



TitleOne
a title & escrow co.

TitleOne Corporation
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

1. **Effective Date: September 28, 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:**
Leonard G. Williams and Clydine V. Williams, Co-Trustees, or their successors in trust, of the Leonard G. and Clydine V. Williams Trust, U/T/A dated the 30th day of July, 1990, and any amendments thereto

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. Necessary conveyance to the proposed insured.

2. 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.

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

2105 N 26th St, Boise, ID 83702

4. 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.

5. TitleOne Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.

6. The Company requires a copy of the Trust Agreement or any instrument creating the Leonard G. and Clydine V. Williams Trust and any amendments or revisions thereto.

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: Quitclaim Deed

Grantor: Leonard G. Williams and Clydine V. Williams, a married couple

Grantee: Leonard G. Williams and Clydine V. Williams, Co-Trustees, or their successors in trust, of the Leonard G. and Clydine V. Williams Trust, U/T/A dated the 30th day of July, 1990, and any amendments thereto

Recorded: July 31, 1990

Instrument No.: 9040418

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: R6876250350
Original Amount: \$4,316.40
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. Easements, reservations, restrictions, and dedications as shown on the official plat of said subdivision.
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. 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: November 12, 1938
Book 16 of Miscellaneous at Page(s) 113

(End of Exceptions)

SCHEDULE C

Legal Description:

The South 91.4 feet of Lot 9 of Pakenham's Fair Acres, according to the official plat thereof, filed in Book 12 of Plats at Page 658, Official Records of Ada County, Idaho