



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

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

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)	Standard Coverage	Policy Amount:	\$0.00
Proposed Insured:		Premium:	\$0.00
To Be Determined			
Endorsements: None Requested		Charge:	\$0.00

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:
Brent A. Wilkes and Dorothy A. Wilkes, husband and wife

5. The land referred to in this Commitment is described as follows:
See Attached Schedule C

TitleOne Corporation

By:

Addie Eldredge, 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. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.
4. 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.
5. NOTE: According to the available records, the purported address of said land is:

3879 N Legacy Woods Ave, Meridian, ID 83646

6. 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: Special Corporate Warranty Deed
Grantor: Federal National Mortgage Association
Grantee: Brent A. Wilkes and Dorothy A. Wilkes, husband and wife
Recorded: December 20, 2013
Instrument No.: 113135493

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: R7288620270
Original Amount: \$2,593.58
9. The land described herein is located within the boundaries of City of Meridian (208-888-4433) and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of Settlers Irrigation District (208-344-2471) and is subject to any assessments levied thereby.
11. Liens, levies, and assessments of the Heritage Commons Owners Association, Inc.
12. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
13. Terms, conditions, easements and, obligations, if any, contained in a Development Agreement by and between the City of Meridian, Eugene Quenzer and Brighton Corporation.
Recorded: July 12, 2002
Instrument No: 102078392
14. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: January 2, 2003
Instrument No.: 10300060

Amended and Restated Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: May 9, 2003

Instrument No.: 103076713

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: March 1, 2004

Instrument No.: 104023623

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.

Recorded: March 25, 2014

Instrument No.: 114022194

15. An easement for the purpose shown below and rights incidental thereto as set forth in a Seepage Bed Maintenance Easement.

Granted to: Ada County Highway District

Purpose: Seepage bed easement

Recorded: October 21, 2003

Instrument No.: 103179244

(Affects Lot 10/Block 19, Lots 10-12/Block 20, Lots 1-2/Block 22, Lots 7-9 and Lots 1-4/ Block 23)

16. An easement for the purpose shown below and rights incidental thereto as set forth in a Public Right-of-Way Easement.

Granted to: Ada County Highway District

Purpose: Sidewalk

Recorded: October 21, 2003

Instrument No.: 103179245

(Affects Lots 16-19/Block 15, Lot 8/Block 19, Lot 1/Block 22, and Lots 1 and 9/Block 23)

(End of Exceptions)

SCHEDULE C

Legal Description:

Lot 1 in Block 22 of Quenzer Commons Subdivision No. 4, according to the official plat thereof, filed in Book 88 of Plats at Page(s) 10105 through 10107, official records of Ada County, Idaho.