

RJR
32-6671/

reissued because of
mistake in desc. - our
error

7,850.00

Own

32-6675-mtg

RJR
32-6675

7,850.00

Mtg

own 32-6674

N/C THE TITLE INSURANCE COMPANY

TITLE INSURANCE BUILDING • BOISE, IDAHO

N/C
see above

Title Insurance Policy

Policy **N932-6674**

\$ **7,850.00**

Order No. **13923**

THE TITLE INSURANCE COMPANY, a corporation (incorporated under the laws of the State of Idaho), hereinafter called the Company, for a valuable consideration paid for this policy of title insurance,

Does Hereby Insure

MELVIN CHRISTMANN and JOAN R. CHRISTMANN

and

ADMINISTRATOR of VETERANS' AFFAIRS, an Officer of the United States of America

together with the persons and corporations included in the definition of "the insured" as set forth in the stipulations of this policy, against loss or damage not exceeding

SEVEN THOUSAND EIGHT HUNDRED FIFTY dollars,
which the insured shall sustain by reason of:

1. Title to the land described in Schedule A being vested, at the date hereof, otherwise than as herein stated; or
2. Any defect in, or lien or encumbrance on, said title existing at the date hereof, not shown or referred to in Schedule B; or
3. Any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or
4. Priority over any such mortgage or deed of trust of any lien or encumbrance upon said land existing at the date hereof, except as shown in Schedule B, such mortgage or deed of trust being shown in the order of its priority.

all subject, however, to SCHEDULES A and B, and the STIPULATIONS herein, all of which schedules and stipulations are hereby made a part of this policy.

IN WITNESS WHEREOF, THE TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this **13th** day of **August**, 19 **68**, at **9:00A.M.**

This policy not valid unless countersigned by
Shoshone Title Company
By Robert L. Ring or A. M. Hanson or Violet Erwin

SHOSHONE TITLE COMPANY

THE TITLE INSURANCE COMPANY

By

President

Attest:

By **RJR:rt/nk**

Secretary

SCHEDULE A

The fee simple title to said lands, is at the date hereof, vested in:

MELVIN CHRISTMANN and JOAN R. CHRISTMANN,
husband and wife, presumptively as community property.

The land referred to in this policy is described as:

See copy attached.

A tract of land lying in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 48 North, Range 3 E.B.M., Shoshone County, State of Idaho, and being more particularly described as follows:

All of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3 lying Westerly of the County Road known as the Moon Creek Road and lying Northerly of the present road which was formerly U. S. Highway No. 10, SAVE AND EXCEPT the following described parcel of land:

Using an astronomic meridian and beginning at Corner No. 1 from whence the SW corner of said Section 3 bears South 63°23' West, 2,994.73 feet distant; thence

North, 100.5 feet distant to Corner No. 2; thence

South 80°35.5' East 117.27 feet distant to Corner No. 3; thence

South 09°53'30" West, 100 feet distant to Corner No. 4; thence

North 80°06'30" West, 100 feet distant to Corner No. 1, the place of beginning.

ALSO EXCEPT:

Using an astronomic meridian and beginning at Corner No. 1 from whence the SW corner of said Section 3 bears South 65°28.8' West 3,141.89 feet distant; thence

North 9°55' East, 100.00 feet to Corner No. 2; thence

South 80°05' East, 446.14 feet distant to Corner No. 3; thence

South 37°00' West, 112.32 feet distant to Corner No. 4; thence

North 80°05' West, 395.00 feet distant to Corner No. 1, the place of beginning.

ALSO EXCEPT 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.

NO NOTATION
EED OR MORTGAGE

SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust is expressly insured in Paragraphs numbered 3 and 4 on page 1 of this policy.

1. Rights or claims of persons in possession or claiming to be in possession, easements, liens or incumbrances including material or labor liens, which are not shown by the public records; reservations in patents or state grants; or in acts authorizing the issuance thereof; mineral rights, water rights, claims or title to minerals or water.

2. Questions of location, boundary and area; overlaps and encroachments by improvements belonging to these or adjoining premises; all dependent upon actual survey for determination.

3. Assessments which are not shown as existing liens by the public records; taxes not yet payable; pending proceedings for vacating, opening or changing streets or highways preceding entry of the final ordinance or order therefor.

4. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or limiting the height of improvements, or prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.

5. General taxes for the year 1967, of which the first half is paid the second half is delinquent.

General taxes for the year 1968, which are a lien, not yet due or payable.

6. Easement as granted to The Pacific Telephone and Telegraph Company, for operation, maintenance and repair of its lines, including the right to trim trees and brush, recorded in Book 58, Deeds, page 281, Book 75 at page 191, and Book 81, page 633 records of the county wherein the above described land lies.

7. Power line easement as granted to the Washington Water Power Company, a corporation, 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 electrical system, recorded in Book 51, Deeds, page 152, and Book 72, page 596, records of the county wherein the above described land lies.

8. An easement for domestic water pipe line as disclosed by the deed to Raymond C. Shipp and Betty Shipp, husband and wife, recorded as Instrument No. 199888, and in Instrument recorded June 25, 1962, as Instrument No. 187896, records of Shoshone County Records, the location of which is not disclosed of record.

(Continued)

9. Mortgage dated July 25, 1966, executed by Melvin Christmann and Joan R. Christmann, husband and wife, to Administrator of Veterans' Affairs, an Officer of the United States of America, to secure payment of \$7,850.00, and interest, recorded July 28, 1966 as Instrument No. 206348, records of the county wherein the above described land lies.

As modified by Modification Agreement recorded August 12, 1968 as Instrument No. 218796, records of Shoshone County, Idaho.