



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

1. **Effective Date: August 30, 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:</p> <p>Premium:</p> <p>Charge:</p>	<p>\$0.00</p> <p>\$0.00</p> <p>\$0.00</p>
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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:**
Robert F. Mulick, Jr., and Carol J. Mulick, 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. The Company will require an Affidavit Lack of Probate be executed by the surviving spouse of the Estate of Carol J. Mulick, deceased, for recording in the official records of Ada County, Idaho. The Company herein reserves the right to make additional requirements and/or exceptions upon disclosure of the same.
5. 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.
6. NOTE: According to the available records, the purported address of said land is:

3407 W Tucker Rd, Boise, ID 83703

7. 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: Thomas L. Goerke and Anna Goerke, husband and wife

Grantee: Robert F. Mulick, Jr., and Carol J. Mulick, husband and wife

Recorded: October 31, 1968

Instrument No.: 703056

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.

Taxes for the year 2016 are paid in full.
Parcel Number: S0628336360
Original Amount: \$1,697.32
8. The land described herein is located within the boundaries of Boise City (208-384-3735) and is subject to any assessments levied thereby.
9. Liens, levies and assessment of any and all irrigation districts, including but not limited to Boise City Canal Company and the rights, powers, and easements of said district as provided by law.
10. 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.
11. Right-of-way for Tucker Road.
12. 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 28, 1954
Book 26 of Miscellaneous Records at Page 426
13. 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 10, 1954
Book 26 of Miscellaneous Records at Page(s) 472

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 10, 1954

Book 26 of Miscellaneous Records at Page(s) 473

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

Granted to: Ada County Highway District

Purpose: Public right of way for the placement of public utilities

Recorded: May 7, 1987

Instrument No.: 8727030

(End of Exceptions)

SCHEDULE C

Legal Description:

**Beginning at the section corner common to Sections 28, 29, 32 and 33, Township 4 North, Range 2 East, Boise Meridian, in Ada County, Idaho; thence
North 0°16' East along the section line common to Sections 28 and 29 a distance of 454.34 feet; thence
East 25 feet to the East side of Thirty Sixth Street; thence continuing
South 89°54' East 492 feet along the South line of a 40 foot road or street, presently known as Tucker Road, to the Point and Place of
Beginning; thence continuing
South 89°54' East along said road or street a distance of 83 feet; thence
South 0°16' West 161.61 feet; thence
North 89°54' West 83 feet; thence
North 0°16' East 161.61 feet, more or less to the Place of Beginning.**