

PARCEL 1:

Being a tract of land situated in Section 32, Township 50 North, Range 4 East, B.M., Shoshone County, State of Idaho and being a part of Lots 19 and 20, Riverside Home Tracts.

Beginning at a point whence Corner No. 7 of H.E.S. 86 bears

South $61^{\circ}51'11''$ West, 1,180.34 feet; thence

North $28^{\circ}12'20''$ East, 75.13 feet; thence

North $28^{\circ}32'37''$ East, 48.77 feet; thence

South $80^{\circ}04'31''$ East, 42.75 feet; thence

South $73^{\circ}01'20''$ East, 60.38 feet; thence

South $27^{\circ}52'43''$ West, 74.55 feet; thence

South $28^{\circ}36'49''$ West, 75.00 feet; thence

North $61^{\circ}31'19''$ West, 100.00 feet to the point of beginning.

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EXCEPT:

The following described premises to wit:

Being a tract of land situated in Section 32, Township 50 North, Range 4 East, B.M., Shoshone County, State of Idaho and adjoining Lots 19 and 20, Riverside Home Tracts, a Subdivision.

Beginning at a point whence Corner No. 7 of H.E.S. 86 bears

South $61^{\circ}51'11''$ West, 1,180.34 feet; thence

North $28^{\circ}12'20''$ East, 75.13 feet; thence

North $28^{\circ}32'37''$ East, 48.77 feet; thence

South $80^{\circ}04'31''$ East, 42.75 feet; thence

South $28^{\circ}35'00''$ West, 138.20 feet; thence

North $60^{\circ}31'08''$ West, 39.98 feet to the point of beginning.

COMMITMENT FOR TITLE INSURANCE

File No.: 32187

SCHEDULE B - SECTION 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquired of record for value the estate or interest or mortgage thereon covered by the Commitment.

B. General Exceptions:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat 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 material 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 or 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 of such proceedings, whether or not shown by the records of such agency or by the public records.

Paragraphs 1, 2, 3, 4, 5 and 6 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception in Schedule B - Section 2.

C. Special Exceptions:

(See Schedule B - Section 2 beginning on next page)

COMMITMENT FOR TITLE INSURANCE

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SCHEDULE B - SECTION 2

This Commitment is not valid without Schedule B - Section 1

SPECIAL EXCEPTIONS:

1. General taxes as extended on the regular tax roll for the year 1994, which are a lien, payable on or before December 20 of said year and not delinquent until after said date. Affects all Parcels.
2. General taxes for the year 1993, which are a lien, of which the first half is delinquent and the second half is due and payable on or before June 20, 1994 and not delinquent until after said date.
3. General taxes for the year(s) 1991, 1992, which are a lien, of which all are delinquent. Affects Parcel 3.
4. Powerline Easement as granted to WASHINGTON WATER POWER, a Corporation, recorded in Book 80 of Deeds, Page 585, records of Shoshone County, State of Idaho, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electricatl system.
5. Easement granted United States of America with the right to construct, repair, maintain and operate a telephone line. Also, a reversion clause, recorded in Book 80, Deeds, page 683, records of Shoshone County, State of Idaho.
6. An Easement affecting a portion of said land and the purposes stated herein and incidental purposes:

In favor of:	Yellowstone Pipeline Company
For:	the right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipeline for the transportation of liquids and/or gasses, together with the right of ingress and egress
Recorded:	Book 88, Deeds, page 218, Instrument No. 160117, of official records
7. Any claim arising from the difference in the mean high waterline of the North Fork of the Coeur d'Alene River and the meander line as shown by the Government Survey.

(Continued)

COMMITMENT FOR TITLE INSURANCE

No.: 32187

SCHEDULE B - SECTION 2 (Continued)

Special Exceptions (Continued)

8. Reservations in U.S. Patent recorded in Book 54 of Patents at Page 373, as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with local customs, laws and decisions of Courts, and also subject to the rights of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law ... and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."
9. Memorandum of Contract dated John W. Miller and Dona N. Miller, husband and wife, Sellers and Clifford K. Baun and Jacquelyn C. Baun, Purchasers, recorded October 12, 1990 as Instrument No. 344180, records of Shoshone County Idaho.
10. Matters which may be disclosed by an inspection or by a survey of said land that is satisfactory to this Company, or by inquiry of the parties in possession thereof.
11. Material or labor liens or liens created or authorized by law of which no notice is of record.
12. The Mortgage (deed of trust) we are asked to insure should be placed of record and this Commitment is subject to such further matters as may appear at that time.
13. Lien for any taxes deferred by virtue of the designation of the insured premises or any portion thereof as forest lands as provided in Section 63-1701 et seq, Idaho Code. Affects parcel 2.
14. All minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto, whether expressed or implied.

NOTE NO. 1: General taxes and fees for the years 1993, 1992 and 1991 as extended on the regular tax roll are as follows:

	1991	1992	1993
Amount:	\$42.83	\$47.18	\$47.48
Parcel No.:	50NO4E-32-1300		
Home Owner's Exemption:	No	No	No
Circuit Breaker Exemption:	No	No	No
Solid Waste:	\$00.00	\$00.00	\$00.00
Forest Protect:	\$3.46	\$3.46	\$4.32
Total:	\$46.29	\$50.64	\$51.80

(Continued)

MAKE CHECK PAYABLE TO:

2009 TAX BILL/RECEIPT

PARCEL NUMBER

ELLEN SAUER, TAX COLLECTOR

BILL#

10010

RPO27500000200A

SHOSHONE COUNTY

CODE AREA

20-0000

L 20,163
I 43,610

700 BANK STREET - SUITE 110
WALLACE, IDAHO 83873

1ST HALF DUE

2ND HALF DUE

FULL DUE

TOT MV

63,773

TAX 363.21

TAX 363.21

TAX 726.42

LATE

LATE

LATE

INT

INT

INT

COST

COST

COST

TOT

TOT

TOT

DAILEY RUSTY W

DAILEY JENNIFER

W 1107 13TH

SPOKANE

WA 99204

LOT 20

RIVERSIDE HOME TRACT AMND

32-50-4

91 S RIVERSIDE HOMES

*** IMPORTANT ***
PLEASE READ BOTH FRONT AND BACK
*** MONTHLY PAYMENTS ARE ACCEPTED ***
APPEAL DEADLINE FOR SOLID WASTE
JANUARY 20, 2010

TO AVOID LATE CHARGES, PAYMENTS MUST BE
RECEIVED OR POSTMARKED BY THE DUE DATE.

WE NOW ACCEPT CREDIT/DEBIT CARDS IN
OFFICE OR CALL 208-752-1261.
CONVENIENCE FEES APPLY.

TAXING DISTRICT	RATE
COUNTY	.003313756
SCHL #393 BOND	.001197654
SCHL #393 SUPP	.005152682
E SHOSHONE HOSP	.000535101
DISTRICT TOTAL	.010199193
SOLID WASTE RES FEE	
AMOUNT DUE	726.42

SHOSHONE COUNTY
700 BANK STREET - SUITE 110
WALLACE, IDAHO 83873

CODE AREA 20-0000 L 14,725

1ST HALF DUE
TAX 75.09
LATE
INT
COST
TOT

2ND HALF DUE
TAX 75.09
LATE
INT
COST
TOT

DAILEY RUSTY W
DAILEY JENNIFER
W 1107 13TH
SPOKANE WA 99204

*When the house
was built*

LOT 19
RIVERSIDE HOME TRACT AMND
32-50-4

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SCHL #393 BOND	.001197654
SCHL #393 SUPP	.005152682
E SHOSHONE HOSP	.000535101
AMOUNT DUE	.010199193

48.80
17.64
75.86
7.88
150.18