



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> |
| <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: 22-06 - Location \$0.00 8.1-06 - Environmental Liens \$15.00 9-06 - Restrictions \$35.00</p> | <p><i>Extended Coverage</i></p> | <p>Policy Amount:</p> <p>Premium:</p> <p>Charge:</p> | <p>\$0.00</p> <p>\$0.00</p> <p>\$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:**

Arlene J. Solmon, also shown of record as Arlene Mae Solmon, an unmarried woman as her sole and separate property

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

See Attached Schedule C

TitleOne Corporation

By:

Michael L. Thompson, 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. 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. The Company requires any improvements and/or repairs or alterations thereto completed within the last 90 days by a contractor, sub-contractors, labor and materialmen are all paid, if any.

If work has commenced, we will require satisfactory evidence of payment.

8. Completion of the Homeowner's Policy of Title Insurance Affidavit, and the return of said affidavit to the Company.

9. **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.

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

3324 W Tucker Rd, Boise, ID 83703

11. **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: Personal Representative's Deed

Grantor: Arlene Mae Solmon, Personal Representative of the estate of Richard Gene Solmon, deceased

Grantee: Arlene Mae Solmon, an unmarried woman dealing in her sole and separate property

Recorded: October 26, 2015

Instrument No.: 2015-098752

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: S0628336420

Original Amount: \$1,567.94

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. The land described herein is located within the boundaries of Northwest Boise Sewer District (208-344-5991) and is subject to any assessments levied thereby.
10. 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.
11. Ditch, road, and public utility easements as the same may exist over said premises.
12. Right-of-way for Tucker Road and the rights of access thereto for maintenance of said road.
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

Instrument No.: 356033

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

Instrument No.: 356034

(End of Exceptions)

SCHEDULE C

Legal Description:

A portion of the South half of the Southwest quarter of the Southwest quarter of Section 28, Township 4 North, Range 2 East of the Boise Meridian, in Ada County, Idaho and being more particularly described as follows:

**Commencing at the section corner common to Sections 28, 29, 32 and 33, Township 4 North, Range 2 East of the Boise Meridian; thence North 0°16' East along the section line between Sections 28 and 29, said line being the center line of 36th Street, 650.34 feet to a point; thence
South 89°54' East 25 feet to an iron pin on the East side of 36th Street; thence continuing
South 89°54' East 641 feet along an old established fence line to an iron pin, the Real Place of Beginning; thence continuing
South 89°54' East 74 feet; thence
South 0°16' West 156 feet; thence
North 89°54' West 74 feet; thence
North 0°16' East 156 feet to the Real Place of Beginning.**

Except any portion thereof lying with the right of way of Tucker Road.