:

Elesia Britt, Authorized Signatory

SCHEDULE B-I
Requirements

The following are to be complied with:

1. 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.
2. Necessary conveyance to the proposed insured.
3. 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"

4. **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.

5. The Company requires a copy of the Trust Agreement or any instrument creating the James Burl Smith Living Trust and any amendments or revisions thereto.

6. Because of the provision of the Idaho Homestead law (Chapter 10, Title 55, I.C.), the Company will require: (a) the personal execution and acknowledgement of any deed, deed of trust, mortgage or special power of attorney to convey or encumber the homestead by the vested owner and spouse, if any; or (b) an affidavit, signed by the vested owner and spouse, if applicable, which states (i) that the land described herein is not their principal residence; (ii) the land is not claimed as homestead property; and (iii) their principal residence is located elsewhere, and, if applicable, the vested owner is not married.

7. **Note:** In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Idaho Department of Insurance regulations.

8. **NOTE:** According to the available records, the purported address of said land is:

4001 S Eagle Rd, Kuna, ID 83634

9. **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: Warranty Deed

Grantor: Cristobal Gabiola also known as Cristobal Gaviola, a widower and Gregorio Alberdi and Fransica Alberdi, husband and wife dba Gabiola & Alberdi, a partnership

Grantee: Burl J. Smith and Judith E. Smith, husband and wife

Recorded: July 21, 1971

Instrument No.: 776976

Document: Personal Representative's Deed

Grantor: James Burl Smith and Bruce J. Smith, as co-personal representatives of the Estate of Judith E. Smith, deceased

Grantee: James Burl Smith Living Trust

Recorded: September 23, 2009

Instrument No.: 109109165

Document: Personal Representative's Deed

Grantor: James Burl Smith and Bruce J. Smith, as co-personal representatives of the Estate of Judith E. Smith, deceased

Grantee: James Burl Smith Living Trust

Recorded: December 3, 2009

Instrument No.: 109134805

Document: Quitclaim Deed

Grantor: James Burl Smith Living Trust

Grantee: Burl J. Smith, an unmarried man

Recorded: February 22, 2011

Instrument No.: 111016179

Document: Quitclaim Deed

Grantor: Burl J. Smith, an unmarried man

Grantee: James Burl Smith Living Trust

Recorded: February 22, 2011

Instrument No.: 111016181

Document: Quitclaim Deed

Grantor: James Burl Smith Living Trust

Grantee: Burl J. Smith, an unmarried man

Recorded: March 4, 2013

Instrument No.: 113023342

Document: Quitclaim Deed

Grantor: Burl J. Smith, an unmarried man

Grantee: James Burl Smith and Bruce James Smith, Trustees, or their successors in trust, under the James Burl Smith Living Trust, dated June 9, 2009, and any amendments thereto

Recorded: March 24, 2016

Instrument No.: 2016-024054

SCHEDULE B-II
Exceptions From Coverage

Note: The Policy (or Policies) 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. If the Company's requirements are satisfied, Exceptions 1 through 6 will be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not 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 2017 which are a lien not yet due and payable.
8. Taxes, including any assessments collected therewith, for the year 2016 for which the first installment is paid and the second installment is due and payable on or before June 20, 2017.
Parcel Number: S2105111750
Original Amount: \$1,007.80
9. Special assessments, if any, for unincorporated Ada County (208-287-6800).
10. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby.
11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
12. Ditch, road, and public utility easements as the same may exist over said premises.
13. Right-of-way for Mora Canal and the rights of access thereto for maintenance of said canal.
14. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded December 8, 2013 in Book 5 of Patents, at Page 75.
15. Terms, conditions, easements and, obligations, if any, contained in Agreement for Easement by and between Burl J. Smith and Judith E. Smith, husband and wife and Quayle Waddell and Phyllis Waddell, husband and wife.
Recorded: February 14, 1984
Instrument No: 8407199

And Modified by Easement recorded October 10, 1984 as Instrument No. 8450458.

16. An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company

Purpose: Public utilities

Recorded: February 22, 1974

Instrument No.: 875623

17. Terms, conditions, easements and, obligations, if any, contained in Ingress-Egress Easement by and between D. Yamamoto Development, LLC, an Idaho limited liability company and Burl J. Smith and Bruce James Smith, Trustees, or their successors in trust, for the James Burl Smith Living Trust under Trust Agreement dated June 9, 2009.

Recorded: May 25, 2016

Instrument No: 2016-045163

18. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey No. 10530 recorded June 27, 2016 as Instrument No. 2016-056392.

19. A Home Equity Line of Credit Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$60,000.00

Trustor/Grantor: Burl J. Smith, an unmarried man

Trustee: Pioneer Title Company of Ada County

Beneficiary: Washington Federal, a federal saving association

Dated: February 16, 2011

Recorded: March 4, 2013

Instrument No.: 113023343

(End of Exceptions)

SCHEDULE C

Legal Description:

The following described parcels of land situated in the North half of Section 5, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

All of the East half of the Northeast quarter of said Section 5, lying South and East of the Mora Canal. (Also, all of Government Lot 3) and all of Government Lot 2 of said Section 5, lying South and West of the Mora Canal.

Exception:

The following described parcels of land situated in the North half of Section 5, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows: All of Government Lot 3.



PARCEL INFORMATION

Year: Parcel #:
 Property Type: Status: Exemption: %: Code:
 Urban Re Ownership Drop HOE Circuit Br Bankrupt

Taxes Owing
 Sub Property Type: Code Area: [Districts](#) Appraisers Initials: [Details](#)

OWNER INFORMATION

Name:

Mailing Address:

PHYSICAL LOCATION

Property Address:

Group Type: Group #:

Description:

Township/Range/Section:

List Property Owner [PT3j4F]



Sequence #	Name	Primary Contact	Relationship	Owner Type	Home Own
1	SMITH JAMES BURL LIVING TRUST	<input checked="" type="checkbox"/>	TRS	OWNER	<input checked="" type="checkbox"/>
2	SMITH JAMES BURL TRUSTEE	<input type="checkbox"/>	TR1	OWNER	<input type="checkbox"/>
3	SMITH BRUCE JAMES TRUSTEE	<input type="checkbox"/>	TR1	OWNER	<input type="checkbox"/>



PARCEL INFORMATION

Year: Parcel #: Property Type: Status: Exemption: %: Code:

Taxes Owning Sub Property Type: Code Area: Appraisers Initials:

- Urban Renewal
- Ownership Change
- Drop HOE
- Circuit Breaker
- Bankruptcy

OWNER INFORMATION

Name:

Mailing Address:

PHYSICAL LOCATION

Property Address:

Group Type: Group #:

Description:

Township/Range/Section:

Zoning Code:

Geo-Economic: MLS Area:

Assessment Roll	Property Occupancy	State Category Code	Acreage	Assessed Value	Valuation Method	Code Area
Property Roll	Non-Occupancy	50	61.840	3,900	INCOME	239
Property Roll	Non-Occupancy	100	1.000	44,800	MARKET	239
Property Roll	Non-Occupancy	310	0.000	128,700	COST	239

Assessment Not-Certified

Total Parcel Values

Assessed Amt:

HO Value:

Taxable Amt:

CHARACTERISTICS

Land | Commercial | Personal | Residential | Farm | Manufactured

Public Property Description - Display [PT2zfF]

State Parcel #:

Property Description:

Total Acreage:

Acreage Verified: *Yes *No Date: User:

Select



SMITH JAMES BURL LIVING TRUST

4001 S EAGLE RD
KUNA ID 83634-2500

Bank Code [Details](#) PrePaid
 Code Area [District](#) SubRoll
[Values](#)

Interest Date [Calculate](#)

Total Due

[Print](#)

Year	Amount Due Full Year	Amount Due 1st Half	Amount Due 2nd Half	Tax/Cert Full Year	Late Charge Full Year	Fees Full Year	Interest Full Year	Tax/Cert 1st Half	L
2016	503.90	0.00	503.90	503.90	0.00	0.00	0.00	0.00	0.
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.

Tax Summary [Public Pre-Paid](#)

[Charge Summary](#)

Year	Assessment Roll	Date Due	Total Payments	Tax Charge	Tax Payment	Tax Adjustment	Cert Charge	Cert Payment	Cert Adjustment
2016	Property Rc	12/20/2016	-503.90	1007.80	-503.90	0.00	0.00	0.00	0.00
2015	Property Rc	12/22/2015	-1089.30	1089.30	-1089.30	0.00	0.00	0.00	0.00
2014	Property Rc	12/20/2014	-1004.14	1004.14	-1004.14	0.00	0.00	0.00	0.00
2013	Property Rc	12/20/2013	-1036.84	1036.84	-1036.84	0.00	0.00	0.00	0.00
2012	Property Rc	12/20/2012	-1065.48	1065.48	-1065.48	0.00	0.00	0.00	0.00
2011	Property Rc	12/20/2011	-848.18	848.18	-848.18	0.00	0.00	0.00	0.00
2010	Property Rc	12/20/2010	-874.90	874.90	-874.90	0.00	0.00	0.00	0.00
2009	Property Rc	12/21/2009	-858.26	858.26	-858.26	0.00	0.00	0.00	0.00
2008	Property Rc	12/22/2008	-747.98	747.98	-747.98	0.00	0.00	0.00	0.00
2007	Property Rc	12/20/2007	-673.64	673.64	-673.64	0.00	0.00	0.00	0.00
2006	Property Rc	12/20/2006	-637.94	637.94	-637.94	0.00	0.00	0.00	0.00

Select



SMITH JAMES BURL LIVING TRUST

4001 S EAGLE RD
KUNA ID 83634-2500

Bank Code [Details](#) PrePaid
 Code Area [District](#) SubRoll
[Values](#)

Estimated Taxes by Code Area [PT5qiF]

Parcel

Parcel Values	
Assessed Value	<input type="text" value="177,400"/>
HOE	<input type="text" value="-86,750"/>
Taxable Value	<input type="text" value="90,650"/>

Taxable Value
 Adjustment
 Adjusted Value

Year

Code Area	District Number	Levy Amount	Description	Phone	Estimated Tax
239	1	.003017951	ADA COUNTY	(208) 287-7000	273.58
239	2	.000142023	PEST EXTERMINATION	(208) 577-4646	12.87
239	3	.000150938	EMERGENCY MEDICAL	(208) 287-2962	13.68
239	6	.000955148	ADA COUNTY HIGHWAY DIST	(208) 387-6123	86.58
239	9	.005000000	SCHOOL DISTRICT NO 3	(208) 922-1000	453.25
239	11	.000598269	KUNA LIBRARY	(208) 922-1025	54.23
239	22	.000133644	KUNA CEMETERY	(208) 559-4017	12.11
239	28	.001304607	KUNA FIRE	(208) 922-1144	118.26
239	43	.000029270	MOSQUITO ABATEMENT	(208) 577-4646	2.65
239	100	.000159508	COLLEGE OF WESTERN IDAHO	(208) 562-3299	14.46

Code Area

Total Levy Amount

Total Estimated Tax Amount

BASED ON MOST CURRENT CERTIFIED LEVIES