



**TitleOne**  
a title & escrow co.

TitleOne Corporation  
Authorized Agent for:  
Title Resources Guaranty Company

**SCHEDULE A**

1<sup>st</sup> Revised Commitment: September 19, 2017  
Updated Vesting, Added Additional Deed to No. 8 on B-I

1. **Effective Date: September 7, 2017 at 07:30 AM**

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

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

X	ALTA Loan Policy (6/17/06)	<i>Extended Coverage</i>	<b>Policy Amount:</b>	\$0.00
	<b>Proposed Insured:</b>		<b>Premium:</b>	\$0.00
	To Be Determined, its successors and/or assigns, as their interest may appear			
	<b>Endorsements:</b> None Requested		<b>Charge:</b>	\$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:**  
The Estate of David Christensen, also known as David W. Christensen, deceased, by Stephanie Cardin, as Personal Representative under Probate Case No. CV01-17-12325

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. 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. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.
6. **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.
7. **NOTE:** According to the available records, the purported address of said land is:

424 E Monarch St, Eagle, ID 83616

8. **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: Quitclaim Deed  
Grantor: Carol L. Christensen  
Grantee: David W. Christensen  
Recorded: January 8, 1992  
Instrument No.: 9201614

Document: Letters Testamentary  
Grantor: State of Idaho in the Matter of the Estate of David Christensen  
Grantee: Stephanie Cardin as Personal Representative  
Recorded: September 18, 2017  
Instrument No.: 2017-087960

**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: R2024450310

Original Amount: \$949.88

8. The land described herein is located within the boundaries of the City of Eagle (208-939-6813) and is subject to any assessments levied thereby.
9. Liens, levies and assessment of any and all irrigation districts, including but not limited to the New Dry Creek Ditch Company and the rights, powers, and easements of said district as provided by law.
10. The land described herein is located within the boundaries of Eagle Sewer District (208-939-0132) and is subject to any assessments levied thereby.
11. The land described herein is located within the boundaries of Eagle Water District (208-939-0242) and is subject to any assessments levied thereby.
12. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
13. 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: November 12, 1976

Instrument No.: 7644831

14. Terms, conditions, easements and, obligations, if any, contained in a Devolution Agreement by and between Gerald Matthews and Lorraine D. Matthews.

Recorded: August 13, 2001

Instrument No: 101081665

(End of Exceptions)

**SCHEDULE C**

**Legal Description:**

**Lot 18 in Block 4 of Eagle Village Subdivision, according to the official plat thereof, filed in Book 40 of Plats at Page(s) 3304 and 3305, official records of Ada County, Idaho.**