

EXHIBIT "A"

WARRANTY DEED

3106865

Legal Description (Continued)

PARCEL 1:

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 48 North, Range 3 East, B.N., Shoshone County, State of Idaho more particularly described as follows:

Beginning at a wooden post commonly accepted as the Southeast corner of the Northeast 1/4 of Section 8, running thence along the Section line North 0°04' West, 226.0 feet to a piece of drill steel; thence

South 89°56' West, 592.17 feet distant to a piece of drill steel and being the point of beginning and also being common to Corner No. 5 of that certain Warranty Deed recorded under Instrument No. 274046, records of Shoshone County, State of Idaho; thence

continuing South 89°56' West, 108.94 feet distant more or less to a piece of drill steel; thence

South 44°36'42" West, 44.0 feet along the county road right-of-way to a point; thence

South 49°42'38" East, 105.0 feet more or less to a point on the Northwesternly edge of a creek; thence

Northeasterly along the creek to a point that is South 49°42'38" East, 27.44 feet more or less from the point of beginning, (long chord bearing North 44°40'25" East, 114.75 feet); thence

North 49°42'38" West, 27.44 feet more or less to the point of beginning.

PARCEL 2:

A parcel of land situated in the Northeast 1/4 of Section 8, Township 48 North, Range 3 East, B.N. and more particularly described as follows:

Beginning at a wooden post situated and commonly accepted as the Southeast Corner of the Northeast 1/4 of Section 8; running thence along the Section line North 0°04' West, 226.00 feet distant (of record as 44 rods) to a piece of drill steel; thence

South 89°56' West, 898.88 feet distant (of record as Westerly 950 feet) to a piece of drill steel on the county road right-of-way; thence

North 44°36'42" East, 281.27 feet distant, (of record as Northeasterly 300 feet) along the county road right-of-way, a piece of drill steel; thence

North 44°36'42" East, 70.66 feet distant to Corner No. 1 of the parcel on the county road right-of-way, a piece of drill steel and the true point of beginning; thence

North 44°36'42" East, 75.00 feet distant to Corner No. 2 of the parcel on the county road right-of-way, a piece of drill steel; thence

South 49°42'38" East, 112.00 feet distant to Corner No. 3 of the parcel, a piece of drill steel; thence

South 44°36'42" West, 43.66 feet distant to Corner No. 4 of the parcel, a piece of drill steel; thence

South 56°54'16.9" West, 32.61 feet to a point known as Corner No. 5 of a parcel conveyed by Instrument No. 327434, records of Shoshone County, State of Idaho; thence

North 49°41'43.6" East, 27.436 feet to Corner No. 6 of the parcel, a piece of drill steel; thence

North 49°42'38" West, 27.59 feet to Corner No. 1 and the true point of beginning.

Uniform Residential Appraisal Report

31492
File # 10235556

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 149,000 to \$ 195,000	
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 145,000 to \$ 228,000	
FEATURE	SUBJECT
Address 325 Appleberg Kellogg, ID 83837	7 W. Mill Avenue Kellogg, ID 83837
Proximity to Subject	1.5
Sale Price	\$ 180,000
Sale Price/Gross Liv. Area	\$ 180.00 sq.ft. \$ 103.88 sq.ft.
Data Source(s)	MLS/Broker
Verification Source(s)	MLS #08-8586 DOM 361
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment
Sales or Financing	Conv Loan
Concessions	None
Date of Sale/Time	6/26/2009
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	.33 acre .17 acre +5,200
View	Neighborhood Similar
Design (Style)	1 Story 1.5 Story
Quality of Construction	Average Similar
Actual Age	1961 1918
Condition	Average + Similar
Above Grade	Total Bdrms. Baths
Room Count	5 1 1 7 3 2
Gross Living Area	1,000 sq.ft. 1,829 sq.ft. -23,200
Basement & Finished	1,000sf/95% 720sf/30% +2,800
Rooms Below Grade	3/2/1 RI +9,400
Functional Utility	Average
Heating/Cooling	GFA/None
Energy Efficient Items	Inc. Above
Garage/Carport	1 car garage
Porch/Patio/Deck	CVDeck Proch Porches
	Shop 30'x 32' Inferior +10,000
Net Adjustment (Total)	Net Adj. 1.2 %
Adjusted Sale Price of Comparables	Gross Adj. 27.7 % \$ 192,200
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) MLS	
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) MLS	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	No sales during the past
Price of Prior Sale/Transfer	36 months were
Data Source(s)	reported by MLS.
Effective Date of Data Source(s)	08/08/2009
Analysis of prior sale or transfer history of the subject property and comparable sales The subject is currently listed for \$189,000, it has not sold within the last 3 years.	
Summary of Sales Comparison Approach Sales used were taken from homes located in Kellogg and Pinehurst. The market was researched back 1 year due to limited sales data the selection of comparables was expanded past 6 months. The subject has one bedroom on the main floor and 2 legal bedrooms in the basement and provides the utility of a 3 bedroom home.	
Sale 1 is one of the most recent sales available in Kellogg. It is superior as to GLA, inferior as to basement size and finish. Sales 2 & 3 are inferior as to basement. Sale 3 was used to bracket GLA. Comparable 5 is a current listing and is accorded no weight.	
Indicated Value by Sales Comparison Approach \$ 180,000	
Indicated Value by: Sales Comparison Approach \$ 180,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
Most weight is accorded the Market Data Approach as it indicates market acceptance of similar type properties. The Cost Approach is typically used for new construction or when homes are 1 year old or less. The Income Approach was not used because most single-unit homes are not purchased for their income potential.	
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 180,000 as of 08/06/2009, which is the date of inspection and the effective date of this appraisal.	

RECONCILIATION