

Main Identity

From: "Linda Sloderbeck" <fatmh@mindspring.com>
To: <Angela.Morgan@wellsfargo.com>
Sent: Wednesday, August 09, 2006 11:24 AM
Subject: Weece & Fuller requested documents

Dear Angela,

I received your request for Outstanding Documents on files for Weece, your loan #0052718392 and Fuller, loan #0055068126. I faxed to your attention the Statement of Intents for both properties. Please advise me ASAP if you received those and that this is what you were requiring. Thank you!

Linda Sloderbeck

Escrow Asst.

First American Title Co.

190 North 3rd East St.

Mountain Home, ID 83647

P)888-580-8428

F)208-587-1441

Email)fatmh@mindspring.com

First American Title Company
190 North 3rd East
Mountain Home, ID 83647
Tel. (208) 587-8428
Fax. (208) 587-1441

FAX COVER LETTER

Date: 8/7/06

Fax to: Wells Fargo Bank/866-684-3579

Attention: Angela Morgan

From: First American Title Company Fax No. (208) 587-1441

At the Request of: Linda

Transmission includes:

Please see attached your inquiry and the attached Statement of Intents with Recording information and our file no.'s with the Borrower names in the Right hand corners.

Total number of pages, including cover letter: 4

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes: Per your request.

08/07/2006 MON 15:31

FAX 208 587 1441

First American Title

0001

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO.	2897
DESTINATION ADDRESS	18666843579
PSWD/SUBADDRESS	
DESTINATION ID	
S.T. TIME	08/07 15:29
USAGE T	01' 28
PGS.	4
RESULT	OK

8/7/2006

Confidential Fax Cover Sheet



TO: LINDA SLODERBECK
Company: FIRST AMERICAN TITLE
Phone: (208)587-8428
Fax: (208)587-3325

FROM: Angela Morgan
Fax: (866)684-3579
Phone: (651)605-3755
Email: Angela.Morgan@wellsfargo.com

Wells Fargo Home Mortgage
Final Documents X9999-01M
1000 Blue Gentian Road
Eagan, MN 55121

The following documents have not been received by Wells Fargo Home Mortgage. Per the Closing Instructions you are required to deliver all final documents in a timely manner. Please send these documents ASAP. It is very important to include the Wells Fargo loan number on any documents that you are sending. Thank you for your attention to this matter.

Borrower Name	Loan Number	File Number	Property Address	City	State	Closing Date	Outstanding Document(s)
JACKIE G WEECE	0052718392	FA-13473	1085 S 36TH STREET W	MOUNTAIN HOME	ID	05/25/2005	1. MH Cert of Surrender (Final Docs)
ARCHIE L FULLER	0055068126	FA13879	1775 EAST 23RD NORTH STREET	MOUNTAIN HOME	ID	06/30/2005	1. MH Cert of Surrender (Final Docs)

Total Number of Loans: 2

CONFIDENTIAL

Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A.

Page 1 of 1

"This facsimile transmission is confidential and may be privileged. It is intended for the use of the addressee only. If you are not the addressee or a person responsible for delivering this transmission to the addressee, do not use this transmission in any way, but promptly contact the sender by telephone or reply email and destroy all copies of the original message."

08/07/2006 8:20:48 AM

WELLS FARGO HOME MORTGAGE INC.

PAGE 1

OF 1

FA-13879
Fuller

STATEMENT OF INTENT TO DECLINE
MANUFACTURED HOME REAL PROPERTY

1. Owner (Printed)		KITTLE & CORALIA BEEZLEY	
2. Mailing Address		1775 EAST 23RD NORTH MOUNTAIN HOME, ID. 83617	
3. Property Address		SAME	
4. Legal Description		SEE ATTACHED (PTN SEC 24 T38 R6E)	
5. Total Property Parcel #		P-4	
6. Manufactured Home Parcel #		772.0000, 39.8708.	
7. Home Construction		☒ Altered ☐ Constructed as Sale ☐ Unrecorded	
8. Manufactured Home Description		NASHUA #504	
Serial Number		28342	
Unit Number, if any		39413	

The undersigned, being duly sworn, states that the above information is true and correct, and does hereby swear a STATEMENT OF INTENT, declaring the above referenced manufactured home(s) to constitute real property according to section 63-3071, Idaho Code. This undersigned further represents that the running rear of the home has been removed and that the manufactured home will be permanently affixed to a foundation on 1st of March when it owned or being purchased by the owner or purchaser of the manufactured home.

Kittle & Beezley Date 10-28-97 Day Wed County Blaine Recorder Deborah Robinson

BY [Signature] Deputy
 Fee 3.00
 Title 3.15 PM
 Date Nov 9, 1997
 Book Page

ELMORE COUNTY, IDAHO ss
 Request of

305418

305418

ELMORE COUNTY, IDAHO ss
Request of

GUARANTY TITLE, INC.
PL 3-15 82

DATE 9/19/98
PAGE 1

DOLORES ROBINSON

KACHTER

By [Signature]
Deputy
Fee \$3.00

Fee \$3.00

00-53-070

On this 22ND day of DECEMBER 19 97, before me, the undersigned notary public in and for said State, personally appeared KEITH BREZNIET & CORALIA BREZNIET entitled to me to be the person(s) whose name(s) is/are subscribed to the within and foregoing instrument, and acknowledged to me that I did executed the same in WINTERGARTH, WISCONSIN, I have hereunto set my hand and given my official seal the day and year in the foregoing attested.

(7v23)



Sheila Peemx

Polary Iukto in bond for the STATE of IDAHO

Combustion Expires 12-27-90

14. BUILDING & ZONING DEPARTMENT ON OTHER AUTHORITY

A. Removal of running gear

D. Permanently affixed to a foundation
(See Title 44, Chapter 22, Idaho Code)

11. COUNTRY ADDRESSES

University of Iowa and manufactured home and 15 percent of sales for new manufactured homes in Iowa.

CONCENT OF UREMOIDEN
GALAC[illegible]

******* 10-2-47**

STATEMENT OF INTENT TO DECLINE THIS DOCUMENT IS BEING RE-FILED TO CORRECT LEGAL MANUFACTURED HOME AS REAL PROPERTY

321361

FA-13473
Weece

1. Owner (Name(s)) <u>Jacky C Holden</u>	
2. Mailing Address <u>670 S. 31st St.</u>	
3. Property Address <u>1150</u>	
4. Legal Description <u>East Half Lot 16 Bldg 1 Full</u>	
5. Real Property Parcel #: <u>000040010160</u>	
6. Manufactured Home Parcel #: <u>MHTR0000453800</u>	
7. Land Ownership: ☒ Deed ☐ Contract of Sale ☐ Recorded ☐ Unrecorded	
8. Manufactured Home Description:	

ELMORE COUNTY, IDAHO ss.
Request of
KIM HOLDEN
Time 3:58 PM
Date April 6, 2000
GAIL L. BEST, Recorder
By Gail L. Best
Fee \$3.00 Deputy

Make <u>Champion Mance</u>	Model <u>The Associates</u>	Year <u>1999</u>
Serial Number <u>666x27</u>	Lien Holder, if any <u>The Associates</u>	

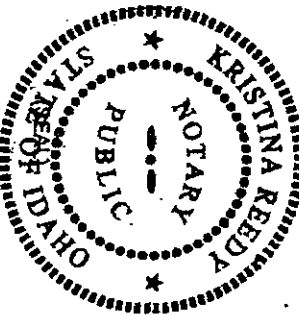
The undersigned, being duly sworn, states that the above information is true and correct, and does hereby exercise STATEMENT OF INTENT, declaring the "Statement of Intent to Decline" the above referenced manufactured home to constitute real property to be null and void according to Section 63-304, Idaho Code. The undersigned further represents that the running gear of the home has been removed and that the manufactured home will be permanently affixed to a foundation on land which is owned or being purchased by the owner or purchaser of the manufactured home.

9. Signature <u>[Signature]</u>	Date <u>4/4/00</u>	Signature <u>[Signature]</u>	Date <u>4/4/00</u>
STATE OF IDAHO			
COUNTY OF <u>Elmore</u> } ss.			

On this April day of 4, 2000, before me, the undersigned notary public in and for said State, personally appeared he or identified to me to be the person(s) whose name(s) is/are subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Statement first above written.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Statement first above written.

ELMORE COUNTY, IDAHO ss.
Request of
GUARANTY TITLE, INC.
3277344



Time 3:55 PM
Date March 16, 2001
GAIL L. BEST, Recorder
Notary Public in and for the STATE of IDAHO
Residing at Moulton, Idaho
Commission Expires 2004

By [Signature] Deputy
Fee \$3.00

- Signatures - Pursuant to Section 63-304, Idaho Code
10. BUILDING & ZONING DEPARTMENT OR OTHER AUTHORIZED OFFICIAL:
- A. Removal of running gear
- B. Permanently affixed to a foundation
(See Title 44, Chapter 22, Idaho Code)
11. COUNTY ASSESSOR
Ownership of land and manufactured home and payment of sales
Tax on new manufactured home verified.

[Signature] 4/4/00
[Signature] 4/4/00
[Signature] 4-5-00

X¹² CONSENT OF LIENHOLDER ASSOCIATES [Signature] 4-6-00



POLICY OF TITLE INSURANCE



ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

First American Title Insurance Company

BY

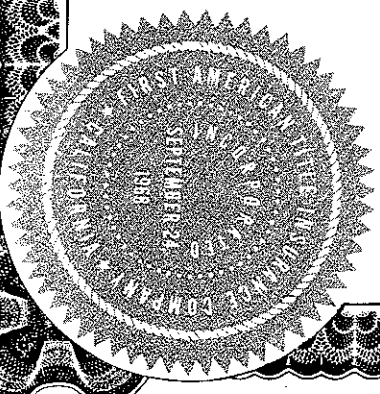
Gary J. Bennett

PRESIDENT

ATTEST

Mark A. Arner

SECRETARY



2070061

Countersigned by *Susan Hakeena*

FIRST AMERICAN TITLE COMPANY

Issued with Policy Number: CW7583617

SCHEDULE A

File Number: FA-13473

Policy Number: J2070061

Amount of Insurance: \$ 100,000.00

Premium: \$ 605.00

Date of Policy: May 31, 2005 at 04:51 PM

1. Name of Insured:

Jackie G. Weece and Teresa D. Weece

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

Jackie G. Weece and Teresa D. Weece, husband and wife

4. The land referred to in this policy is described as follows:

The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

FIRST AMERICAN TITLE COMPANY

By: Shirley Davidson

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

SCHEDULE B

File Number: FA-13473

Policy Number: J2070061

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or 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
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are 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. Any lien, or right to a lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2005 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December of the current year.
8. Easements on the recorded plat of said subdivision.
9. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
11. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.

FIRST AMERICAN TITLE COMPANY

Policy Number: J2070061

SCHEDULE B
(Continued)

12. Deed of Trust to secure an original indebtedness of \$98,455.00, and any other amounts and/or obligations secured thereby.
Recorded: May 31, 2005, Instrument No. 366485
Grantor: Jackie G Weece & Teresa D Weece, husband and wife
Trustee: Pioneer Title Company
Beneficiary: Wells Fargo Bank, N.A.



POLICY OF TITLE INSURANCE



ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
(a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
(b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. Any assessments for street improvements under construction or completed at Date of Policy which now have gained or hereafter may gain priority over the insured mortgage; or
9. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

First American Title Insurance Company

BY *Gary J. Bennett* PRESIDENT
ATTEST *Mark A. Anderson* SECRETARY



CW

7583617

Countersigned by *Shauldaker*

FIRST AMERICAN TITLE COMPANY

Issued with Policy Number: J2070061

SCHEDULE A

File Number: FA-13473
Amount of Insurance: \$ 98,455.00

Policy Number: CW7583617
Premium: \$ 255.45

Date of Policy: May 31, 2005 at 04:51 PM

1. Name of Insured:
Wells Fargo Bank, N.A.

2. The estate or interest in the land which is encumbered by the insured mortgage is:
Fee Simple

3. Title to the estate or interest in the land is vested in:
Jackie G. Weece and Teresa D. Weece, husband and wife

4. The insured mortgage and assignments thereof, if any, are described as follows:
Deed of Trust, Manufactured Home Affidavit of Affixation, and Manufactured Home Rider to Security Instrument from Jackie G. Weece and Teresa D. Weece, husband and wife to Wells Fargo Bank, NA, dated May 25, 2005, filed for record on May 31, 2005 in Elmore County, Idaho, as Instrument No. 366485, in the principal sum of \$98,455.00.

5. The land referred to in this policy is described as follows.
The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

FIRST AMERICAN TITLE COMPANY

By: *Shawn Decker*

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

SCHEDULE B

File Number: FA-13473

Policy Number: CW7583617

**EXCEPTIONS FROM COVERAGE
PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (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
2. 2005 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December of the current year.
3. Easements on the recorded plat of said subdivision.
4. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
6. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.

FIRST AMERICAN TITLE COMPANY

SCHEDULE B

File Number: FA-13473

Policy Number: CW7583617

PART II

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that these matters are subordinate to the lien or charge of the insured mortgage upon the estate or interest:

NONE

ENDORSEMENT
No. 1

Attached to Policy No. CW7583617
FA-13473

Issued By

First American Title Insurance Company

The Company hereby insures against loss; which said Insured shall sustain by reason of any of the following matters:

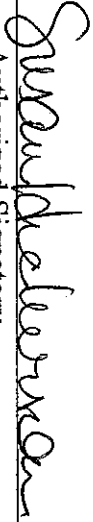
1. Any incorrectness in the assurance which the Company hereby gives:
 - a. That there are no covenants, conditions, or restrictions under which the lien of the mortgage referred to in Schedule A can be cut off, subordinated, or otherwise impaired;
 - b. That there are no present violations on the land of any enforceable covenants, conditions, or restrictions;
 - c. That, except as shown in Schedule B, there are no encroachments of buildings, structures, or improvements located on the land onto adjoining lands, nor any encroachments onto said land of buildings, structures, or improvements located on adjoining lands.
2.
 - a. Any future violations on the land of any covenants, conditions or restrictions occurring prior to acquisition of title to the estate or interest referred to in Schedule A by the Insured, provided such violations result in impairment or loss of the lien of the mortgage referred to in Schedule A, or result in impairment or loss of the title to the estate or interest referred to in Schedule A if the insured shall acquire such title in satisfaction of the indebtedness secured by the insured mortgage;
 - b. Unmarketability of the title to the estate or interest referred to in Schedule A by reason of any violations on said land, occurring prior to acquisition of title to the estate or interest referred to in Schedule A by the insured, of any covenants, conditions or restrictions.

3. Damage to existing improvements, including lawns, shrubbery or trees.
 - a. Which are located or encroach upon that portion of the land subject to any easement shown in Schedule B, which damage results from the exercise of the right to use or maintain such easement for the purposes for which the same was granted or reserved .
 - b. Resulting from the exercise of any right to use the surface of the land for the extraction or development of the minerals excepted from the description of the land or shown as a reservation in Schedule B.
4. Any final court order or judgment requiring removal from any land adjoining the land of any encroachment shown in Schedule B.

Wherever in this endorsement any or all of the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants and conditions contained in any lease referred to in Schedule A.

For purposes of this endorsement, the words "covenants", "conditions" or "restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection, except to the extent that a notice of a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy and is not excepted in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

By 
Authorized Signatory

ENDORSEMENT
No. 2

Attached to Policy No. CW7583617
FA-13473

Issued by:

First American Title Insurance Company

The Company assures the Insured that at the date of this policy there is located on said land **A SINGLE FAMILY RESIDENCE** known as **1085 South 36th West Street, Mountain Home, Idaho 83647** and that the map attached to this policy shows the correct location and dimensions of said land according to those records which under the recording laws impart construction notice as to said land.

The Company hereby insures the Insured against loss; which said Insured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under said policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the conditions and stipulations thereof to pay.

This endorsement is made a part of said policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

First American Title Insurance Company

By *Susan Nielsen*
Authorized Signatory

ENDORSEMENT

Attached to Policy No. CW7583617

Issued By

First American Title Insurance Company

The insurance afforded by this endorsement is only effective if the land is used or is to be used primarily for residential purposes.

The Company insures the insured against loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

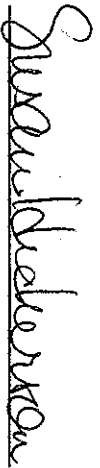
- a. Any environmental protection lien which, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matter relating to real property to purchasers for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, except as set forth in Schedule B; or
- b. any environmental protection lien provided for by any state statute in effect at Date of Policy, except environmental protection liens provided for by the following state statutes:

NONE

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

First American Title Insurance Company

By:



Authorized Signatory

F.A. Form 35

CLTA Form 110.9

ALTA Form 8.1 (Environmental Protection Lien)

ENDORSEMENT

Attached to Policy No. CW7583617

Issued by

FIRST AMERICAN TITLE COMPANY

The term "land" as defined in this policy includes the manufactured housing unit located on the land at Date of Policy.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the fact amount thereof.

FIRST AMERICAN TITLE COMPANY

By: *Shirley Harrison*
First American Title Company

Order No. FA-15473

CORPORATION WARRANTY DEED

FOR VALUE RECEIVED,

Chase Manhattan Mortgage Corporation

a corporation duly organized and existing under the laws of the State of IDAHO, does hereby GRANT,
BARGAIN, SELL and CONVEY unto

Jackie G. Weece and Teresa D. Weece, husband and wife

GRANTEE whose address is: **PO Box 103, Grand View, ID 83624**

the following described real property in **ELMORE** County, Idaho, to wit:

The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Subject to: Taxes, easements and restrictions of record.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its _____.

Dated: 05/13/05

Chase Home Finance L.L.C. successor by merger to
Chase Manhattan Mortgage Corporation

By:  JOE LANNING, VICE PRESIDENT

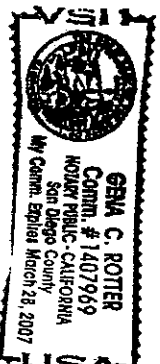
State of IDAHO

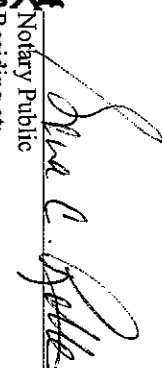
County of ELMORE

Instrument # 366484
Elmore County, Idaho
04:51pm May 31, 2005
For: FIRST AMERICAN TITLE COMPAT
No. of Pages: 1 Fee: \$3.00
GAIL L. BEST, Recorder
Deputy: DLE

On May 20, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared JOE LANNING, VICE PRESIDENT personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as Vice President on behalf of Chase Manhattan Mortgage, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.




Notary Public
Residing at: _____
Commission Expires: _____

Instrument # 366485
Elmore County, Idaho
04:51pm May 31, 2005
For: FIRST AMERICAN TITLE COMPAN
No. of Pages: 15 Fee: \$45.00
GAIL L. BEST, Recorder
Deputy: DLE

[Space Above This Line For Recording Data]

State of Idaho

DEED OF TRUST

FHA Case No.

121-2253642 703

THIS DEED OF TRUST ("Security Instrument") is made on MAY 25, 2005
The Grantor is JACKIE G WEECE AND TERESA D WEECE, HUSBAND AND WIFE

("Borrower"). The trustee is PIONEER TITLE COMPANY, 8151 W. RIFLEMAN ST., BOISE, ID
83704

("Trustee"). The beneficiary is WELLS FARGO BANK, N.A.

which is organized and existing under the laws of THE UNITED STATES
whose address is P.O. BOX 10304, DES MOINES, IA 503060304

NINETY EIGHT THOUSAND FOUR HUNDRED FIFTY FIVE AND 00/100 ("Lender"). Borrower owes Lender the principal sum of
Dollars (U.S. \$*****98,455.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which
provides for monthly payments, with the full debt, if not paid earlier, due and payable on JUNE 01, 2035
Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums,
with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance
0052718392

FHA Idaho Deed of Trust - 4/96

MP-4R(1D) (8706) Amended 5/97

Page 1 of 8 Initials: JGW TDW

VMP MORTGAGE FORMS - (800)521-7291



Instrument # 366486
Elmore County, Idaho
04:51pm May 31, 2005
For: FIRST AMERICAN TITLE COMPAT
No. of Pages: 4 Fee: \$12.00
GAIL L. BEST, Recorder
Deputy: DLE

Record and Return ☒ by Mail ☐ by Pickup to:

WELLS FARGO BANK, N.A. DOC RECEIVING

3601 MINNESOTA DRIVE

BLOOMINGTON, MN 55435 macx4701-022

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:
100 STATE HWY 78

Street Address

GRANDVIEW, ID 83624 ELMORE ("Present Address").
City State Zip County

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

<u>USED</u>	<u>1999</u>	<u>CHAMPION</u>
New/Used	Year	Manufacturer's Name
<u>MANOR-TL</u>	<u>1691276703AB</u>	<u>27 X 65</u>
Model Name/Model No.	Manufacturer's Serial No.	Length/Width
permanently affixed to the real property located at <u>1085 S 36TH STREET W</u>		
Street Address		

MOUNTAIN HOME, ID 83647 ELMORE ("Property Address") and as more
City State Zip County

particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, Wells Fargo Bank, N.A., ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated May 24, 2005 executed by me in favor of Lender, (2) to complete, execute and deliver, in my

STATEMENT OF INTENT TO DECLINE THIS DOCUMENT IS BEING RE-PURCHASED TO CORRECT LEGAL
MANUFACTURED HOME AS REAL PROPERTY

1. Owner Name(s) <u>Rocky C Holden</u>	
2. Mailing Address <u>6070 S. 36th W.</u>	
3. Property Address <u>1158</u>	
4. Legal Description <u>EAST 1/4 1/4 Lot 16 Airport Sub Full</u>	
5. Real Property Parcel #: <u>00040010160</u>	6. Manufactured Home Parcel #: <u>MHTR0000453800</u>
7. Land Ownership: ☒ Deed ☐ Recorded ☐ Contract of Sale ☐ Unrecorded	

8. Manufactured Home Description: Make <u>Champion</u> Model <u>Merce</u>	Year <u>1999</u>
Serial Number <u>66x27</u>	Loan Holder, if any <u>The ASSOCIATES</u>

The undersigned, being duly sworn, states that the above information is true and correct, and does hereby exercise STATEMENT OF INTENT, declaring the "Statement of Intent to Decline" the above referenced manufactured home to constitute real property to be null and void according to Section 63-304, Idaho Code. The undersigned further represents that the running gear of the home has been removed and that the manufactured home will be permanently affixed to a foundation on land which is owned or being purchased by the owner or purchaser of the manufactured home.

9. Signatory <u>[Signature]</u>	Date <u>4/4/00</u>	Signature <u>[Signature]</u>	Date <u>4/4/00</u>
------------------------------------	-----------------------	---------------------------------	-----------------------

STATE OF IDAHO }
COUNTY OF Elmore } ss. 2000
On this April day of 4, before me, the undersigned notary public in and for said State, personally appeared he or identified to me to be the person(s) whose name(s) I/are subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Statement first above written.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Statement first above written.



ELMORE COUNTY, IDAHO ss
Request of GUARANTY TITLE, INC.
327344

Time 3:55 PM
Date March 16, 2001

GAIL L. BEST, Recorder
Residing at 1700 W. 1st N. Boise, Idaho

By [Signature] Deputy
Commission Expires 2004

Fee \$3.00

- Signatures - Pursuant to Section 63-304, Idaho Code
10. BUILDING & ZONING DEPARTMENT OR OTHER AUTHORIZED OFFICIAL:
A. Removal of running gear
B. Permanently affixed to a foundation
(See Title 44, Chapter 22, Idaho Code)
11. COUNTY ASSESSOR
Ownership of land and manufactured home and payment of sales
Tax on new manufactured home verified.

☒ CONSENT OF LIENHOLDER ASSOCIATES
Name

☒ [Signature] 4-6-00
Adventurer Signature Date

[Signature] 4/4/00
Adventurer Signature Date
[Signature] 4/4/00
Adventurer Signature Date
[Signature] 4-5-00
Adventurer Signature Date

321361
ELMORE COUNTY, IDAHO ss.
Request of KIM HOLDEN
Time 3:52 PM
Date April 6, 2000
GAIL L. BEST, Recorder
By [Signature] Deputy
Fee \$3.00



TRUSTEE'S DEED

First American Title Company of Idaho, Inc., an Idaho Corporation (herein called Trustee) as successor trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to CHASE MANHATTAN MORTGAGE CORPORATION, 3415 Vision Drive, Columbus, OH 43219-6009, (herein called Grantee) all of the real property situated in the County of Elmore, State of Idaho, described as follows:

The East One-Half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

This conveyance is made pursuant to the powers conferred upon Trustee by the deed of trust between LOREE M SAUNDERS, a single woman, as grantor for the benefit and security of First Horizon Home Loan Corporation, as beneficiary, recorded May 10, 2001, as Instrument No. 328477, and assigned to CHASE MANHATTAN MORTGAGE CORPORATION, successor by merger with Chase Mortgage Company, as beneficiary by assignment recorded May 31, 2002, as Instrument No. 337062, Mortgage Records of Elmore County, Idaho and after the fulfillment of the conditions specified in said deed of trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which said deed of trust was given as security and the beneficiary made demand upon the said trustee to sell said property pursuant to the terms of said deed of trust.

Notice of Default was recorded as Instrument No. 358891, Mortgage Records of Elmore County, Idaho and in the office of the Recorder of each other county in which the property described in said deed of trust, or any part thereof, is situated, the nature of such default being as set forth in said notice of default. Such default still existed at the time of sale.

(b) After recording of said Notice of Default, trustee gave notice of the time and place of the sale of said property by registered/certified mail, return receipt requested, by personal service upon the occupants of said real property and/or by posting in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to date of sale as Instrument No. 360787, Instrument No. 360788, Instrument No. 360789, Mortgage Records of Elmore County, Idaho.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred to in paragraph (b) supra shall be and there are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of notice of default, and notice of sale and all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of notice of sale by registered or certified mail and the sale of said property.

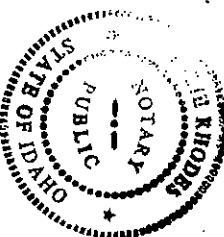
(f) Trustee, at the time and place of sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder thereafter, the property herein described, for the sum of \$96,297.77, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, The Trustee, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its Assistant Vice President, this 9th day of December, 2004.

Instrument # 362156 FIRST AMERICAN TITLE COMPANY OF IDAHO, INC., Trustee
Elmore County, Idaho
01:24pm
For: FIRST AMERICAN TITLE COMPAN
No. of Pages: 1 Fee: \$3.00 BY Morine Cole
GAIL L. BEST, Recorder
Deputy: JLE
STATE OF IDAHO)
ss.)
COUNTY OF ADA)

On this 9th day of December, 2004, before me, a Notary Public in and for said State, personally appeared Morine Cole, known to me to be the Assistant Vice President of the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Julin Rhodes
Notary Public

FA-18293/rcb-cmm/fha

SALE PROCEEDS
Notary Public, State of Idaho
Selling to Buyer
by Commission Expires October 18, 2005

First American Title Company of Idaho

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE A

1. Commitment Date: April 19, 2005	at 08:00 AM		
2. Policy (or Policies) to be issued:		Premium	Amount
(a) Owner's Policy	(ALTA Std. Policy (10/17/92))	\$ 605.00	\$ 100,000.00
Proposed Insured:	Jackie G. Weece and Teresa D. Weece		
(b) Loan Policy	(ALTA Ext. Policy (10/17/92))	\$ 255.45	\$ 98,455.00
Proposed Insured:	Wells Fargo Home Mortgage, Inc.		
(c) Endorsements	(100,116,8.1)	90	~~\$ 50.00~~
Proposed Insured:			

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Chase Manhattan Mortgage Corporation

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

The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Address according to the Elmore County Assessor:

~~1085~~ South 36th West Street
Mountain Home, Idaho 83647

Correct
The main home is real property for 2005.

FIRST AMERICAN TITLE COMPANY

By: *Sharon Dechevra*

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE A

1. Commitment Date: April 19, 2005 at 08:00 AM

2. Policy (or Policies) to be issued:

	Premium	Amount
(a) Owner's Policy (ALTA Std. Policy (10/17/92))	\$ 605.00	\$ 100,000.00
Proposed Insured: ✓ Jackie G. Weece and Teresa D. Weece		
(b) Loan Policy (ALTA Ext. Policy (10/17/92))	\$ 255.45	\$ 98,455.00
Proposed Insured: ✓ Wells Fargo Home Mortgage, Inc.		
(c) Endorsements (100.116.8.1)	\$ 50.00	
Proposed Insured:		

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Chase Manhattan Mortgage Corporation

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

✓ The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Address according to the Elmore County Assessor:

1073 South 36th West Street
Mountain Home, Idaho 83647

2. per Traci @ Assessors, this is correct #.

FIRST AMERICAN TITLE COMPANY

By: Sharon Johnson

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Release(s) or Reconveyance(s) of item(s): NONE
- f. With respect to Chase Manhattan Mortgage Corporation, a corporation, we require:
 - a. A certified copy of good standing of recent date issued by the Secretary of State of the Corporation's state of domicile.
 - b. A certified copy of a resolution of the board of directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
- g. You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Other
- h. Important: If this transaction fails to close and/or this commitment is canceled, a fee will be due and owing, which fee complies with the rates currently on file with the Department of Insurance, State of Idaho. We will consider the party who ordered this commitment, and/or the party benefiting from it, responsible for payment unless notified in writing within 30 days to the contrary.
- i. Copies of any of the Exceptions listed in Schedule B, Section 2 will be furnished upon request.

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

**SCHEDULE B - SECTION II
EXCEPTIONS**

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:

1. Taxes or 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
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are 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. Any lien, or right to a lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. ~~pay~~ 2004 taxes in the original amount of \$365.14, Tax Parcel Number MHTTR0000453800A. The first one-half are paid, the balance is due and payable, but not delinquent until after June 20 of current year.
8. ~~pay~~ 2004 taxes in the original amount of \$176.56, Tax Parcel Number RP00004001016AA. The first one-half are paid, the balance is due and payable, but not delinquent until after June 20 of current year.
- ⑨. 2005 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December of the current year.
- ⑩. Easements on the recorded plat of said subdivision.
- ⑪. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

12. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
13. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.

The above numbered exceptions, 1-4 & 6 may be eliminated in an ALTA Extended Coverage Policy.

*1085 - is Real Property
- 2. Diff. trailer 2.*

Parcel Master Print

Date: 01/28/2005
Time: 09:58:55
Page: 1

Parcel #: MH TR0000453800 A Tax Code Area: 520.00
Owner: SAUNDERS, LOREE M Zip Code: 83647
1073 S 36TH W
MTN HOME ID 83647
Legal: 1999 CHAMPION 27X66
00004001016A
1073 S 36TH W

2005 Est.
per Debbie (2008)
~~581.96~~ 581.96
~~1150.28~~ 1150.28

Categories:

Category	Description	Unit	Quantity	Value
46	MANUFACTURED HOUSING			59297

Tax information:

Year	Bill No.	Tax Mkt Value	Tax Amount	C.B. Amt	Half	Cost	Interest	Penalty	Payment	Cancelled	Home Exempt.	Pmt. Cde	Spcs Total
2004	1833	59297	365.14	*	1st 2nd				182.57		29649		
2003	1877	59297	368.78		1st 2nd				184.39 184.39		29649		
2002	1920	66729	402.30		1st 2nd				201.15 201.15		33365		
2001	1968	67119	865.12		1st 2nd				432.56 432.56				

Front Footage:

Depth:

Deed Ref #s:

Other Desc: 1073 S 36TH W
Property Address: 83647
Zip Code: 83647

- 1.
- 2.
- 3.
- 4.
- 5.

Parcel Master Print

Parcel #: RP 00004001016A A Tax Code Area: 520.00
Owner: SAUNDERS, LOREE M Zip Code: 83647
1085 S 36TH W
MTN HOME ID 83647
Legal: E 1/2 LOT 16
AIRPORT SUB
BLK 1

Categories:

Category	Description	Unit	Quantity	Value
15	RURAL SUBD. RESIDENTIAL LOTS	AC	1.042	15160

Tax Information:

Year	Bill No.	Tax Mkt Value	Tax Amount	C.B. Amt	Half	Cost	Interest	Penalty	Payment	Cancelled	Home Exempt.	Pmt. Cde	Spcs Total
2004	8806	15160	176.56	*	1st 2nd				88.28				
2003	8665	15160	178.42		1st 2nd				89.21 89.21				
2002	8467	13146	150.66		1st 2nd				75.33 75.33				

Front Footage: Depth: Deed Ref #s:
Other Desc: 1. WD 328476 4. CONT
Property Address: 2. WD 321585 5. WD 283534
Zip Code: 3. WD 321580

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE A

1. Commitment Date: April 19, 2005 at 08:00 AM

2. Policy (or Policies) to be issued:

	Premium	Amount
(a) Owner's Policy (ALTA Std. Policy (10/17/92))	\$ 605.00	\$ 100,000.00

Proposed Insured:

Jackie G. Weece and Teresa D. Weece

(b) Loan Policy (ALTA Ext. Policy (10/17/92))	\$ 255.45	\$ 98,455.00
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Proposed Insured:

Wells Fargo Home Mortgage, Inc.

(c) Endorsements (100,116,8.1)	\$ 50.00
--------------------------------	----------

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Chase Manhattan Mortgage Corporation

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Address according to the Elmore County Assessor:

1085 South 36th West Street
Mountain Home, Idaho 83647

FIRST AMERICAN TITLE COMPANY

By: Shirley Weece

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE A

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2. Policy (or Policies) to be issued:

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1073 South 36th West Street
Mountain Home, Idaho 83647

FIRST AMERICAN TITLE COMPANY

By: *Sharon Johnson*

FIRST AMERICAN TITLE COMPANY

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

**SCHEDULE B - SECTION I
REQUIREMENTS**

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- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Release(s) or Reconveyance(s) of item(s): _NONE_
- f. With respect to Chase Manhattan Mortgage Corporation, a corporation, we require:
 - a. A certified copy of good standing of recent date issued by the Secretary of State of the Corporation's state of domicile.
 - b. A certified copy of a resolution of the board of directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
- g. You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Other
- h. Important: If this transaction fails to close and/or this commitment is canceled, a fee will be due and owing, which fee complies with the rates currently on file with the Department of Insurance, State of Idaho. We will consider the party who ordered this commitment, and/or the party benefiting from it, responsible for payment unless notified in writing within 30 days to the contrary.
- i. Copies of any of the Exceptions listed in Schedule B, Section 2 will be furnished upon request.

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

**SCHEDULE B - SECTION II
EXCEPTIONS**

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:

1. Taxes or 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
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry or persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are 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. Any lien, or right to a lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2004 taxes in the original amount of \$365.14, Tax Parcel Number MHTR0000453800A. The first one-half are paid, the balance is due and payable, but not delinquent until after June 20 of current year.
8. 2004 taxes in the original amount of \$176.56, Tax Parcel Number RP00004001016AA. The first one-half are paid, the balance is due and payable, but not delinquent until after June 20 of current year.
9. 2005 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December of the current year.
10. Easements on the recorded plat of said subdivision.
11. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

12. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
13. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.

The above numbered exceptions, 1-4 & 6 may be eliminated in an ALTA Extended Coverage Policy.

PLAT SHOWING AIRPORT SUBDIVISION

PORTIONS OF THE E1/2NW1/4, SECTION 34, T3S, R6E, E1/4
ELMORE COUNTY, IDAHO
1973

SCALE IN FEET
0 100 200

CURVE DATA

CURVE	R	Δ	L	CHL	CH BEARING
C-1	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-2	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-3	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-4	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-5	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-6	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-7	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-8	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-9	200.00	90°00'00"	314.16	75.00	N89°53'12"E
C-10	200.00	90°00'00"	314.16	75.00	N89°53'12"E

LEGEND

Brass Cap
5/8" x 30" Iron Pin
1/2" x 24" Iron Pin
State Highway Monument



REAL POINT OF BEGINNING

UNPLATTED

S. 0° 10' 36" E. 1224.21'

S. 0° 17' 21" E. 1308.73'

S. 0° 17' 21" E. 1308.73'

S. 0° 17' 21" E. 1308.73'

S. 0° 17' 21" E. 1308.73'

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J-U-B ENGINEERS, INC.
Boise, Idaho
Engineers Planners



STATE OF IDAHO)
COUNTY OF CANYON) ss
I, Alvin Jones, being first duly sworn, deposes and says:
That he is a professional engineer, licensed to practice by the
State of Idaho, that he has compared the above copy with the
original plat and that the same is a true and exact copy of
the original plat.
Subscribed and sworn before me this 17th
day of August, 1973.
Notary Public for Idaho My Commission Expires 12-31-76
Alvin Jones

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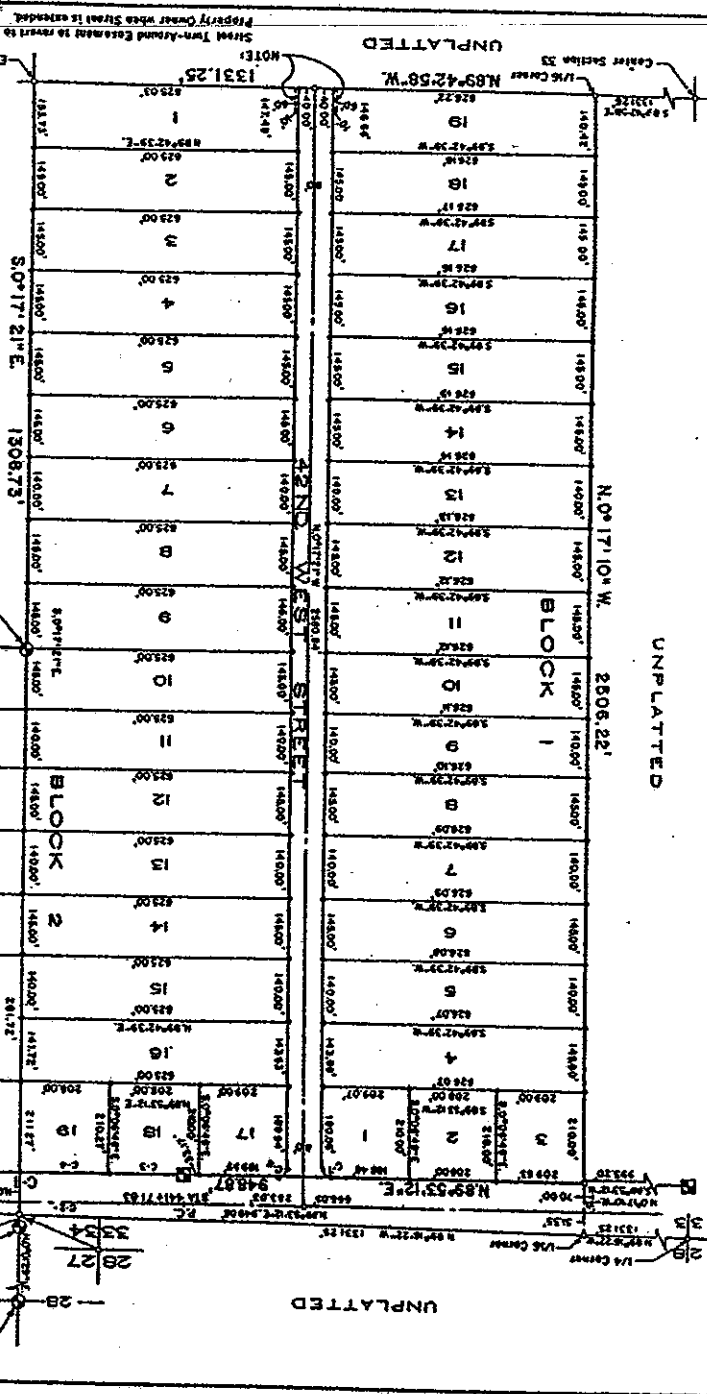
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The First American Corporation

FIRST AMERICAN TITLE COMPANY

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website, at www.ftiam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

TABLE OF CONTENTS

	Page
AGREEMENT TO ISSUE POLICY	1
SCHEDULE A	
1. Commitment Date	2
2. Policies to be Issued, Amounts and Proposed Insureds	2
3. Interest in the Land and Owner	2
4. Description of the Land	2
SCHEDULE B-1 — Requirements	3
SCHEDULE B-2 — Exceptions	4
CONDITIONS	other side of 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

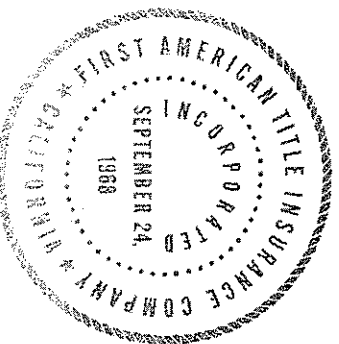
The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.



First American Title Insurance Company

BY

Raymond J. Bennett

PRESIDENT

ATTEST

Phyllis A. Anderson

SECRETARY

BY

Susan H. Anderson

COUNTERSIGNED

FIRST AMERICAN TITLE COMPANY

Commitment Number: FA-13473

SCHEDULE A

1. Commitment Date: January 21, 2005 at 08:00 AM

2. Policy (or Policies) to be issued:

Premium

Amount

(a) Owner's Policy (ALTA Std. Policy (10/17/92))

Proposed Insured:

To Be Determined

JACKIE & WESLEY TESSA D WESLEY

100,000

(b) Loan Policy

Proposed Insured:

To Be Determined

(ALTA Ext. Policy (10/17/92))

98450

(c) Endorsements

Proposed Insured:

(To Be Determined)

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Chase Manhattan Mortgage Corporation

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

The East one-half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Address according to the Elmore County Assessor:

1073 South 36th West Street
Mountain Home, Idaho 83647

FIRST AMERICAN TITLE COMPANY

By: Shirley Johnson

FIRST AMERICAN TITLE COMPANY

ORDER SHEET

FA-13473

DATE: 1-25-05

ESCROW ☒ Y ☐ N

714 800
7820

Ordered By: Robert DeRosane Phone: 877-416-4918 Fax: 800-430-2680

Company: FAT100, National Default Title Services

Address: 3 First American Way Santa Ana, CA 92707

Buyer/Borrower: To Be Det Jackie G & Teresa D Weese

Address: _____

Phone: _____ Fax: _____

Seller/Lender: Chase Manhattan Mortgage

Address: _____

Phone: _____ Fax: ☒ Deed

Legal Description: E2 16/1 Airport Sub. benc@gena.roth@chase.com
18587605-2399

Property Address: 1080 S. 36th West St. Lindsey 949-720-7009
1013 - Per (f) 949-720-1205

Original Commitment: Fite Wells Fargo 1st Class com.

Copies: FAT100, NDTs + Inv. / file, escrow, bank, S. 1st Class com.

Refinance JR. LIEN: \$ _____ LBG JTG Position of Loan: _____

PAYOFF TO: _____ LOAN # _____

LENDERS: Std/Ext/Short Form \$ 98,455 ENDORSEMENTS: 100,116.8.1

OWNERS: Standard/Extended \$ IBD 100,000 - CLOSING 523.05

TSG UNPAID BALANCE \$ _____ DT # _____ DATE _____

B) SS #: MR. _____ MRS. _____

S) SS#: MR. _____ MRS. _____

State Lien ☒ Base/Side Base ☒ Notes: Fusion FA-12969
GI Checked ☒ Address Verified ☐ NA Order # 2315343
Tax Sheet ☒ Access Checked ☐ NA Wells Fargo - Kim Heenan
Doc copies ☒ Corporate Status ☐ NA 310 E. Jackson
Plat ☒ Chain ☐ NA
CC&R's ☐ NA

First American

1/25/2005 10:38

PAGE

1/13

RightFax

FAX

To: MELISSA TRIM

Company: FATCO (ELMORE, ID)

Fax: (208) 587-3325

Phone:

From: Kelly Nguyen

Fax: (714) 800-7808

Phone:

NOTES:

Order #2315343 Order
order attached w/fci docs # 2050241



Date and time of transmission: Tuesday, January 25, 2005 10:37:44 AM
Number of pages including this cover sheet: 13



First American
Title Insurance Company
NATIONAL DEFAULT TITLE SERVICES

JANUARY 25, 2005

Re: Changes in NDTS Policies and Procedures

Dear REO Title Manager:

First American Title Insurance Company's National Default Title Services division (NDTS) processed approximately 95,000 REO closing and title orders nationwide in 2003. In an effort to more effectively manage and continue to grow this business, we are making the following important procedural changes on all REO title orders originating from NDTS. We are changing any perceived payment expectation from NDTS to you on cancelled orders and adding a new requirement to track the policies issued on closed orders to First American Title as the underwriter.

NDTS has previously endeavored to assist in effecting payment for all searches placed through NDTS on behalf of our mutual clients. NDTS has determined that many of our mutual clients are unwilling to pay any cancellation fees. NDTS has also been challenged in managing the payment process based on the limited information available regarding these transactions. Due to these issues, NDTS is implementing the following changes to our policy regarding all search and cancellation fees on REO orders originated from NDTS. NDTS will no longer pay any search fee or cancellation fees for REO title products ordered. We believe this procedure is consistent with the custom and practice throughout most of the country. All search fees will need to be collected through the settlement statement process. This change will be effective on May 1, 2004. On orders opened after May 1, 2004 NDTS will no longer advance payments for cancellations, search fees or for other reasons. NDTS will continue to provide value added services and will continue to develop and strengthen our mutually beneficial client relationships through our ongoing marketing efforts.

Our continued goal is to assist in driving business to our valued First American Title Agents. NDTS is committed to making this business both profitable for First American and its agents. The majority of orders originated by NDTS should result in a closing and title premium to your company. NDTS is committed to help improving the overall capture rate on these transactions by your company. NDTS is working on receiving regular status reports on active REO orders and copies of all HUD-1 statements. NDTS will be able to provide much more detailed status information to your company on a regular basis. Your firm is responsible for the management of each file and to notify NDTS of clients that are not consistently closing with your company.

NDTS is implementing a new requirement for all approved First American Title agents in our system. We are working towards receiving regular reporting regarding the status of each closing. Upon notification of a closing by our mutual client, NDTS will request within 120 days that your operation deliver a copy of the final title policy to NDTS. NDTS is making this process as simple as possible by allowing your company to access our WebTrack site and simply upload a copy of the final policy. This change is also effective May 1, 2004 and will also help NDTS track the capture rate for each client.

These financial and procedural changes are necessary for NDTS to continue to aggressively market and assist in providing these orders to your company. Please contact your Vendor Manager KELLY MURPHY at 714-800-4371 if you have any questions.

Very truly yours,


Lawrence J. Buckley



First American
Title Insurance Company
NATIONAL DEFAULT TITLE SERVICES

Closing Office Procedure Letter

This letter is to inform your office that our client, *REO WORLD* has requested for your office to conduct an REO closing on the property listed on the attached order sheet. First American, NDTIS has requested an REO commitment from the title company also listed on the attached order sheet. A completed commitment along with an invoice will be forwarded to your office upon completion. This commitment is to be used to complete the closing on this property. The title fees listed on the invoice must be included and collected on the settlement statement at the time of closing. If an invoice is not received along with the title commitment, you must either contact the title company listed or First American, NDTIS immediately.

Closings completed without these fees being collected will require that your office pay the title company listed for their commitment. If your office has any questions or concerns regarding the above procedure, please contact DEL ROSARIO, ROBERT at (877) 416-4968 within 24 hours of receipt of this letter.

Thank you,

First American, NDTIS



NATIONAL DEFAULT TITLE SERVICES
3 First American Way, Santa Ana, CA 92707
Phone (800) 525-3633 Website: www.fasam.com

First American National Default Title Services offers the complete Default Title Management Solution. Attached you will find an REO Order request accompanied by a copy of the FCL title report in order to minimize potential duplicate title fees. In issuing the REO title product, please facilitate a consistent title ordering process to maximize potential cost savings on Foreclosure and REO title orders.

There are three main cost savings scenarios that the NDTS system will maximize on properties that start as foreclosure orders and transfer to REO. Please comply with the following as it pertains to customary practices in respect to your area.

1. In states where title searches are typically ordered on a foreclosure order, NDTS will deliver the previous title work with the new request. This process has several benefits. The previous order will serve as a title "starter" that will shorten the search time on the new title request. It will eliminate the need for legal descriptions and confusion on the new title search.
2. The second potential cost savings occurs if the previous product can be updated rather than creating a new order. The savings is determined by the cost to update the prior report compared to the cost of a completely new search.
3. The third potential savings is that in the western states most title companies offer a reduced REO title insurance rate on properties that they issued a TSG at the completion of the foreclosure. NDTS will deliver the original TSG request along with the new REO title order. The savings amount is determined by the reduced title rate based on county specific filings.

NDTS will provide systematic auditing to ensure cost savings are passed on to the Client. Non-Compliance by First American Agents will result in a review and potential removal from the client's national title network. Non-compliance by a First American owned entity would result in a refund to the client of the fees. NDTS will continually work to improve the NDTS National Default Title Network through recruitment of new vendors and on going training and quality measurements of vendors. NDTS will deliver monthly vendor management reporting to the Client.



First American
Title Insurance Company
NATIONAL DEFAULT TITLE SERVICES

NDS-REO - Order Sheet - 2315343

PLEASE CONFIRM RECEIPT OF THIS ORDER, WITH YOUR REFERENCE NUMBER, BY ONE OF THE FOLLOWING:

FAX: (714) 800-7801

EMAIL: REO.CONFIRMATIONS@FIRSTAM.COM

Open Date: 01-24-2005 2:10 PM

Site: FATCO (ELMORE, ID)

Division: NDS-REO

*231534
3*

Order No.:	2315343	Escrow No.:	
Title Officer:	MELISSA TRIM,	Escrow Officer:	
Title Type:	COMMIT W/CLOSING	Escrow Type:	REO
	COMMIT W/CLOSING - Loan Amount:	Escrow Open:	01-24-2005 2:10 PM
	\$7BD	Escrow Site:	
Trans. Type:	\$,00	County Ref:	
Lender Ref:	NONE	Proposed Insured:	
	1988468877		
Address:	1080 S 36TH W ST, MOUNTAIN HOME, ID 83647	APN No.:	
	ELMORE	Lot/Block/Tract:	//
Owner:	CHASE MANHATTAN MORT	Book/Page:	/
Prior Owner:	LOREE ESTATE		
Buyer:			
Instructions:	PLEASE ISSUE A TITLE COMMITMENT ONCE THE TRUSTEE'S DEED IS OF RECORD. PLEASE FAX THE COMMITMENT AND INVOICE TO ROB DEL ROSARIO @ 800-430-2680.		
Product: 0	CC&R: 0	Docs: 0	Encumbrs: 0
CUSTOMER	CONTACT 1		
REO WORLD	NATIONWIDE DEFAULT TITLE SERVICES		
359 SAN MIGUEL, SUITE 107	3 FIRST AMERICAN WAY		
NEWPORT BEACH, CA 92660	SANTA ANA CA 92707		
BRIAN DAUK BRIAN@REOWORLD.COM	DEL ROSARIO, ROBERT		
PH: 949-720-7009 FX: 949-720-1206	(877) 416-4968 (800) 430-2680 RDELROSARIO@FIRSTAM.COM		
BRIAN@REOWORLD.COM			
TITLE	T/FARM		
FATCO (ELMORE, ID)	FC ATTY: RINGERT AND CLARK		
190 NORTH THIRD EAST	208-342-4591		
MOUNTAIN HOME ID 83647			
MELISSA TRIM TITLE	BROKER: MELINDA LIERCKE		
208-587-8428 (208) 587-3325	208-587-5776 208-587-9086		
	ATTY		

	FATCO (ELMORE, ID) 190 NORTH THIRD EAST MOUNTAIN HOME ID 83647 MELISSA TRIM CLOSER (208) 587-8428 (208) 587-3325
--	--

UNKNOWN SITE - NDS-REQ
3 FIRST AMERICAN WAY . SANTA ANA CA 92707
(877) 416-4968 (714) 800-7801

First American
07/23/2004 FRI 14:29 FAX

1/25/2005 10:38 PAGE 8/13 RightFax

☒ 002/007

TRUSTEE'S SALE GUARANTEE

Issued from the office of

FIRST AMERICAN TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE. THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, guarantees the Assured against loss not exceeding the liability amount stated in Schedule A which the assured shall sustain by reason of incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated in Schedule A.

1. The title to the herein described estate or interest was vested in the vestee named in Paragraph 2 of Schedule A, subject to the matters shown as Exceptions in Schedule B, which Exceptions are not necessarily shown in the order of their priority.
2. For purposes of foreclosing the deed of trust referenced in Schedule C the persons to whom notice of the trustee's sale must be given pursuant to Section 45-1506 Idaho Code are those identified in said Schedule C.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this Guaranty to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.



First American Title Insurance Company

BY

Ray A. Bennett

PRESIDENT

ATTEST

Phyllis A. Anderson

SECRETARY

28037

TRUSTEE'S SALE GUARANTEE
(Idaho)

SCHEDULE A

TSG No. 28037

Our File No. FA-12969 / FA-18293

Liability: \$87,822.82

Dated: July 15, 2004 at 8:00 am

Fee: \$563.00

1. Name of Assured:

First American Title Company of Idaho, Inc. and Chase Manhattan Mortgage Corp as Beneficiary

2. Title to said estate or interest at the date hereof is vested in:

Heirs and Devisees of Lorne M. Saunders, deceased. Janey R. Karam has been appointed Personal Representative of said estate

3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple

4. The land referred to in this Guarantee is situated in the State of Idaho, County of Elmore and is described as follows:

The East One-Half of Lot 16 in Block 1 of AIRPORT SUBDIVISION, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Address according to the Elmore County Assessor:

1080 South 36th West Street
Mountain Home, Idaho 83647

SCHEDULE B

Our No. FA-12969

EXCEPTIONS:

1. 2004 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December 20 of the current year.
 2. Easements on the recorded plat of said subdivision.
 3. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 4. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, as Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
 5. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.
 6. Deed of Trust to secure an original indebtedness of \$92,055.00, and any other amounts and/or obligations secured thereby.
Recorded: May 10, 2001 as Instrument No. 328477
Grantor: Loree M. Saunders, a single woman
Trustee: Guaranty Title, Inc.
Beneficiary: First Horizon Home Loan Corporation
- AND ASSIGNED to Chase Mortgage Company, recorded May 31, 2002 as Instrument No. 337062.
7. Jenay R. Karam was appointed Personal Representative on May 13, 2004. Letters were recorded May 14, 2004, Instrument No. 356565.
 8. NOTE: 2003 Taxes were \$178.42, Tax Parcel Number RP0004001016AA, are paid in full.
NOTE: 2003 Taxes were \$368.78, Tax Parcel Number MH-TFR0000453800A, are paid in full.

SCHEDULE C

Our No. FA-12969

Relative to the deed of trust shown as item 6. of Schedule B

1. The names of the grantor(s) in the deed of trust and of the persons whose interest appear of record as successors in the interest of said grantor(s) are as follows:

Loree M. Saunders, deceased.

ANY PERSON HAVING A NON-RECORD INTEREST, OF WHICH INTEREST EITHER THE TRUSTEE OR BENEFICIARY HAS ACTUAL NOTICE, AND PARTIES IN POSSESSION.

The names of persons having a lien or interest appearing of record subsequent to the interest of the trustee, other than those persons identified in (1) above, and of any persons having filed a request for notice pursuant to Section 45-1511 Idaho Code are as follows:

Janey R. Karam, Personal Representative of the Estate of Loree M. Saunders, whose address is P.O. Box 513, Romeo, Michigan 48065

Jay R. Friedly, Attorney for the Estate of Loree M. Saunders, deceased, whose address is 340 East 2nd North Street, Mountain Home, Idaho 83647.

SCHEDULE C

Our No. FA-12969

2. Attention is directed to the fact that strict compliance must be had with respect to Section 45-1505 and 45-1506 Idaho Code including but not limited to personal service of the Notice of Sale upon occupants of the property and proper mailing, publication, and posting (in the event said property is vacant)

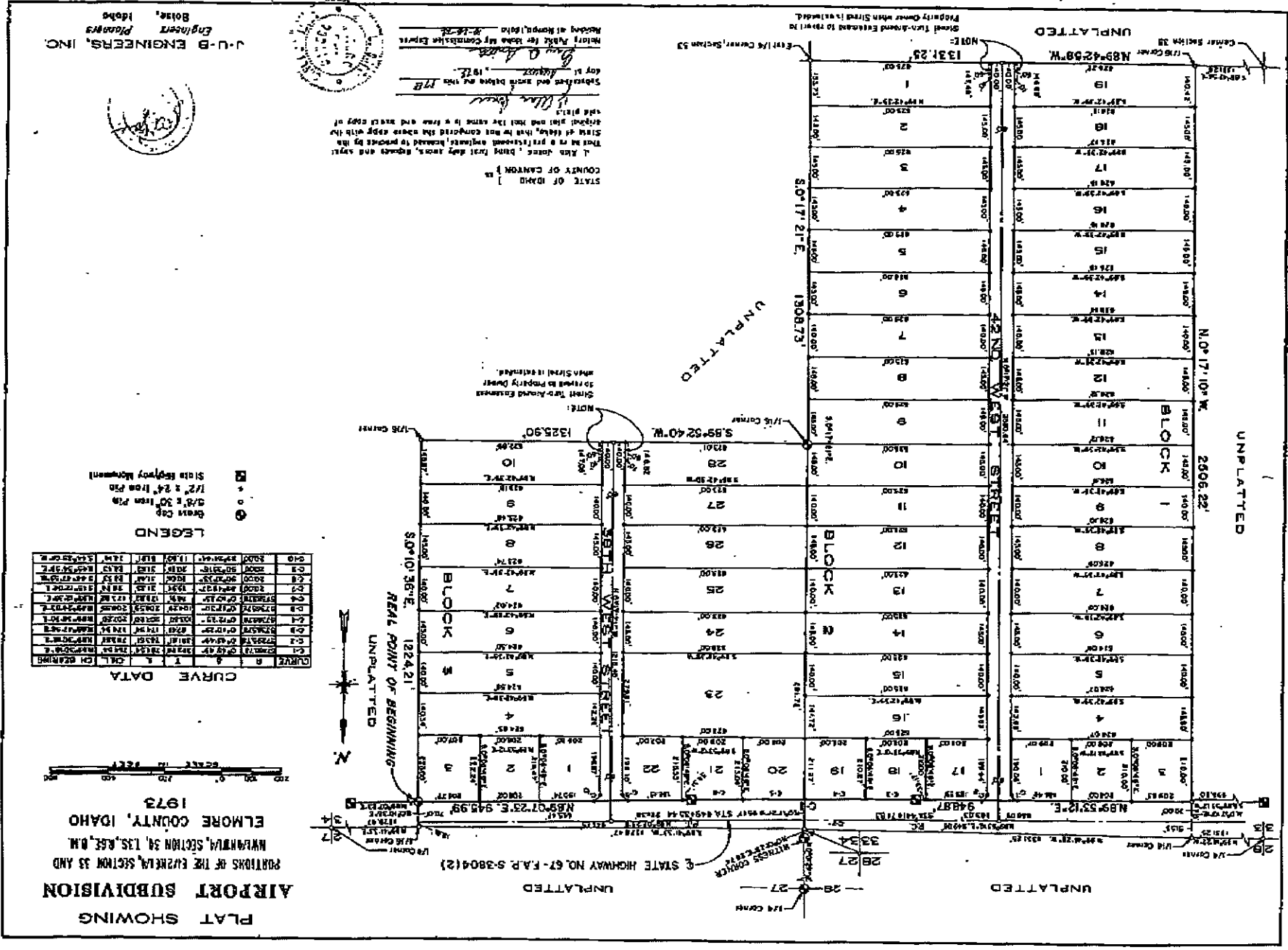
3. Attention is directed to the fact that the pendency of an action, suit or proceeding to recover any portion of the debt remaining secured by the trust deed

OR

The pendency of proceedings under the Bankruptcy Code involving a party having an interest in the property to be affected by the foreclosure of the trust deed from which proper relief from the automatic stay has not yet been secured Will Constitute Impediments To The Commencement Or Maintenance of The Contemplated Trustee's Sale. Except as noted hereafter we find no such proceedings pending in the public records.

4. Attention is called to the Federal Tax Lien Act of 1966, which among other things, provides for the giving of written notice of sale in a specified manner to the District Director of IRS as a requirement for the divestment of a Federal Tax Lien in a non-judicial sale, including any Federal Tax Lien filed at least 30 days prior to the scheduled sale date, and establishes with respect to such lien a right in the United States to redeem the property within a period of 120 days from the sale.

5. Attention is called to Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto which contain inhibitions against the sale of land under a deed of trust if the owner is entitled to the benefits of said act.



04/29/2005 09:15 37281745

RED WORLD

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PAGE 02

①

This is a counter offer to the: ☒ Offer, ☐ Counter Offer, ☐ Other _____
regarding (property address): 1080 South 36th West Street, Mountain Home, ID 83647
between Jackie and Teresa Weece _____
"Buyer", and Chase Home Finance LLC _____
"Seller",

dated 4/12/2005

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:

A. Paragraphs in the purchase contract (offer) which require bid/ask by all parties, but are not initiated by all parties, are excluded from this final agreement unless specifically referenced for inclusion in paragraph 1C of the or another

document, offer.

B. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.

C.

1. See THE ATTACHED COUNTER OFFER EXHIBIT #1 AND THE Chase Home Finance LLC.
"AS IS" ADDENDUM

D. The following attached supplements are incorporated in the Counter Offer:

☒ Exhibit 1

☒ Addendum 1

2. ☐ (If checked) MULTIPLE COUNTER OFFER. Seller is making a Counter Offer(s) to another prospective buyer(s) on terms which may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently accepted by Seller in paragraph 6 below and confirmation of Seller's acceptance is made by delivering a signed copy, in person, by mail or by facsimile, which is received, to Buyer or to _____
Prior to the completion of all these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the property.

3. **RIGHT TO ACCEPT OTHER OFFERS:** Seller reserves the right to continue to offer the Property for sale or for the purchase or sale of the property, any other offer at any time prior to consummation of acceptance, as described in paragraph 4. Seller's acceptance of or another offer prior to Buyer's acceptance and consummation of acceptance of this Counter Offer shall render this Counter Offer.

4. **EXPIRATION:** Unless acceptance of the Counter Offer is signed by the person receiving it, and consummation of acceptance is made by delivering a signed copy in person, by mail, or by facsimile which is received, to one person naming this Counter Offer or to _____
(or, if checked, ☒ date: 4/29/05, on the third calendar day after this Counter Offer is written be restricted to BUYER. This Counter Offer may be extended in paragraphs.

As the payment(s) made with counter offer and by terms above, receipt of a copy is acknowledged.

By _____
Date: 4/12/05 Time: AM/PM

5. **ACCEPTANCE:** I/WE accept the above Counter Offer (or directed): ☐ (SUBJECT TO THE ATTACHED COUNTER OFFER)
and acknowledge receipt of a copy.

By Jackie Weece
Date: 4-29-05 Time: 2:55 AM/PM

By Teresa Weece
Date: 4-29-05 Time: 2:55 AM/PM

6. **MULTIPLE COUNTER OFFER SIGNATURE LINE:** (Paragraph 6 applies only if paragraph 2 is checked.)
By signing below, Seller accepts this Multiple Counter Offer. (NOTE TO SELLER: DO NOT sign in this paragraph until after Buyer signs in paragraph 5.)

Date: _____ Time: _____ AM/PM
Date: _____ Time: _____ AM/PM

ACKNOWLEDGEMENT OF RECEIPT: Receipt of signed acceptance on (date) 4-29-05 at 4-29-05 AM/PM
by the maker of the Counter Offer, or other person designated in paragraph 1, (or, if only in a Multiple Counter Offer, by Buyer or other person designated in paragraph 2) is acknowledged.

WELLS FARGO (initials)

EXHIBIT "A" - CONTINUED ORDER #1

- x JGill x JGill
 10/25 10/25
 5. 5.
 6. 6.
 7. 7.

closebate
↓

1611

1844

DATE: 4/12/05

BUYER: W. J. 20. 4/2000 DATE:

RIVER: ~~Wash D~~ WASH D DATE: 7-2-9-02

MAY 10 '05 17:34 FR WELLS FARGO HOME MTG 208 587 0092 TO FIRST AM TITLE P.03

Wells Fargo Bank Northwest, NA

Mountain Home
MAC U1809-011
P.O. Box 1210
210 East Jackson
Mountain Home, ID 83647
800 869-3557
208 587-3009 Fax
208 587-7972



Gas + Oil
from
Kim Heinen
!!
)

Report of New SaleAttn : Lisa SaritiSubmitted By : REO WorldDate : 5/12/2005Loan # : 1988468877ACQ Date : 1/21/2005Property Address : 1080 South 36th West StreetMountain HomeID 83647Purchase Contract Date : 4/12/2005Acceptance Date : 5/10/2005Earnest Money Deposit : \$2,000Held By : FATCOSale Price : \$100,000Buyer's Name : Jackie & Teresa WeeceFinancing : ConventionalMI Sale Approval from Chase : ☒ Yes ☒ No ☒ N/A**Seller to Pay**

\$0	Points/NRCC	\$0	FHA/VA Non-Allowables
\$0	Repairs	\$0	Home Warranty
\$0	Credit to Buyer	\$0	Termite
\$2,000	Seller paid BCC	\$0	Repair Credit
\$0	Other (describe here)		

Closing Date : 5/23/2005Escrow Open Date : 5/11/2005Escrow Company / Contact : First American / Sue Hicherson

Email Address : _____

Mailing Address : 190 N 3 East Mt. Home ID 53647Telephone : (208) 587-8428Fax : (208) 587-3325**Commission for HUD-1/
Settlement Statement**Original List Price \$110,000Sales Price \$100,000Commission % 6%Total Commission Amount \$6,000.00Split total commission among Outsourcer,
Listing Agent, and Sales Agent in box below.

Commission Split	Outsourcer	Listing Agent	Sales Agent	Notes
Amount of Commission	\$500.00	\$2,750.00	\$2,750.00	From Total Commission amount above
Less Chase Processing Fee	\$75.00	\$75.00	\$0.00	Show \$150 on line 506 of HUD
Plus Selling Bonus	\$0.00	\$0.00	\$0.00	
Plus Referral Fee (30% max)	\$825.00	\$825.00	\$0.00	
Total Commission Payout	\$1,250.00	\$1,850.00	\$2,750.00	Show in Sec. 700 on HUD

Marketing Fee : _____

Original List Date : 2/10/2005Review Attached

PURCHASE CONTRACT SUPPLEMENT

Today: 4/12/2005
To: REO World
From: _____
Sale Price: \$110,000

Loan #: 1988468377

Address: 1080 South 36th West Street
Mountain Home

SELLERS BROKER

Name: Melinda Liercke
Firm: 1st Class Real Estate
Address: 1150 American Legion Blvd
Mountain Home
ID: 83647
Phone: (208) 587-5776
Fax: (208) 587-5086

BUYERS BROKER

Name: Melinda Liercke
Firm: 1st Class Real Estate
Address: 1150 American Legion Blvd
Mt Home
ID: 83647
Phone: 208-587-5776
Fax: 208-587-9086

HOA INFORMATION

Mgt. Co.: _____
Contact: _____
Address: _____

BUYER

Name: Jackie + Teresa Liercke
Address: 100 Hwy 78
Grandview Id
83642
Phone: 208-834-9920
Wk _____

Phone: _____
HOA Amt: _____/month

OTHER INFORMATION

Close of Escrow: 5/23/05
Home Warranty: _____
Disclosure Rept: _____
Title Company: _____
Order #: _____
Clear Termite Date: _____
Vesting: _____

OUTSIDE LENDER (if applicable)

Name: Wells Fargo
Contact: Kim Henien
Address: 210 Jackson
Mt Home Id 83647
Phone: 208-587-0099

CLOSING COMPANY

Name: First American Title
Contact: Sue Hicherson
Address: 190 N. 3 East
Mt Home Id 83647
Phone: 208-587-8428
Fax: 208-587-3325
File #: _____

RE-1000

Case 1121/05

FORM MUST BE COMPLETED FOR ALL OFFERS AND RETURNED IMMEDIATELY VIA FAX TO (949) 720-01

Commission Statement

Loan # : 1988468877

Specialist : Lisa Sariti

Address : 1080 South 36th West Street

Mountain Home

ID 83647

Buyer Name : Jackie & Teresa Weece

Buyer Phone :

Closing Date : 5/23/2005

Type of Financing :

**Listing Broker**

Name : Melinda Liercke

Tax ID# :

Firm : 1st Class Real Estate

Phone # : (208) 587-5776

Commission : 2.75%

Address : 1150 American Legion Blvd

Mountain Home

ID 83647

Referral Broker (referral fee to be deducted from Listing Broker commission)

REO WORLD

Tax ID# :

359 San Miguel, #107 .#300
Newport Beach, CA 92660

Phone # : (949) 720-7009

Commission % : 30%

Selling Broker

Name : same as listing

Tax ID# :

Firm :

Phone # :

Commission : 2.75%

Address :

Instructions To Close - Please Read Carefully

Date : 5/12/2005

Attn : Sue

From : Lindsey Graves

RE : 1988468877

Address : 1080 South 36th West Street

Mountain Home

ID 83647

Listing Agent : Melinda Liercke

Buyer : Jackie & Teresa Weece

Attached is a copy of the signed contract for the property referenced above.

This transaction needs to be scheduled to close on or before 5/23/2005

As closing Agent for Chase Home Finance LLC.

owned or managed REO, please adhere to the following set of closing instructions.

1. THE DEED IN TO THE NEW BUYER'S NAME HAS TO BE SENT OUT IMMEDIATELYupon receipt of this package to Chase Home Finance LLC.will then send the deed to the Investor, if needed, for signature, to be returned for the closing.
Please note the following:**Send Deed Package overnight to** Lisa Santi / Gena.rotter@chase.com10790 Rancho Bernardo RoadSan Diego CA 92127

Seller to convey title by (SPECIAL) Warranty Deed, or the equivalent, for the State in which the property is located. This deed warrants the title during the time that the Seller has owned the property.

The vesting for the Buyer can be found on the Counter Offer Addendum

On California escrows, please forward all remaining documents to REO World for signature.**REO World is to recelv 30% of listing agent's commission as a referral fee.**

Forward all remaining documents to REO World for signature

REO World
359 San Miguel, Suite 107
Newport Beach, CA 92660
(949) 720-7009 Phone
(949) 720-1205 Fax**2. Please provide any HOA information if there is any for this property. Seller will only pay from the tim we took over the property. The property was taken over by foreclosure in 12/9/2004****3. 24 HOURS PRIOR TO BUYER SIGNING ANY DOCUMENTS:**Fax the Preliminary HUD-1 to REO World a (949) 720-1205 Attn: Lindsey Graves When HUD-1 is final, we will see that Chase Home Finance LLC. faxes you a signed, approved, HUD-1 for closing.**4. AFTER CLOSING** Overnight a copy of all final documents, to Chase Home Finance LLC.at the address listed above. Please Overnight proceeds to Chase Home Finance LLC.
using attached instructions.

COUNTER OFFER NO. 1

(Red Usable Only: Seller or Buyer may be required to provide Counter Offer)

This is a counter offer to the: ☒ Offer, ☐ Counter Offer, ☐ Other _____, dated 4/12/2005
 regarding (property address): 1080 South 36th West Street, Mountain Home, ID, 83647
 between: Jackie and Teresa Weece _____, "Buyer", and Chase Home Finance LLC, "Seller".

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:

- A. Paragraphs in the purchase contract (offer) which require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of the or another Counter Offer.**
- B. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.**
- C.**
- 1. SEE THE ATTACHED COUNTER OFFER EXHIBIT #1 AND THE Chase Home Finance LLC.**
- "AS IS" ADDENDUM**

D. The following attached supplements are incorporated in the Counter Offer:

- ☒ Exhibit 1 ☐ _____
- ☒ Addendum 1 ☐ _____

- 2. ☐ (If Checked:) MULTIPLE COUNTER OFFER.** Seller is making a Counter Offer(s) to another prospective buyer(s) on terms which may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-signed by Seller in paragraph 6 below and communication of Seller's acceptance is made by delivering a signed copy, in person, by mail or by facsimile, which is personal received, to Buyer or to Melinda Liercke
 Prior to the completion of all these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

- 3. RIGHT TO ACCEPT OTHER OFFERS:** Seller reserves the right to continue to offer the Property for sale or for the purchase or sale of the Property, any other offer at any time prior to communication of acceptance, as described in paragraph 4. Seller's acceptance of another offer prior to Buyer's acceptance and communication of acceptance of the Counter Offer shall revoke this Counter Offer.

- 4. EXPIRATION:** Unless acceptance of the Counter Offer is signed by the person receiving it, and communication of acceptance is made by delivering a signed copy in person, by mail, or by facsimile which is personal received, to the person making this Counter Offer or to Melinda Liercke by 5:08 P.M., on the third calendar day after this Counter Offer is written" (or, if checked, ☒ date: 4/12/2005, time 5 P.M. PDT) this Counter Offer shall be deemed revoked and the deposit shall be returned to Buyer. This Counter Offer may be executed in counterparts.

As the person(s) making this Counter Offer on the terms above, receipt of a copy is acknowledged.

By REO World as Atty in fact for Chase Home Finance LLC. Date: 4/12/05 Time: _____ AM/PM
 Date: 4/12/2005 Time: _____ AM/PM

- 5. ACCEPTANCE: I/W** accept the above Counter Offer (If checked: ☐ (SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a copy.

Date: _____ Time: _____ AM/PM
 Date: _____ Time: _____ AM/PM

6.

MULTIPLE COUNTER OFFER SIGNATURE LINE: (Paragraph 6 applies only if paragraph 2 is checked.)

By signing below, Seller accepts this Multiple Counter Offer. (NOTE TO SELLER: Do NOT sign in this paragraph until after Buyer signs in paragraph 5.)

Date: _____ Time: _____ AM/PM
 Date: _____ Time: _____ AM/PM

ACKNOWLEDGEMENT OF RECEIPT: Receipt of signed acceptance on (date) _____ at _____ AM/PM by the maker of the Counter Offer, or other person designated in paragraph 4, (or, if this is a Multiple Counter Offer, by Buyer or other person designated in paragraph 2) is acknowledged).

(_____/_____) (Initials)

This is a counter offer to the: ☒ Offer ☐ Counter Offer, ☐ Offer
regarding (property address): 1080 South 38th Street, Mountain Home, TN 38067, Date: 4/12/05

between: Jackie and Teresa Weese, Buyer, and Chase Home Finance LLC, Seller.

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:

A. Paragraphs in the purchase contract (offer) which require initials by all parties, but are not initiated by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1c of this or another Counter Offer.

B. Unless otherwise specified in writing, down payment and loan amounts(s) will be adjusted in the same proportion as in the original offer.

C. 1. SEE THE ATTACHED COUNTER OFFER EXHIBIT #1 AND THE Chase Home Finance LLC, "AS SET FORTH"

D. The following attached supplements are incorporated in the Counter Offer:

1. ☒ Exhibit 1 ☐ ☐
☒ Addendum 1 ☐
2. ☐ OR (RANDOMLY) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer to another prospective buyer(s) on terms which may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently accepted by Seller in paragraph 8 below and communication of Seller's acceptance is made by delivering a signed copy, in person, by mail or by electronic mail, to Buyer or to Melinda Lierde.

3. RIGHT TO ACCEPT OTHER OFFERS: Seller reserves the right to continue to offer the Property for sale or for the purchase or sale of the Property, any other offer of any time prior to communication of acceptance, as described in paragraph 4. Seller's acceptance of another offer prior to Buyer's acceptance and communication of acceptance of the Counter Offer shall revoke this Counter Offer.

4. EXPIRATION: Unless acceptance of the Counter Offer is signed by the person receiving it, and communication of acceptance is made by delivering a signed copy in person, by mail, or by electronic mail, to the person making this Counter Offer or to Melinda Lierde, BY 5:00 P.M. on the third calendar day after this Counter Offer is written (or, if checked, ☒ Date: 4/29/05, Noon 5 P.M. EST) this Counter Offer shall be deemed revoked and the deposit shall be returned to Buyer. This Counter Offer may be extended in person.

As the person(s) making this Counter Offer, I hereby certify that, receipt of a copy is acknowledged, by REO World's Attorney for Chase Home Finance LLC. Date: 4/12/05 Time: AM/PM
Date: 4/12/05 Time: AM/PM

5. ACCEPTANCE: I/WE accept the above Counter Offer (if checked: ☐ (SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a copy, Date: 4-29-05 Time: 2:55 AM/PM
Date: 4-29-05 Time: 2:55 AM/PM

6. MULTIPLE COUNTER OFFER SIGNATURE LINE: (Paragraph 6 applied only if paragraph 2 is checked.)
By signing below, Seller accepts this Multiple Counter Offer. (NOTE TO SELLER: Do NOT sign in this paragraph until after Buyer signs in Paragraph 5.)
Date: 4-29-05 Time: 2:55 AM/PM
Date: 4-29-05 Time: 2:55 AM/PM

ACKNOWLEDGEMENT OF RECEIPT: Receipt of signed acceptance on (date) 4-29-05 at 4-29-05 AM/PM
by the maker of this Counter Offer, or other person designated in paragraph 4, (or, if this is a Multiple Counter Offer, by Buyer or other person designated in paragraph 2) is acknowledged.
(SIGNED) (initials)

1080 South 36th West Street, Mountain Home, IDEXHIBIT "1" - COUNTER OFFER #1

1. Purchase price to be \$100,000. Earnest money deposit to be \$2000;
2. Buyer's deposit shall be in the form of a cashier's check or certified check payable to sellers escrow company of choice and accompany offer at time of acceptance;
3. Down payment to be a minimum required by buyer's lender of the purchase price;
4. Seller reserves the right to unilaterally cancel the escrow and contract should buyer not comply with any item agreed to in this counteroffer, or if buyer does not obtain written unconditional loan approval by ~~September~~ ^{September}, 2005. Buyer is to submit a complete loan package to a conventional lender of buyer's choice within 3 days of acceptance. Buyer to show proof of completed loan package to seller's agent within 7 calendar days of acceptance along with buyer's proof of liquid funds for down payment. Buyer to pay market rate, fees and loan terms at time of funding. Loan terms shall not be a contingency of this contract. *Seller will not pay any of the buyer's fees associated with the financing of this property unless noted below.* The contract or escrow/closing documents are non-assignable.

SELLER WILL NOT FINANCE THIS PROPERTY UNDER ANY CIRCUMSTANCES:

6. Close of escrow to be on or before ~~May-12~~ ^{May-12}, 2005 or sooner. Seller must approve any extension to the close of escrow date, requested by the buyer, in writing. The seller may require buyer's to release a non-refundable 3% earnest money deposit direct to seller for said extension.
7. In the event transaction does not close on or before the date specified in the original escrow instructions/closing documents (or any amendment to those instructions which has been executed by buyer and seller), due to buyer's failure to perform according to the terms of this contract, then buyer agrees to pay to seller, through escrow, \$100.00 per day from the scheduled close of escrow to the date of the actual close of escrow. In the event escrow does not close on time for reasons other than buyer's failure to perform then the above described per diem shall not apply. The per diem penalty may not be included in any credit for seller-paid buyer closing cost, and shall be paid by buyer as part of buyer's closing cost;
8. Buyer to declare the manner in which they will hold title to seller at time of acceptance. Title to the property will be conveyed by a "Special Warranty Deed" or its equivalent. Seller will not provide buyer with "gap" title insurance coverage; Should the seller not be able to deliver clear and equitable title, this transaction can be terminated unilaterally by the seller and all deposit monies returned to the buyer. In this case, the buyer's agree to hold the seller and it's agents harmless from any and all causes of action.

9. Seller WILL NOT provide a home warranty;
10. Seller will not provide buyer with a Termite Control Report. The seller will not perform any termite treatment or repairs. Buyer to complete all termite work after the close of escrow;
11. All buyer inspections are to take place within 5 calendar days of acceptance at buyer's expense. 10 days for risk assessment on pre - 1978 housing Re: Lead-based paint;
12. Escrow/Closing Company, Title Insurance Company to be 1st American Title and all other services to be seller's choice. Buyer and seller each pay their own closing cost/fees.
13. Seller is a bank and acquired the property through foreclosure thus is exempt from providing a transfer disclosure. The buyer and seller's agents to provide buyer's with the Transfer Disclosure;
14. Walk through inspection to be a courtesy only and not a contingency of the contract. There shall be no new negotiations at the time of walk through;
15. The Chase Manhattan Mortgage Corporation Mortgage Addendum "A" to the Purchase Agreement shall be read and signed by the buyers and shall be incorporated into this contract;
16. The property is being sold in its present "AS IS" condition with no warranties written or implied. No personal property shall be a part of this transaction.
17. All terms and conditions of this purchase contract and any counter offers shall be subject to Chase Manhattan Mortgage Corporation Mortgage Inc. senior management approval;
18. Prorations and property taxes: - all prorations shall be paid current through the close of escrow. Any payments, assessments, or bonds not yet due shall be assumed by buyer. If there is a community Homeowners Association, the seller will not pay any delinquent homeowners dues prior to the date the seller foreclosed on the property, only those after the date of foreclosure;
19. Retrofit/Inspections: Should seller be non-exempt, buyer to pay for cost of said compliance;
20. Liquidated Damages and Arbitration are included in this agreement in their entirety regardless if initiated by buyers and seller.
21. If there is a septic and/or well system, the buyer shall be responsible for any and all testing of the well or septic system for any clearance reports or certificates;
22. If a survey or staking is required, it shall be the responsibility of the buyer to pay for and complete;
23. Buyer shall be responsible for the cost of county, city, state or governmental retrofit compliance's or mandatory inspections. Should there be any underground or basement storage tanks, it shall be the responsibility of the buyer to investigate and make any necessary corrections to bring the tanks to county/state/city codes after the close of escrow. Buyer's agrees to hold seller and its agents harmless for any and all causes of action.
24. In the event any language differs between escrow instructions/closing documents and the contract, the language in the contract and counter offer shall prevail;
25. The seller will not pay any agent acting as a principle a commission, nor will the seller pay any transaction fees to agents;
26. Buyer shall not make any repairs to the subject property prior to the close of escrow. Seller will make no repairs to the property.
27. This transaction shall be contingent upon the seller receiving PMI approval by the close of escrow. Seller will make its best effort to have the PMI approval within 21 days of acceptance, should the seller not receive PMI approval, then the transaction shall be cancelled and the earnest money deposit shall be returned to buyer. Be advised that the PMI Company has the complete option to buy this property from the seller at any time during this closing/escrow. Should this event happen, buyer will receive their deposit back and agrees to hold seller and its agent harmless.
28. *seller will pay up to \$2000. in buyer closing costs & pre-paid's. CS*

Seller: _____ DATE: 4/12/05
By: REO World as Attorney in fact for Chase Manhattan Mortgage Corporation

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

1080 South 36th West Street, Mesa, Arizona 85205
EXHIBIT 41 - COUNTER ORDER #1

1. Purchase price to be \$100,000. Earnest money deposit to be \$2000.
2. Buyer's deposit shall be in the form of a cashier's check or certified check payable to seller's escrow company of choice and accompanying offer at time of acceptance.
3. Down payment to be a minimum required by buyer's lender of the purchase price;
4. Seller reserves the right to unilaterally cancel the escrow and contract should buyer not comply with any item agreed to in this contract, or if buyer does not obtain written unconditional loan approval by April 2005. Buyer is to submit a complete loan package to seller's agent within 7 calendar days within 1 day of acceptance. Buyer to show proof of completed loan package to seller's agent within 7 calendar days of acceptance along with buyer's proof of liquid funds for down payment. Buyer to pay mortgage note fees and loan terms at time of funding. Loan terms shall not be a contingency of the contract. Buyer will not pay any of the buyer's fees associated with the funding of this property unless noted below. The contract or escrow/financing documents are non-assignable.

SELLER WILL NOT FINANCE THIS PROPERTY UNDER ANY CIRCUMSTANCES.

5. Close of escrow to be on or before May 2005 or sooner. Seller must approve any extension to the close of escrow date, requested by the buyer, in writing. The seller may require buyer's to release a non-refundable 3% earnest money deposit direct to seller for said extension. In the event transaction does not close on or before the date specified in the original escrow instructions/closing documents (or any amendment to those instructions which has been executed by buyer and seller), due to buyer's failure to perform according to the terms of this contract, then buyer agrees to pay to seller, through escrow, \$100.00 per day from the scheduled close of escrow to the date of the actual close of escrow. In the event escrow does not close on time for reasons other than buyer's failure to perform then the above described per diem shall not apply. The per diem penalty may not be included in any credit for seller-paid buyer closing costs and shall be paid by buyer as part of buyer's closing costs.
6. Buyer to declare the intention in which they will hold title to seller at time of acceptance. Title to the property will be conveyed by a "Special Warranty Deed" or its equivalent. Seller will not provide buyer with "gap" title insurance coverage. Should the seller not be able to deliver clear and marketable title, this provision can be terminated unilaterally by the seller and all deposit monies returned to the buyer. In this case, the buyer's agree to hold the seller and it's agents harmless from any and all causes of action.

9. Seller WILL NOT provide a home warranty.
10. Seller will not provide buyer with a Termite Control Report. The seller will not perform any termite treatment or repairs. Buyer to complete all termite work after the close of escrow.
11. All buyer inspections are to take place within 5 calendar days of acceptance at buyer's expense. 10 days for risk assessment on pre - 1978 housing Res. Lead-based paint.
12. Escrow/Closing Company, Title Insurance Company to be 1st American Title and all other services to be seller's choice. Buyer and seller each pay their own closing costs.
13. Seller is a bank and acquired the property through foreclosure thus is exempt from providing a transfer disclosure.
14. This buyer and seller's agents to provide buyer's with the Transfer Disclosure.
15. Walk through inspection to be a courtesy only and not a contingency of the contract. There shall be no new negotiations at the time of walk through.
16. The Chase Manhattan Mortgage Corporation Addendum "A" to the Purchase Agreement shall be read and signed by the buyer and shall be incorporated into this contract.
17. The property is being sold to the present "AS IS" condition with no warranties written or implied. No personal property shall be a part of this transaction.
18. All terms and conditions of this purchase contract and any counter offers shall be subject to Chase Manhattan Mortgage Corporation Mortgage Inc. lender management approval.
19. Transactions and property taxes - all provisions shall be paid current through the close of escrow. Any payments, assessments, or bonds not yet due shall be assumed by buyer. If there is a community Homeowners Association, the seller will not pay any delinquent homeowners dues prior to the close of escrow. Any payments, assessments, or bonds not yet due shall be assumed by buyer.
20. Retaind Inspection: Should seller be non-compliant, buyer to pay for cost of said compliance.
21. Uninsured Damages and Deduction not included in this agreement in their entirety regardless if initiated by buyers and seller.
22. If there is a single under well system, the buyer shall be responsible for any and all testing of the well or septic system for any clearance reports or certificates.
23. If a survey or platting is required, it shall be the responsibility of the buyer to pay for and complete.
24. Buyer shall be responsible for the cost of county, city, state or governmental retrofit compliance's or mandatory inspections. Should there be any underground or basement storage tanks, it shall be the responsibility of the buyer to investigate and make any necessary connections to bring the tanks to comply/insidey codes when the close of escrow. Buyer's agrees to hold seller and its agents harmless for any and all causes of action.
25. In the event any language differs between escrow instructions/closing documents and the contract, the language in the contract and counter offer shall prevail.
26. The seller will not pay any agent's fee as a principle's commission, nor will the seller pay any transaction fees to agents.
27. Buyer shall not make any repairs to the subject property prior to the close of escrow. Seller will make no repairs to the property. This transaction shall be contingent upon the seller receiving EMAT approval by the close of escrow. Seller will make its best effort to have the PMAT approval within 30 days of acceptance. Should the seller not receive PMAT approval, then the paragraph shall be cancelled and the earnest money deposit shall be returned to buyer. Be advised that the PMAT Company has the complete option to buy this property from the seller at any time during this closing/escrow. Should this event happen, buyer will receive their deposit back and agrees to hold seller and its agent harmless.

28. seller will pay up to \$2000. in buyer closing costs & pre-paid's.

Seller: [Signature] DATE: 4/12/05
BY: REO WORLD as Attorney in Law for Chase Manhattan Mortgage Corporation

BUYER: [Signature] DATE: 4-29-05

BUYER: [Signature] DATE: 4-29-05

Inspection: "AS IS", "WHERE-IS" Conditions Addendum "A"

This addendum shall be part of and in addition to that certain Purchase Contract (Agreement) by and between Chase Home Finance LLC.

("Buyer"), dated 4/12/2005 for the purchase of the property located at property 1080 South 36th West Street, Mountain Home (Premises).

Buyer has made, or will make within 5 days of offer acceptance, at Buyer's sole and absolute expense, an independent investigation, to the extent Buyer deems necessary or appropriate, concerning the physical condition, value, development use, marketability, feasibility and suitability of the Premises. Closing Escrow constitutes Buyer's acknowledgement that it has investigated, to the extent Buyer deems necessary and in addition to the matters set forth about and below, the soil conditions and the presence or absence of hazardous or toxic substances, and that Buyer is satisfied with and/or accepts the results of such investigation.

Buyer is aware that the Seller acquired the Premises, which is the subject of this transaction by way of foreclosure. Buyer is further aware and Buyer acknowledges and agrees that Seller is selling and Buyer is purchasing the Premises in an "AS IS", "WHERE IS", condition without recourse, representations or warranties of any kind or nature, expresses or implied, and, in addition, as to the Personal Property, if any, without warranty or representation as to title or merchantability of title.

Buyer acknowledges and agrees for Buyer and Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the Premises and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Premises, Buyer is not relying on Seller or its agents as to the condition of the Premises and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, air conditioning, sewage, or mechanical systems or equipment, structural, roof, foundation, equipment, structural, roof, foundation, soils, and geology, or suitability of the Real Property and/or its improvements for particular purposes, or that the Personal Property and any air conditioning units or other appliances, equipment or systems, plumbing and/or utilities are operating or in sound condition and/or are in compliance with any city, county, state and/or federal statutes, codes or ordinances.

The Closing of this transaction shall constitute an acknowledgment and agreement by Buyer that the Premises is accepted without recourse, representation or warranty of any kind of nature, expressed or implied, and in an "AS IS", "WHERE IS" condition bases solely on Buyer's own inspection.

Notwithstanding the terms of the Agreement, this Addendum shall supercede and take precedence over any terms or conditions, which may be determined to be in conflict in the Agreement and Addendum.

Seller is selling this Property due to the default of a borrower. Seller foreclosed upon the Property and took possession as a result of that default. Seller has never occupied the Property, and is unfamiliar with the real estate, or any improvement located thereon including, but not limited to its history, condition, construction or prior use.

Buyer shall make independent inspection of the Property upon receipt of the accepted Purchase Contract. Buyer acknowledges that he/she is not relying on any representation of Seller or its Broker. Buyer assumes all risk involved with the property and any defect relating thereto.

Seller does not warrant this property or structure as to habitability or suitability for occupancy, or any use. Buyer shall make an independent determination that the Property conforms with any and all existing local, state or federal building codes, requirements etc.

Buyer hereby accepts the Property in its current condition, the settlement of this sale shall constitute an acknowledgement by Buyer that the Property, including but not limited to the real estate, and any improvements thereon, were acceptable at the time settlement occurred and the sale was closed.

Buyer and Seller agree that the terms and conditions set forth in this Current Condition Addendum are inconsistent with the terms and conditions of the Purchase Contract, then this Current Condition Addendum shall control.

This is a legal instrument. If you do not understand the terms contained herein, you should consult your attorney or tax advisor before signing.

Buyer's Signature(s)

Date

Date

Seller's Signature(s)

4/12/2005

Date

By: **Caryn Saladino**

RED WORLD as attorney in fact for
Chase Home Finance LLC.

Inspection: "AS IS", "WHERE-IS" Conditions Addendum "A"

This addendum shall be part of and in addition to that certain Purchase Contract (Agreement) by and between Chase Home Finance LLC, ("Buyer"), dated 4/12/2005 for the purchase of the property located at property 1080 South 36th West Street, Mountain Home, (Premises). ("Seller"), and Jackie and Teresa Weese

Buyer has made, or will make within 5 days of offer acceptance, at Buyer's sole and absolute expense, an independent investigation, to the extent Buyer deems necessary or appropriate, concerning the physical condition, value, development use, marketability, feasibility and suitability of the Premises. Closing Escrow constitutes Buyer's acknowledgment that it has investigated, to the extent Buyer deems necessary and in addition to the matters set forth above and below, the soil conditions and the presence or absence of hazardous or toxic substances, and that Buyer is satisfied with and/or accepts the results of such investigation.

Buyer is aware that the Seller acquired the Premises, which is the subject of this transaction by way of foreclosure. Buyer is further aware and Buyer acknowledges and agrees that Seller is selling and Buyer is purchasing the Premises in an "AS IS", "WHERE-IS" condition without recourse, representations or warranties of any kind or nature, expressed or implied, and, in addition, as to the Personal Property, if any, without warranty or representation as to title or marketability of title.

Buyer acknowledges and agrees for Buyer and Buyer's successors, heirs and assigns, that Buyer has been given a reasonable opportunity to inspect and investigate the Premises and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Premises, Buyer is not relying on Seller or its agents as to the condition of the Premises and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, air conditioning, sewage, or mechanical systems or equipment, structural, roof, foundation, equipment, structural, roof, foundation, soils, and geology, or suitability of the real property and/or its improvements for particular purposes, or that the Personal Property and any air conditioning units or other appliances, equipment or systems, plumbing and/or utilities are operating or in sound condition and/or are in compliance with any city, county, state and/or federal statutes, codes or ordinances.

The Closing of this transaction shall constitute an acknowledgment and agreement by Buyer that the Premises is accepted without recourse, representation or warranty of any kind of nature, expressed or implied, and in an "AS IS", "WHERE-IS" condition based solely on Buyer's own inspection.

Notwithstanding the terms of the Agreement, this Addendum shall supersede and take precedence over any terms or conditions, which may be determined to be in conflict in the Agreement and Addendum.

Seller is selling this Property due to the default of a borrower. Seller foreclosed upon the Property and took possession as a result of that default. Seller has never occupied the Property, and is unfamiliar with the real estate, or any improvement located thereon including, but not limited to its history, condition, construction or prior use.

Buyer shall make independent inspection of the Property upon receipt of the accepted Purchase Contract. Buyer acknowledges that he/she is not relying on any representation of Seller or its Broker. Buyer assumes all risk involved with the property and any defect relating thereto.

Seller does not warrant this property or structure as to habitability or suitability for occupancy, or any use. Buyer shall make an independent determination that the Property conforms with any and all existing local, state or federal building codes, requirements etc.

Buyer hereby accepts the Property in its current condition, the settlement of this sale shall constitute an acknowledgment by Buyer that the Property, including but not limited to the real estate, and any improvements thereon, were acceptable at the time settlement occurred and the sale was closed.

Buyer and Seller agree that the terms and conditions set forth in this Current Condition Addendum are inconsistent with the terms and conditions of the Purchase Contract, then this Current Condition Addendum shall control.

This is a legal instrument. If you do not understand the terms contained herein, you should consult your attorney or tax adviser before signing.

Buyer's Signature(s) Jackie & Teresa Weese 4-29-05 Seller's Signature(s) [Signature] 4/12/2005
Date Date
10800 D. Weese 4-29-05 By: Caryn Saladino Date

REO WORLD as attorney in fact for
Chase Home Finance LLC.

**DISCLOSURE AND RELEASE REGARDING MOLD ADDENDUM TO SALES CONTRACT**

This Disclosure and Release Regarding Mold Addendum to Sales Contract ("Disclosure and Release") Bet

("Buyer"), Chase Home Finance, LLC ("Seller") and Seller's listing agent/brok

(Real Estate Broker), for the property located a

1080 South 36th West Street Mountain Home ID 83647 (the "Property").

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems,

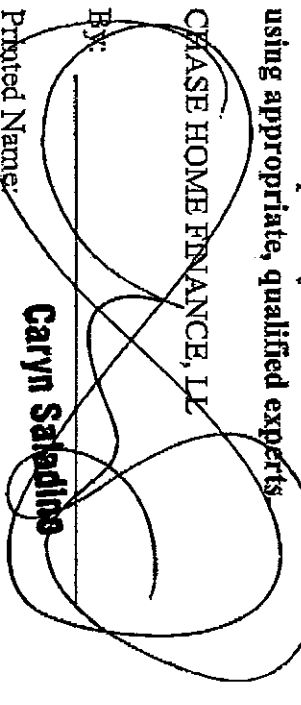
Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold that may exist at the Property and to hold harmless, release and indemnify Seller and Real Estate Broker, their officers, employees, agents, heirs, executors, administrators, successors or assigns from any liability/recourse/damages (financial or

Buyer hereby acknowledges reading this Disclosure and Release, and is aware of the conditions set forth therein. This Disclosure and Release is executed voluntarily, for good and valuable consideration, the receipt of which is hereby acknowledged, and with full knowledge of its significance.

Seller and the Real Estate Broker, and their employees and agents are not qualified to inspect the Property for mold or other microscopic organisms that may exist or make recommendations or determinations concerning possible health or safety issues. The purpose of this Disclosure and Release is to put Buyer on notice to conduct his/her/their own due diligence regarding this matter using appropriate, qualified experts

CHASE HOME FINANCE, LLC

BY:


Printed Name: Caryn Saladino

4/12/05
Date

Its : By Caryn Saladino, REO World
as Attorney In fact for
Chase Home Finance LLC

Buyer Signature _____ Date _____

Printed Name _____

Buyer Signature _____ Date _____

Printed Name _____

Selling Broker/Age _____ Date _____

Printed Name _____



DISCLOSURE AND RELEASE REGARDING MOLD ADDENDUM TO SALES CONTRACT

This Disclosure and Release Regarding Mold Addendum to Sales Contract ("Disclosure and Release") Bet Jacqui Wiece ("Buyer"), Chase Home Finance, LLC ("Seller") and Seller's listing agent/brok Melinda Mack (Real Estate Broker), for the property located at

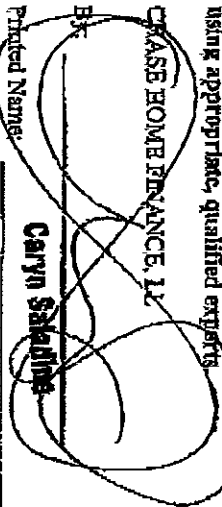
1080 South 36th West Street Mountain Home ID 83647 (the "Property").

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems.

Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold that may exist at the Property and to hold harmless, release and indemnify Seller and Real Estate Broker, their officers, employees, agents, heirs, executors, administrators, successors or assigns from any liability/recourse/damages (financial or otherwise) that may result from the Property. Buyer hereby acknowledges reading this Disclosure and Release, and is aware of the conditions set forth therein. This Disclosure and Release is executed voluntarily, for good and valuable consideration, the receipt of which is hereby acknowledged, and with full knowledge of its significance.

Seller and the Real Estate Broker, and their employees and agents are not qualified to inspect the Property for mold or other microscopic organisms that may exist or make recommendations or determinations concerning possible health or safety issues. The purpose of this Disclosure and Release is to put Buyer on notice to conduct their/their own due diligence regarding the matter using appropriate, qualified experts.

CHASE HOME FINANCE, LLC

By 
Printed Name: Caryn Salathio

Date 4/29/05

Is: By Caryn Salathio, REO World
as Attorney Inact for
Chase Home Finance LLC

Buyer Signature Jacqui Wiece Date 4-29-05

Buyer Signature Jacqui Wiece

Printed Name

Buyer Signature Jacqui Wiece Date 4-29-05

Buyer Signature

Printed Name Teresa D. Wiece

Printed Name

Selling Broker/Age _____ Date _____

Printed Name _____



**RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT
AND RECEIPT FOR EARNEST MONEY**

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT INCLUDING ANY ATTACHMENTS. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

DATE 04/12/2005

1. REAL ESTATE OFFICES:

1st Class Real Estate

Office Phone # 208-587-5776

LISTING AGENCY
CHINA EXPO

E-Mail

Dinner Parties

Office Fax # 208-587-9086

E-Mail: folio8872@icloud.com

ORDER PHONE#

SELLING AGENCY

1st Class Real Estate

Office Phone: _____

Office Fax # 202-321-5909
Selling Agent **ROBIN HAWKS**

E-Mail: mcclab@redhat.com

CP# _____

2. BUYER:

Jackie G. and Theresa D. Weede

100

PREMISES COMMONLY KNOWN AS
BOYER) AGREES TO PURCHASE, AND THE
1080 S 36TH W
CITY Mountain Home
Block 4 Airport Sub

Elmore
Coun

Zip 83647 legally described as: EAST 1/4 Q1 SEC 10, BLOCK 1, Allport Sub.

ORR Legal Description Attached as addendum # 0 (Addendum must accompany original offer.)

3. \$ \$2,000 **PURCHASE PRICE:** Niney-two thousand DOLLARS,
payable upon the following **TERMS AND CONDITIONS (not including closing costs) :**

4. FINANCIAL TERMS: Note: A+C+D+E must add up to total purchase price, except for 100% financing.

(A). EARNEST MONEY: BUYER hereby deposits Five Hundred DOLLARS \$500

Earnest Money evidenced by: ☐ cash ☒ personal check ☐ cashier's check ☐ note (also debt) ☐ other
 and a receipt is hereby acknowledged. Earnest Money to be deposited in trust account ☐ upon receipt, or ☒ upon acceptance by all parties and shall be held by ☐ Listing Broker ☒ Selling Broker ☐ other Malinda Lienske for the benefit of the parties hereto. The responsible Broker shall be Malinda Lienske.

(B). ALL CASH OFFER: ☒ NO ☐ YES If this is an all cash offer do not complete lines 35 through 56. (in black ink with USA Not Applicable). IF CASH OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER within 0 business days from the date of this agreement, evidence of sufficient funds and/or proceeds necessary to close transaction. Acceptable documentation includes, but is not limited to a copy of a recent bank or financial statement or contract(s) for the sale of BUYER'S current residence or other property to be sold.

(c). NEW LOAN PROCEEDS: FIRST LOAN of \$ 81,500 not including mortgage insurance.

BUYER shall first accrue to the benefit of the ☐ BUYER ☐ SELLER ☐ Divided Equally ☒ N/A

(D). ADDITIONAL FINANCIAL TERMS:

Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 5). Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

LOAN APPLICATION: BUYER ☐ has ☒ shall apply for such loan(s) within 5 business day(s) of SELLER's acceptance within 5 business days of final acceptance of all parties. BUYER agrees to furnish SELLER with a written confirmation showing lender approval of credit report, income verification, debt ratios in a manner acceptable to the SELLER and subject only to satisfactory appraisal and final lender underwriting. If such written confirmation is not received by SELLER within the strict time allotted, SELLER may at their option cancel this agreement by notifying BUYER in writing of such cancellation. If an appraisal is required by lender, the property must be appraised at not less than purchase price or BUYER'S Earnest Money may be returned at BUYER'S request. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other terms and conditions of this Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER.

FFHA / VA: If applicable, it is expressly agreed that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of the property described herein or to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in accordance with HUD/FFHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement lender setting forth the appraised value of the property of not less than the sales price as stated in the contract. SELLER agrees to pay fees required by FFHA or VA.

\$ 0 (E). APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (not including closing costs): Cash at closing
 to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check. NOTE: If any
 of above items being assumed or taken "subject to", any net differences between the approximate balances and the actual balance of said item(s)
 shall be adjusted at closing of escrow in: ☐ Cash ☐ Other: N/A

[illegible]

REAL RESIDENTIAL PURCHASE AND SALE AGREEMENT PAGE 1 of 6 JULY 2004 EDITION

**SUBJECT TO
COUNTER OFFER**

**SUBJECT TO
COUNTER OFFER**

PAGE 2 OF 8 PAGES - RES-21 PURCHASE & SELLER AGREEMENT

PROPERTY ADDRESS:

1000 S 36th W

Mountain Home

ID#:

041205

5. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which must be satisfied prior to closing All plumbing, Electrical, Heating and Air Conditioning to be in good working order at time of closing.

6. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fittings that are attached to the property are **INCLUDED IN THE PURCHASE PRICE** (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all attached floor coverings, attached television antennas, satellite dish and receiving equipment, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm windows, storm doors, all window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, stoves, venting, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and equipment, all water systems, wells, springs, water, water rights, ditches and ditch rights, if any, that are appurtenant thereto that are now on or used in connection with the premises and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself/herself that the price and condition of the property are acceptable. It is agreed that any item included in section 6 is of monthly value less than \$100.

(A) ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE: Refrigerator, Stove, Dishwasher.

(B) ITEMS SPECIFICALLY EXCLUDED IN THIS SALE: none

7. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinance of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken subject to, exist unless otherwise specified in this Agreement.

8. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement are advised to talk to a title company about any other coverages available.

(A) TITLE COMMITMENT: Prior to closing the transaction, ☒ SELLER or ☐ BUYER shall furnish to BUYER a commitment of a title insurance policy showing the condition of the title to said premises. BUYER shall have 5 business day(s) from receipt of the commitment or not fewer than twenty-four (24) hours prior to closing, within which to object in writing to the condition of the title as set forth in the commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title of said premises is not marketable, or cannot be made so within 5 business day(s) after notice containing a written statement of defect is delivered to SELLER, BUYER'S Earnest Money deposit will be returned to BUYER and SELLER shall pay for the cost of the insurance cancellation fee, escrow and legal fees, if any.

(B) TITLE COMPANY: The parties agree that First American Title The Company located at Mountain Home shall provide the title policy and preliminary report of commitment.

(C) STANDARD COVERAGE CONTRACTOR POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the premises showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a LITTLATA Homeowner's Policy of Title Insurance. A title company, at BUYER's request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires the coverage other than that required by this paragraph, BUYER shall instruct Escrow Holder in writing and pay any increase in cost unless otherwise provided herein.

(D) EXTENDED COVERAGE LENDER'S POLICY (Mortgagee policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

9. MECHANIC'S LIENS - GENERAL CONTRACTOR DISCLOSURE STATEMENT NOTICE: BUYER and SELLER are hereby notified that, subject to Idaho Code §45-525 et seq., a "General Contractor" must provide a Disclosure Statement to a homeowner that describes certain rights afforded to the homeowner (e.g., lien waivers, general liability insurance, extended policies of title insurance, surety bonds, and sub-contractor information). The Disclosure Statement must be given to a homeowner prior to the General Contractor entering into any contract in an amount exceeding \$2,000 with a homeowner for construction, alteration, repair, or other improvements to real property, & with a residential real property purchaser for the purchase and sale of newly constructed property. Such disclosure is the responsibility of the General Contractor and it is not the duty of your agent to obtain this information on your behalf. You are advised to consult with any General Contractor subject to Idaho Code §45-525 et seq., regarding the General Contractor Disclosure Statement.

SUBJECT TO
COUNTER OFFER

SUBJECT TO
COUNTER OFFER

PAGE 3 OF 8 PAGES - RES-21 PURCHASE & SALES AGREEMENT

DEBATE: ADVANCE

1080 S 36th W

Mountain Home IDH

04/12/05

10. INSPECTION:

135 10. INSPECTION: ☒ to have inspection, ☐ not to have inspection. If BUYER chooses not to have inspection also lines 144 to 167. BUYER
136 (A). BUYER chooses ☒ to have inspection, ☐ not to have inspection. If BUYER chooses not to have inspection also lines 144 to 167. BUYER
137 shall have the right to conduct inspections, investigations, tests, surveys and other studies at BUYER'S expense. BUYER shall, within 5
138 business days, of acceptance, complete these inspections and give to SELLER written notice of disapproval of items. BUYER is strongly advised to
139 conduct inspections and to advise SELLER'S own selection of professionals with appropriate qualifications to conduct inspections of the entire property.

(b) **FHA INSPECTION REQUIREMENT**, if applicable: "For Your Protection: Get a Home Inspection", HUD 32564-CN must be signed on or before execution of this agreement.

ICJ. SATISFACTION/REMOVAL OF INSPECTION CONTINGENCIES:

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146
147 11. If BUYER does not within the strict time period specified give to SELLER written notice of disapproval of home, BUYER shall
148 conclusively be deemed to have: (a) completed all inspections, review of applicable documents and disclosure; (b) elected to proceed
149 with the transaction and (c) assumed all liability, responsibility and expense for repairs or corrections other than for home which SELLER has otherwise
150 agreed in writing to repair or correct.

21. If BUYER does within the strict time period specified give to SELLER written notice of Items disapproved or, BUYER shall provide to SELLER pertinent section(s) of written inspection reports. SELLER shall have 5 business day(s) in which to respond in writing. The SELLER, at their option, may correct the Items as specified by the BUYERS in their letter or may elect not to do so. If the SELLER agrees to correct the Items asked for in the BUYERS' letter, then both parties agree that they will continue with the transaction and proceed to closing. This will remove the Items inspection contingency.

3.) If the SELLER elects not to correct the disapproved Name, or does not respond in writing within the strict time period specified, then the BUYER(S) have the option of either continuing the transaction without the SELLER being responsible for correcting these deficiencies or giving the SELLER written notice within 5 business days that they will not continue with the transaction and will receive their Earnest Money back.

4). If BUYER does not give such written notice of cancellation within the strict time periods specified, BUYER shall conclusively be deemed to have elected to proceed with the transaction without repairs or corrections other than for items which SELLER has otherwise agreed in writing to repair or correct.

SELLER shall make the property available for all inspections. BUYER shall keep the property free and clear of items; indemnify and hold SELLER harmless from all liability, claims, demands, damages and costs; and report any damages arising from the inspections. No inspections may be made by any governmental building or zoning inspector or government employee without the prior consent of SELLER unless required by local law.

168 11. LEAD PAINT DISCLOSURE: The subject property ☐ is ☐ is not defined as "Target Housing" regarding lead-based paint or lead-based paint
169 hazards. If yes, BUYER hereby acknowledges the following: (a) BUYER has been provided an EPA approved lead-based paint hazard information
170 pamphlet, "Protect Your Family From Lead in Your Home," (b) receipt of Seller's Disclosure of Information and Acknowledgment Form and have
171 been provided with all records, test reports or other information, if any, related to the presence of lead-based paint hazards on said property. (c) that
172 the contract is contingent upon BUYER's right to have the property tested for lead-based paint hazards to be completed no later than
173 N/A or the contingency will terminate. (d) that BUYER hereby ☐ does not waive this right. (e) that if test results
174 of the contingency will terminate. (f) that if the contract
175 is unacceptably amounts of lead-based paint on the premises, BUYER has the right to cancel the contract subject to the option of the SELLER (to
176 be given in writing) to elect to remove the lead-based paint and correct the problem which must be accomplished before closing. (g) that if the contract
177 is canceled under this clause, BUYER's earnest money deposit will be refunded to BUYER.

12. SQUARE FOOTAGE VERIFICATION: BUTYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE OF THE REAL PROPERTY OR IMPROVEMENTS IS APPROXIMATE. IF SQUARE FOOTAGE IS MATERIAL TO THE BUTYER, IT MUST BE VERIFIED DURING THE INSPECTION PERIOD.

13. **SELLER'S PROPERTY DISCLOSURE FORM:** If required by Title 65, Chapter 25 Idaho Code SELLER shall within ten (10) days after execution of this Agreement provide to BUYER "SELLER'S Property Disclosure Form" or other acceptable form. BUYER has received the "SELLER'S Property Disclosure Form" or other acceptable form prior to signing this Agreement. ☐ Yes ☐ No ☒ N/A

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15. SUBDIVISION HOMEOWNER'S ASSOCIATION: BUYER is aware that membership in a Home Owner's Association may be required and BUYER agrees to abide by the Articles of Incorporation, By-Laws and rules and regulations of the Association. BUYER is further aware that the Property may be subject to assessments levied by the Association described in full in the Declaration of Covenants, Conditions and Restrictions. BUYER has reviewed Homeowner's Association Documents: ☐ Yes ☐ No ☒ N/A Association fees/dues are \$ N/A

per ☐ BUYER ☐ SELLER ☐ N/A to pay Homeowner's Association SET UP and/or property TRANSFER FEES of \$ N/A at closing.

18. "NOT APPLICABLE DEFINED." The letters "n/a," "n/a," and "N.A." as used herein are abbreviations of the term "not applicable." Where this agreement uses the term "not applicable" or an abbreviation thereof, it shall be evidence that the parties have contemplated certain facts or conditions and have determined that such facts or conditions do not apply to the agreement or transaction herein.

RE-21 RESIDENTIAL PURCHASE AND SALE AGREEMENT PAGE 3 OF 4 JULY 2004 EDITION

NOTED and FILED in subject at copy of the page which explains REASON FOR EXEMPT
BOYD'S NAME CLARK BOYD'S NAME REASON FOR EXEMPT
 The form is printed and furnished by the Information Council on the Americas, Inc. This form has been adopted for use in connection with the BOYD'S NAME CLARK BOYD'S NAME REASON FOR EXEMPT
 The form is printed and furnished by the Information Council on the Americas, Inc. This form has been adopted for use in connection with the BOYD'S NAME CLARK BOYD'S NAME REASON FOR EXEMPT

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COUNTER OFFER**

PAGE 4 OF 5 PAGES - RE-31 PURCHASE & SELLER AGREEMENT

PROPERTY ADDRESS: 1090 S 36th W

Mountain Home RD# 041205

17. COSTS PAID BY: Costs in addition to those listed below may be incurred by BUYER and SELLER unless otherwise agreed herein, or provided by law or required by lender, or otherwise stated herein. The below costs will be paid as indicated. Some costs are subject to loan program requirements. SELLER agrees to pay up to \$ 500.00 lender required repair costs only.

BUYER or SELLER has the option to pay any lender required repair costs in excess of this amount.

	BUYER	SELLER	Shared Equally	N/A		BUYER	SELLER	Shared Equally	N/A
Appraisal Fee		X			Title Ins. Standard Coverage Owner's Policy		X		
Appraisal Re-inspection Fee		X			Title Ins. Extended Coverage Lender's Policy - Mortgage Policy	X			
Closing Escrow Fee		X			Additional Title Coverage	X			
Lender Document Preparation Fee	X				Fuel in Tank - Amount to be Determined by Supplier				X
Tax Service Fee		X			Well Inspection		X		
Flood Certification/Marking Fee		X			Septic Inspections		X		
Lender Required Inspections		X			Septic Pumping		X		
Attorney Contract Preparation Fee				X	Survey		X		

18. OCCUPANCY: BUYER ☒ does ☐ does not intend to occupy property as BUYER'S primary residence.

19. FINAL WALK THROUGH: The SELLER grants BUYER and any representative of BUYER reasonable access to conduct a final walk through inspection of the premises approximately 1 calendar day(s) prior to close of escrow. NOT AS A CONTINGENCY OF THE SALE, but for purposes of satisfying BUYER that any repairs agreed to in writing by BUYER and SELLER have been completed and premises are in substantially the same condition as on acceptance date of this contract. SELLER shall make premises available for the final walk through and agrees to accept the responsibility and expense for making sure all the utilities are turned on for the walk through except for phone and cable. If BUYER does not conduct a final walk through, BUYER specifically releases the SELLER and Broker(s) of any liability.

20. RISK OF LOSS: prior to closing of this sale, all risk of loss shall remain with SELLER. In addition, should the premises be materially damaged by fire or other destructive cause prior to closing, this agreement shall be void at the option of the BUYER.

21. CLOSING: On or before the closing date, BUYER and SELLER shall deposit with the closing agency all funds and instruments necessary to complete this transaction. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are available to SELLER. The closing shall be no later than (Date) April 29, 2005

The parties agree that the CLOSING AGENCY for this transaction shall be
Located at: Mountain Home Title

If a long-term escrow / collection is involved, then the long-term escrow holder shall be Title

22. POSSESSION: BUYER shall be entitled to possession ☒ upon closing or ☐ date _____ time _____ a.m. ☐ p.m.
Property taxes and water assessments (using the last available assessment as a basis), rents, interest and reserves, liens, encumbrances or obligations assumed and utilities shall be pro-rated as of _____ Upon Closing _____.

23. SALES PRICE INFORMATION: SELLER and BUYER hereby grant permission to the lenders and either party to this Agreement, to disclose sale data from this transaction, including selling price and property address to the local Association / Board of REALTORS®, its members, its members' prospects, appraisers and other professional users of real estate sales data. The parties to this Agreement acknowledge that unless price information compiled as a result of this Agreement may be provided to the County Assessor Office by either party or by either party's Broker.

24. FACSIMILE TRANSMISSION: Facsimile or electronic transmission of any signed original document, and return/mission of any signed facsimile or electronic transmission shall be the same as delivery of an original. At the request of either party or the Closing Agency, the parties will confirm facsimile and electronic transmitted signatures by signing an original document.

BUYER'S Initials: W. L. L. L. SELLER'S Initials: W. L. L. L. Date: 04/12/2005 Time: 11:12
This form is printed and furnished by the Idaho Association of REALTORS®, Inc. This form has been designed for and is provided only for use by and on behalf of the members of the Idaho Association of REALTORS®, Inc. by any OTHER PERSONS IS PROHIBITED.
RE-31 RESIDENTIAL PURCHASE AND SALE AGREEMENT PAGE 4 of 6 - ALL IN 2004 EDITION

SUBJECT TO
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COUNTER OFFER

PAGE 5 OF 6 PAGES - REAL PURCHASE & SELLER AGREEMENT

PROPERTY ADDRESS: 1090 S 36th W Mountain Home ID# 041205

25. SINGULAR AND PLURAL terms each include the other, when appropriate.

26. BUSINESS DAYS & HOURS A business day is herein defined as Monday through Friday, 8:00 a.m. to 5:00 p.m., in the local time zone where the subject real property is physically located. A business day shall not include any Saturday or Sunday, nor shall a business day include any legal holiday recognized by the state of Idaho as found in Idaho Code § 73-108. The time in which any act required under this agreement is to be performed shall be computed by excluding the date of execution and including the last day. The first day shall be the day after the date of execution. If the last day is a legal holiday, then the time for performance shall be the next subsequent business day.

27. SEVERABILITY: In the case that any one or more of the provisions contained in this Agreement, or any application thereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality or unenforceability of the remaining provisions shall not in any way be affected or impaired thereby.

28. ATTORNEY'S FEES: If either party initiates or defends any arbitration or legal action or proceedings which are in any way connected with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees on appeal.

29. DEFAULT: IF BUYER DEFAULTS In the performance of this Agreement, SELLER has the option of: (1) accepting the Earnest Money as liquidated damages or (2) pursuing any other lawful right or remedy to which SELLER may be entitled. If SELLER elects to proceed under (1), SELLER shall make demand upon the holder of the Earnest Money, upon which demand said holder shall pay from the Earnest Money the costs insured by SELLER'S Broker on behalf of SELLER and BUYER related to the transaction, including, without limitation, the costs of title insurance, escrow fees, appraisal, credit report fees, inspection fees and attorney's fees; and said holder shall pay any balance of the Earnest Money, one-half to SELLER and one-half to SELLER'S Broker, provided that the amount to be paid to SELLER'S Broker shall not exceed the Broker's agreed to commission. SELLER and BUYER specifically acknowledge and agree that if SELLER elects to accept the Earnest Money as liquidated damages, such shall be SELLER'S sole and exclusive remedy, and such shall not be considered a penalty or forfeiture. If SELLER elects to proceed under (2), the holder of the Earnest Money shall be entitled to pay the costs incurred by SELLER'S Broker on behalf of SELLER and BUYER related to the transaction, including, without limitation, the costs of brokerage fee, title insurance, escrow fees, appraisal, credit report fees, inspection fees and attorney's fees, with any balance of the Earnest Money to be held pending resolution of the matter.

IF SELLER DEFAULTS, having approved said sale and fails to consummate the same as herein agreed, BUYER'S Earnest Money deposit shall be returned to him/her and SELLER shall pay for the costs of title insurance, escrow fees, appraisal, credit report fees, inspection fees, brokerage fees and attorney's fees, if any. This shall not be considered as a waiver by BUYER of any other lawful right or remedy to which BUYER may be entitled.

30. EARNEST MONEY DISPUTE / INTERPLEADER: Notwithstanding any termination of this contract, BUYER and SELLER agree that in the event of any controversy regarding the Earnest Money and things of value held by Broker or closing agency, unless mutual written instructions are received by the holder of the Earnest Money and things of value, Broker or closing agency shall not be required to take any action but may await any proceeding, or at Broker's or closing agency's option and sole discretion, may interplead all parties and deposit any monies or things of value into a court of competent jurisdiction and shall recover court costs and reasonable attorney's fees.

31. COUNTERPARTS: This Agreement may be executed in counterparts. Executing an agreement in counterparts shall mean the signature of two identical copies of the same agreement. Each identical copy of an agreement signed in counterparts is deemed to be an original, and all identical copies shall together constitute one and the same instrument.

32. REPRESENTATION CONFIRMATION: Check one (1) box in Section 1 and one (1) box in section 2 below to confirm that in this transaction, the broker(s) involved had the following relationship(s) with the BUYER(s) and SELLER(s).

Section 1:

- ☐ A. The brokerage working with the BUYER(s) is acting as an AGENT for the BUYER(s).
☐ B. The brokerage working with the BUYER(s) is acting as a LIMITED DUAL AGENT for the BUYER(s), without an ASSIGNED AGENT.
☒ C. The brokerage working with the BUYER(s) is acting as a LIMITED DUAL AGENT for the BUYER(s) and has an ASSIGNED AGENT acting solely on behalf of the BUYER(s).
☐ D. The brokerage working with the BUYER(s) is acting as a NONAGENT for the BUYER(s).

Section 2:

- ☐ A. The brokerage working with the SELLER(s) is acting as an AGENT for the SELLER(s).
☒ B. The brokerage working with the SELLER(s) is acting as a LIMITED DUAL AGENT for the SELLER(s), without an ASSIGNED AGENT.
☐ C. The brokerage working with the SELLER(s) is acting as a LIMITED DUAL AGENT for the SELLER(s) and has an ASSIGNED AGENT acting solely on behalf of the SELLER(s).
☐ D. The brokerage working with the SELLER(s) is acting as a NONAGENT for the SELLER(s).

Each party signing this document certifies that he has reviewed, read and understood the Agency Disclosure Brochure adopted or approved by the Idaho real estate commission and has consented to the relationship confirmed above. In addition, each party confirms that the brokerage's agency office policy was made available for inspection and review. EACH PARTY UNDERSTANDS THAT HE IS A CUSTOMER AND IS NOT REPRESENTED BY A BROKERAGE UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

BUYER and SELLER acknowledge receipt of copy of this form which constitutes REALTOR'S and REALTOR'S forms. This form has been prepared for and is provided only for the purpose of agency disclosure, who the disclosure of the form is not intended to be used for any other purpose. REALTOR'S, ONE OF ANY OTHER PERSON IS PROHIBITED. Copyright Idaho Association of REALTORS, Inc. All rights reserved.

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COUNTER OFFER

PAGE 6 OF 6 PAGES - RES-31 PURCHASE & SELLER AGREEMENT
PROPERTY ADDRESS: 1080 S 36th W Mountain Home ID#: 041205

33. ENTIRE AGREEMENT: This Agreement contains the entire Agreement of the parties respecting the matters herein set forth and supercedes all prior Agreements between the parties respecting such matters. No warranties, including, without limitation, any warranty of habitability, agreements or representations not expressly set forth herein shall be binding upon either party.

34. TIME IS OF THE ESSENCE IN THIS AGREEMENT.

35. AUTHORITY OF SIGNATORY: If BUYER or SELLER is a corporation, partnership, trust, estate, or other entity, the person executing this agreement on its behalf warrants his or her authority to do so and to bind BUYER or SELLER.

36. ACCEPTANCE: BUYER'S offer is made subject to the acceptance of SELLER on or before (Date) 04/14/05 at (Local Time) 5:00 ☐ a.m. ☒ p.m. If SELLER does not accept this Agreement within the time specified, the entire Earnest Money shall be refunded to BUYER on demand.

37. BUYER'S SIGNATURES: I/we further acknowledge receipt of a true copy of the Agreement.
☐ SEE ATTACHED BUYER'S ADDENDUM(S): _____ (Specify number of BUYER addendum(s) attached.)

BUYER Signature Jackie G. Weece BUYER (Print Name) Jackie G. Weece
Date 04/12/05 Time 5:00 ☒ a.m. ☐ p.m. Phone # _____ Cell # 250-0630
City Grandview State GA ID 20 Zip 30647
E-Mail Address _____ Fax # _____
BUYER Signature _____ BUYER (Print Name) Teresa D. Weece
Date _____ Time _____ ☐ a.m. ☐ p.m. Phone # _____ Cell # _____
City _____ State _____ Zip _____
Address _____
E-Mail Address _____ Fax # _____

38. SELLER'S SIGNATURES:

On this date, I/we hereby approve and accept the transaction set forth in the above Agreement and agree to carry out all the terms thereof on the part of the SELLER. I/we further acknowledge receipt of a true copy of this Agreement signed by both parties.

☒ SIGNATURE(S) SUBJECT TO ATTACHED COUNTER OFFER

SUBJECT TO
COUNTER OFFER

☐ SIGNATURE(S) SUBJECT TO ATTACHED ADDENDUM(S) # _____
SELLER Signature _____ SELLER (Print Name) _____
Date 4/12/05 Time _____ ☐ a.m. ☐ p.m. Phone # _____ Cell # _____
City _____ State _____ Zip _____
Address _____
E-Mail Address By Caryn Saladino, REO World
as Attorney In-fact for
Chase Home Finance LLC
SELLER Signature _____ SELLER (Print Name) _____
Date _____ Time _____ ☐ a.m. ☐ p.m. Phone # _____ Cell # _____
City _____ State _____ Zip _____
Address _____
E-Mail Address _____ Fax # _____

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RES-31 RESIDENTIAL PURCHASE AND SALE AGREEMENT PAGE 6 OF 6 JULY 2004 EDITION

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SUBJECT TO
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REO WORLD

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Title Insurance Company
NATIONAL DEFAULT TITLE SERVICES

AP/aaB

NDS-REO - Order Sheet - 2315343

PLEASE CONFIRM RECEIPT OF THIS ORDER, WITH YOUR REFERENCE NUMBER, BY ONE OF THE FOLLOWING:

FAX: (714) 800-7801

EMAIL: REO.CONFIRMATIONS@FIRSTAM.COM

Open Date: 01-24-2005 2:10 PM

Site: FATCO (ELMORE, ID)

Division: NDS-REO

Order No.: 2315343

Title Officer: MELISSA TRIM,

Title Type: COMMIT W/CLOSING

COMMIT W/CLOSING - Loan Amount:

\$TBD

Trans. Type: \$.00

Lender Ref: NONE

1988468877

Escrow No.:

Escrow Officer:

Escrow Type:

Escrow Open:

Escrow Site:

County Ref:

Proposed Insured:

Address: 1080 S 36TH W ST, MOUNTAIN HOME, ID

83647

ELMORE

Owner: CHASE MANHATTAN MORT

Prior Owner: LOREE ESTATE

Buyer:

Instructions: PLEASE ISSUE A TITLE COMMITMENT ONCE THE TRUSTEE'S DEED IS OF RECORD. PLEASE FAX THE COMMITMENT AND INVOICE TO ROB DEL ROSARIO @ 800-430-2680.

Product: 0 CC&R: 0

Easements: 0

CUSTOMER

CONTACT 1

NATIONWIDE DEFAULT TITLE SERVICES

359 SAN MIGUEL, SUITE 107

NEWPORT BEACH, CA 92660

BRIAN DANK BRIAN@REOWORLD.COM

PH: 949-720-7009 FX: 949-720-1206

BRIAN@REOWORLD.COM

TITLE

T/FARM

FATCO (ELMORE, ID)

190 NORTH THIRD EAST

MOUNTAIN HOME ID 83647

MELISSA TRIM TITLE

208-587-8428 (208) 587-3325

FC ATTY: RINGERT AND CLARK

208-342-4591

BROKER: MELINDA LIERCKE

208-587-5776 208-587-9086

ATTY

FATCO (ELMORE, ID)

190 NORTH THIRD EAST

MOUNTAIN HOME ID 83647

MELISSA TRIM CLOSER

(208) 587-8428 (208) 587-3325

NATIONWIDE DEFAULT TITLE SERVICES - NDS-REO

3 FIRST AMERICAN WAY, SANTA ANA CA 92707

(877) 416-4968 (714) 800-7801

RECEIVED
FEB 8 2005

REO WORLD



First American Title
NATIONAL DEFAULT TITLE SERVICES

3 First American Way, Santa Ana, California 92707 Phone: (800) 369-3559 * Fax (800) 367-9552

NDS-REO GRADE REPORT

NDTS Order #:	2315343	Closer/Atty:	MELISSA TRIM
Lender:	REO WORLD	PH:	(208) 587-8428
Loan #:	1988468877		
Property Address:	1080 S 36TH W ST, MOUNTAIN HOME, ID 83647		
Property APN			

NDS-REO GRADE: GRADE D (After F/C Sale Deed Recorded)*

UPON RECEIPT OF PROPER DOCUMENTATION FROM FULL RESOLUTION CLIENTS, FIRST AMERICAN WILL CONSIDER ISSUANCE OF AN INDEMNITY AGAINST SENIOR MATTERS (IF ANY)

FC DEED RECORDED/CURRENT VESTING: CHASE MANHATTAN MTG CORP

F/C TRUSTEE/ATTORNEY RESOLVES:

MOBILE HOME: M/H MAY NOT BE converted to real property

PROBATE: Possible probate issues regarding decedent LOREE M. SAUNDERS

CLIENT RESOLVES:

DLQ. TAXES: for delinquent 2004 taxes Plus P&L. Verify with Tax Collector.

Date: JANUARY 31, 2005

* Property is assumed to be Free Simple unless otherwise indicated.

DISCLAIMER: THE TITLE INFORMATION CONTAINED HEREIN IS SUPPLIED AS A COURTESY ONLY AND IS NOT INTENDED TO SUPPLEMENT OR TO EXTEND THE COVERAGE OF THE UNDERLYING TITLE REPORT. REFERENCE SHOULD BE MADE TO THE TITLE REPORT FOR ALL QUESTIONS CONCERNING THE STATUS OF THE TITLE TO THE SUBJECT PROPERTY. FIRST AMERICAN ACCEPTS NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN. REFERENCE SHOULD BE MADE TO THE UNDERLYING TITLE REPORT FOR ALL QUESTIONS CONCERNING THE TITLE STATUS OF THE PROPERTY.

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RED WORLD

PAGE 21/29

First American Title Company
190 North 3rd East
Mountain Home, ID 83647
Tel. (208) 587-8428
Fax. (208) 587-1441

FAX COVER LETTER

Date: 1-28-05

Fax to: 800 430 2680

Attention: Robert Del Rosario

From: First American Title Company Fax No. (208) 587-1441

At the Request of: Sally Loosli

Transmission includes:

Commitment FA-13473 Chase Manhattan

Total number of pages, including cover letter: 9

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes: Thanks, Robert.

PAGE 03

PAGE 09/12

Oct 2015

(c) SATISFACTION WITH, OF INSPECTION OUTCOMES/RESULTS

29. If BUYERS knew within the exact time period specified, due to SELLER's million notices of failure disclosed on BUYER's email messages to SELLER's publisher's section(s) of written inspection reports, SELLER did not have a "disputed" situation in which to respond in writing. The SELLER, at their option, may correct the items as specified by the BUYERS in their letter as may direct, not to do so. If the SELLER agrees to correct the items marked for by the BUYERS' notes, then both parties agree that they will continue with the transaction and proceed to closing. This will remove the BUYER's inspection contingency.

4. **SELLER** does not give any written notice of cancellation within one year from periods specified. **BUYER** shall automatically be deemed to have accepted as provided with no termination without penalty or reimbursement other than for items which **SELLER** has otherwise agreed in writing to replace or correct.

11. LEAD PARTY DESIGNS/OWNED: The subject party(ies) ☐ is/are not defined as "Joint Holding" ownership involving jointly or jointly-owned rights therein. If yes, BUTLER hereby acknowledges the following: (1) BUTLER has been provided an EPP assigned unencumbered profit interest information package. Attached "Your Family Form Letter" contains: (a) a sample of Butler's Disclosure of Information and Acknowledgment; Forms and a table brief compiled with all necessary, but subject to other information, (b) items related to the presence of unencumbered profit interests on said property; (c) that the identified in co-titled upon BUTLER's right to have the priority transfer for unencumbered profit interests to be consolidated the above information as the identified party will determine; (d) BUTLER hereby affirms ☐ does not desire this right; (e) that if said item(s) are shown unencumbered interests of the identified party on the package, BUTLER has the right to either (1) the stated right to the said item(s) be shown in writing to assist in securing the unencumbered profit interest and demand the procedure within must be accomplished before closing; (2) that if the contract is cancelled under the terms, BUTLER's defined money deposit will be returned to BUTLER.

14. **COMMENTS, CONCERNS AND RECOMMENDATIONS** (CCRA F23) BUTLER is responsible to obtain and review a copy of the CCRA F23 if applicable. BUTLER has reviewed CCRA F23. ☐ Yes ☐ No ☒ NA

14. **MEMBERSHIP INFORMATION:** BUTLER is aware one membership in a Home Depot Association may be required and BUTLER agrees to abide by the Articles of Incorporation, By-Laws and rules and regulations of the Association. BUTLER is further aware that the Property may be subject to assessments levied by the Association, assessed in full in the Declaration of Condominium. Candidates and Residents of BUTLER has employed Homefront's Association Document. ☐ Yes ☒ No **NO** N/A Association fee/dues are \$ N/A.
N/A ☐ BUTLER ☐ SELLER ☐ N/A to pay Homefront's Association SET UP and/or property **TRANSFER FEES** of N/A in closing.

16. "NOT APPLICABLE" MEANS: The letters "N/A," "NA," and "N.A." as used herein are abbreviations for the term "not applicable." Where the agreement uses the term "not applicable" or an abbreviation thereof, it shall be evidence that the parties have contemplated certain facts or conditions and have determined that such facts or conditions do not apply to the agreement or transaction herein.

Document released 1/26/01 pursuant to E.O. 13526, which requires that all information in this document be classified "TOP SECRET" or "CONFIDENTIAL" only if it meets the criteria set forth in E.O. 13526, paragraph 1.2(a). All information in this document has been determined to not meet the criteria set forth in E.O. 13526, paragraph 1.2(a), and is hereby declassified. Date of declassification: 1/26/01. Authority: 50 USC 3042.

1/17

**SUBJECT TO
COUNTER OFFER**

**SUBJECT TO
COUNTER OFFER**

PAGE 04

Page BB/12

841206

working order

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...MAYOR, ELECTED
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...OF THE PROPERTY

1

Abstract

[illegible]

3. 研究内容

1. **प्रस्तावना** (Introduction):
 2. **उद्देश्य** (Objectives):
 3. **विषय** (Subject):
 4. **संदर्भ** (Reference):
 5. **निष्कर्ष** (Conclusion):

1. Name

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...and commu-
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...H BURBANK
...otherwise

Handed Company

ably mortified there, at certain rights and confessions around Broadway, in connection for the of your agent to 7, regarding this

...and the ...

**SUBJECT TO
COUNTER OFFER**

04/22/2005

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04/12/2005

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1ST CLASS

RED W/PLD

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04/12/2005 17:10 879085

1ST CLASS
RED W/PLD
1ST CLASS

PAGE 10/12
PAGE 05

PAGE 05

PLACE CHECKS HERE - (Do not purchase a second assignment)

PROPERTY ADDRESS: 1000 G 2000 W

Mountain Home, TN 37135

17. CLOSING PAID BY: Costs in addition to those listed below may be incurred by BUYER and SELLER unless otherwise agreed hereby, or provided by law or regulation by lender, or otherwise stated herein. The below costs will be paid as indicated. Some costs are subject to loan program requirements. SELLER agrees to pay up to \$ 500.00. Lender required report costs only. BUYER or SELLER has the option to pay any lender required report costs in excess of the amount.

	BUYER	SELLER	Shared Equity	N/A		BUYER	SELLER	Shared Equity	N/A
Assigned Fee		X			The fee, standard Closing Company Policy		X		
Assigned Acquisition Fee		X			The fee, standard Closing Company Policy	X			
Closing Attorney Fee		X			Additional Title Coverage	X			
Lender Document Preparation Fee	X				Real Estate - Amount to be Determined by Lender				X
Tax Service Fee		X			Wall Inspection		X		
Record Certificate/Recording Fee		X			WACB Inspection		X		
Lender Required Inspection		X			Swing Pumps		X		
Advanced Closing Inspection Fee			X		Barney		X		

18. OCCUPANCY: BUYER ☒ does not intend to occupy property as BUYER's primary residence.

19. FINAL WALK THROUGH: The SELLER agrees BUYER and any representative of BUYER may make a final walk through inspection of the premises approximately 5 calendar day(s) prior to close of escrow. NOT AS A CONDITION OF THE SALE, but for purposes of satisfying BUYER that any repairs agreed to by writing by BUYER and SELLER have been completed and provided are in substantially the same condition as or acceptable date of the contract. SELLER shall make provisions available for the final walk through and agrees to accept the responsibility and expense for making sure all the utilities are turned on by the walk through, except for phone and cable. If BUYER does not conduct a final walk through, BUYER specifically releases the SELLER and Broker(s) of any liability.

20. BREAK OF LEASE: prior to closing of this sale, all part of lease shall remain with SELLER. In addition, should the premises be materially damaged by fire or other destructive causes prior to closing, the agreement shall be void at the option of the BUYER.

21. CLOSING: On or before the closing date, BUYER and SELLER shall deposit with the closing agency all funds and instruments necessary to complete the transaction. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are available to SELLER. The closing shall be no later than 4:00 PM on April 25, 2005. The parties agree that the CLOSING AGENCY for the transaction shall be Mountain Home Title Company. If a long-term elevator / condition is provided, then the long-term elevator holder shall be N/A.

22. POSSESSION: BUYER shall be entitled to possession of the property on the day of closing. The property shall be provided as a lease, rental, interest and mortgage, rate, discount or other conditions assumed and shall be provided as of the closing date.

23. SELLER PRICE INFORMATION: SELLER and BUYER hereby grant permission to the broker and other party in this Agreement to disclose sale data from this transaction, including selling price and property address to the local Association / Board of REALTORS. In addition, the members' property, appearance and other professional terms of real estate sales data. The parties to this Agreement acknowledge that sales price information disclosed is a result of the Agreement may be provided to the County Assessor Office by either party or by other party's broker.

24. ASSIGNABLE TRANSMISSION: Facsimile or electronic transmission of any signed original document, and representation of any signed document or electronic transmission shall be the same as delivery of an original. At the request of either party or the Closing Agency, the parties will confirm facsimile and electronic transmission agreements by signing an original document.

BUYER: [Signature] SELLER: [Signature]
The form is provided as a guide only. It is not intended to be used as a contract. It is the responsibility of the parties to the transaction to ensure that the form is completed accurately and that all necessary information is provided. The form is provided as a guide only. It is not intended to be used as a contract. It is the responsibility of the parties to the transaction to ensure that the form is completed accurately and that all necessary information is provided.

SUBJECT TO
COUNTER OFFER

SUBJECT TO
COUNTER OFFER

PAGE 06

PAGE 11/12
PAGE 26

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2014 年 12 月

Abstract

FIELD ASSISTANT

प्राप्त अक्षर

KEYD AGENT

ACKNOWLEDGMENT

**SUBJECT TO
COUNTER OFFER**

**SUBJECT TO
COUNTER-OFFER**

**SUBJECT TO
WINTER OFFER**

04/22/2005

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PAGE 08

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04/15/2005 15:25 379086

RCD WORLD
1ST CLASS

PAGE 01/01
PAGE 02

REAL COUNTER OFFER, 2004 EDITION Form 1 of 1



RE-13 COUNTER OFFER #

(1, 2, 3, etc.)
THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT INCLUDING ANY ATTACHMENTS, IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 This is a COUNTER OFFER to the Real Estate Purchase and Sale Agreement and Receipt for Earnest Money.

2 Earnest Money Dated: 04/22/05 ID# 04/22/05

3 ADDRESS: 1080 S 36th W, Mountaish Home ID 03847

4 BUYER: Jackie G. and Teresa D. Wesce

5 SELLER: Chase Home Financed LLC

6 ☐ BUYER ☐ SELLER accepts all of the terms and conditions in the above-designated agreement with the following changes or amendments:

7 ☐ This is a BUYER counter offer. The undersigned BUYER reserves the right to withdraw this offer at any time prior to the receipt of a true copy of signed acceptance of this Counter Offer within the timeframe specified herein.

8 ☐ This is a SELLER counter offer. The SELLER reserves the right to withdraw this offer or accept any other offers prior to the receipt of a true copy of signed acceptance of this Counter Offer within the timeframe specified herein.

9 DELIVERY: Delivery shall be to the addressee working with the maker of the Counter Offer in person, by mail, facsimile or electronic transmission of any signed original document, and transmission of any signed original document, return transmission of any signed facsimile or electronic transmission shall be deemed to be the same as delivery of an original.

10 1. Purchase price to be \$100,000.

11 2. Earnest money to remain \$200,000. Earnest money will be deposited into an escrow account.

12 3. Seller to pay up to \$200,000 of buyers closing costs.

13 n/a

14 n/a

15 n/a

16 n/a

17 n/a

18 n/a

19 n/a

20 n/a

21 n/a

22 n/a

23 n/a

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61 n/a

62 n/a

If a signed acceptance is not delivered on or before (date) 04/24/05 at 5:00 ☐ A.M. ☒ P.M. this Counter Offer shall be deemed to have expired.

BUYER *Jackie G. Wesce* Dated 04/22/05 Time 2:15 ☐ A.M. ☒ P.M.

BUYER Dated 04/22/05 Time 2:15 ☐ A.M. ☒ P.M.

SELLER Dated 4/22/05 Time ☐ A.M. ☐ P.M.

SELLER *By Gary Sellsberg, CEO, RCD WORLD* Dated ☐ A.M. ☐ P.M.

This form is printed and signed by the undersigned. The undersigned hereby certifies that the information provided herein is true and correct. The undersigned hereby certifies that the information provided herein is true and correct. The undersigned hereby certifies that the information provided herein is true and correct.

Chase Home Finance, 2004 EDITION Page 1 of 1

Chase Home Finance, 2004 EDITION Page 1 of 1

04/22/2005

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1ST CLASS

RED WORLD

PAGE 05/12

PAGE 09

**DISCLOSURE AND RELEASE REGARDING MOLD ADDENDUM TO SALES CONTRACT**

This Disclosure and Release Regarding Mold Addendum to Sales Contract ("Disclosure and Release") Bet Jackie Lee ("Buyer"), Chase Home Finance, LLC ("Seller") and Seller's listing agent/broker Melinda Steele (Real Estate Broker), for the property located at

1080 South 36th West Street Mountain Home ID 83647 (the "Property").

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems.

Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold that may exist at the Property and to hold harmless, release and indemnify Seller and Real Estate Broker, their officers, employees, agents, heirs, executors, administrators, successors or assigns from any liability/recourse/damages (financial or

Buyer hereby acknowledges reading this Disclosure and Release, and is aware of the conditions set forth therein. This Disclosure and Release is executed voluntarily, for good and valuable consideration, the receipt of which is hereby acknowledged, and with full knowledge of its significance.

Seller and the Real Estate Broker, and their employees and agents are not qualified to inspect the Property for mold or other microscopic organisms that may exist or make recommendations or determinations concerning possible health or safety issues. The purpose of this Disclosure and Release is to put Buyer on notice to conduct their own due diligence regarding this matter using appropriate, qualified experts.

CHASE HOME FINANCE, LLC

By:

Caryn Saladino4/12/05
Date

Printed Name:

Is: By Caryn Saladino, CEO Worldas Attorney in Fact forChase Home Finance LLC

Buyer Signature

4/13/05
Date

Printed Name

Jackie Lee

Buyer Signature

Date

Printed Name

Selling Broker/Agent

Date

Printed Name

04/22/2005

16:03

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1ST CLASS

REG MAIL

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Inspection: "AS IS," "WHERE-IS" Conditions Addendum "A"

This addendum shall be part of and in addition to that certain Purchase Contract (Agreement) by and between Chase Home Finance LLC, ("Seller"), and Jackie and Teresa Weese, ("Buyer"), dated 4/12/2005 for the purchase of the property located at property 1080 South 38th West Street, Mountain Home (Premises).

Buyer has made, or will make within 5 days of offer acceptance, at Buyer's sole and absolute expense, an independent investigation, to the extent Buyer deems necessary or appropriate, concerning the physical condition, value, development use, marketability, feasibility and suitability of the Premises. Closing Escrow constitutes Buyer's acknowledgement that it has investigated, to the extent Buyer deems necessary and in addition to the matters set forth above and below, the soil conditions and the presence or absence of hazardous or toxic substances, and that Buyer is satisfied with and /or accepts the results of such investigation.

Buyer is aware that the Seller acquired the Premises, which is the subject of this transaction by way of foreclosure. Buyer is further aware and Buyer acknowledges and agrees that Seller is selling and Buyer is purchasing the Premises in an "AS IS," "WHERE-IS," condition without recourse, representations or warranties of any kind or nature, expresses or implied, and, in addition, as to the Personal Property, if any, without warranty or representation as to title or merchantability of title.

Buyer acknowledges and agrees for Buyer and Buyer's successors, heirs and assigns, that Buyer has been given a reasonable opportunity to inspect and investigate the Premises and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Premises, Buyer is not relying on Seller or its agents as to the condition of the Premises and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, air conditioning, sewage, or mechanical systems or equipment, structural, roof, foundation, equipment, structural, rock, foundation, soils, and geology, or suitability of the Real Property and/or its improvements for particular purposes, or that the Personal Property and any air conditioning units or other appliances, equipment or systems, plumbing and/or utilities are operating or in sound condition and/or are in compliance with any city, county, state and/or federal statutes, codes or ordinances.

The Closing of this transaction shall constitute an acknowledgment and agreement by Buyer that the Premises is accepted without recourse, representation or warranty of any kind of nature, expressed or implied, and in an "AS IS," "WHERE-IS" condition bases solely on Buyer's own inspection.

Notwithstanding the terms of the Agreement, this Addendum shall supercede and take precedence over any terms or conditions, which may be determined to be in conflict in the Agreement and Addendum.

Seller is selling this Property due to the default of a borrower. Seller foreclosed upon the Property and took possession as a result of that default. Seller has never occupied the Property, and is unfamiliar with the real estate, or any improvement located thereon including, but not limited to its history, condition, construction or prior use.

Buyer shall make independent inspection of the Property upon receipt of the accepted Purchase Contract. Buyer acknowledges that he/she is not relying on any representation of Seller or its Broker. Buyer assumes all risk involved with the property and any defect relating thereto.

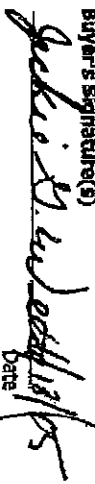
Seller does not warrant this property or structure as to habitability or suitability for occupancy, or any use. Buyer shall make an independent determination that the Property conforms with any and all existing local, state or federal building codes, requirements etc.

Buyer hereby accepts the Property in its current condition, the settlement of this sale shall constitute an acknowledgment by Buyer that the Property, including but not limited to the real estate, and any improvements thereon, were acceptable at the time settlement occurred and the sale was closed.

Buyer and Seller agree that the terms and conditions set forth in the Current Condition Addendum are inconsistent with the terms and conditions of the Purchase Contract, then this Current Condition Addendum shall control.

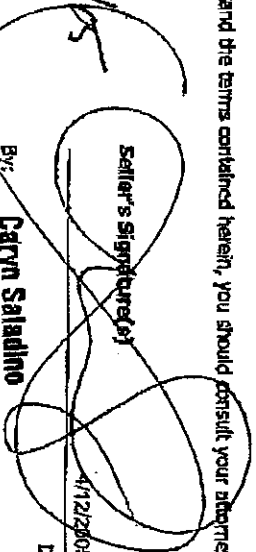
This is a legal instrument. If you do not understand the terms contained herein, you should consult your attorney or tax advisor before signing.

Buyer's Signature(s)



Date

Seller's Signature(s)



4/12/2005
Date

By:

Caryn Saladino

REG WORLD as attorney in fact for
Chase Home Finance LLC

1st Class Real Estate

1150 American Legion
Mountain Home, ID 83647

Office: (208) 587-5776 Fax: (208) 587-9086

Fax Cover

13473

Attn: Hi hadlee From: Robin Hawks

Company: 1st American Date: 4-22-05

Fax: _____ Pages (including cover): 10

RE: 1080 S 36th W

Comments: ~~0000~~

Thank you
(Signature)

MAY 10 '05 17:09 FR WELLS FARGO HOME MTG 208 587 0092 TO 5873325

P.01

5/9/05

190 North 3rd East
Mountain Home, Idaho 836.
208-587-8428 Fax: 208-587-3325

Issued by 5/23/05

Case #

NEW ORDER

Manufactured Home on Foundation

ORDER BY:

WELLS FARGO
240 AMERICAN LEGION BLVD.
MOUNTAIN HOME, ID 83647

TYPE OF TRANSACTION
LOT BOOK 2ND OTHER SALE ☒ REF1

BUYER/
BORROWER

JACKIE G. WEEGE 526.11.4896
Teresa D. WEEGE SS# 541.86.2264

BUYER ADDRESS

700 State Hwy 78/MTN. Home, ID 83647.

SELLER

Eloectoscane

SS#

SS#

SELLER ADDRESS

LENDER

WFEHM

ADDRESS

210 E. Jackson

PHONE

208 587-0092

FAX

208 587-0092

SALES PRICE: \$

100,000

OWNERS OR PURCHASER'S:

LOAN AMOUNT: \$

98,455

ALTA OR STANDARD:

ENDORSEMENTS: 100

116 8.1 6.1 VARIABLE

7% ADJUST TO REAL

PUD

102.4 CONST

OTHER

PROPERTY ADDRESS

1080 S. 36th W. COUNTY Elmore

LEGAL DESCRIPTION

E 1/2 of lot 16/8? Block 7

LISTING AGENT

Melinda L. Lovelle SELLING AGENT

Robin Hawks

4th Class

4th Class

587-5776

587-5776

SEND COPIES TO:

WFEHM / 1st Class

COMMENTS:

Original date on contract 5/2

MOBILE HOME

Yes

PAYOFF INFO.

FHA Loan.

MAY 10 '05 17:11 FR WELLS FARGO HOME MTG 208 587 0092 TO 5873325

P.05

04/22/2005 15:58 208587908

84/12/2005 27:30 2085079088

ST CLASS
READ WORLD
1ST CLASS

PAGE 18/12
PAGE 85

[illegible]

PROPERTY ADDRESS: 1800 S. 300th W.

Mathematical Models

1

0412115

17. EXERCISES: Please bring class in readiness to begin listed below! They are mandated by BLYNER and GALLERIE writing assignments (listed below), or provided by law or inspired by history, or otherwise stated hereafter. The below codes will be used as follows: Same topics are assigned to both programs
SL = same topic, **BL** = book response or play or so. **GAL** = gallery.
BLYNER or **GALLERIE** has the option to pay any teacher requested topics; course is subject of their interest,
 _____ indicates required repeat course only.

[illegible]

42. OCCUPANCY: RATED ☐ does ☐ does not intend to occupy property as BUSINESS primary residence.

[illegible]

damaged by fire or other destructive forces prior to completion, shall be void in the event of the CONTRACTOR'S failure to complete the work within the time specified in the contract.

[illegible]

1. The Board of Directors of the Corporation shall have the authority to declare dividends on the common stock of the Corporation at such times and in such amounts as it may deem proper, subject to the payment of all debts and liabilities of the Corporation.

Momentary Pleasure

100

It is suggested that children be provided with the opportunity to discuss

...one mother, and his

4/1/94

[illegible]

Upenn Extension

[illegible][illegible][illegible]

**SUBJECT TO
COUNTER OFFER**

**SUBJECT TO
COUNTER OFFER**

P.06

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151 CLASS
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PAGE 11/12
PAGE 85

THESE

PROPERTY ADDRESS
11000 E 302nd AV

Inventory No. **PC 1805**

PROPERTY ADDRESS: 1000 S 300TH ST
TREATMENT TYPE: WASTEWATER
ID#: 001205

THE BELLINGHAM DAYS OF HOLIDAY: A American day by month defined by history, from Friday, 8:00 a.m. to 8:00 p.m. in the local time zone where the subject will properly be officially located. A holiday day and not include any Saturday or Sunday, nor shall a holiday day include any night holiday recognized by any state or federal as found in Idaho Code § 72-1-104. The time in which any act occurred under this agreement is to be performed and not contingent by extending the date of resolution, nor including the said day. The first day cited by the day after the date in question, if the act day is a legal holiday, then the time for performance shall be the first subsequent business day.

17. SUSTAINABILITY: In the event that any one or more of the provisions contained in this Agreement for any application (hereinafter, shall be deemed, "Right or Sustainability") at any support, final subject, legality or sustainability of the marketing innovation shall not in any way be affected or influenced thereby.

[illegible][illegible][illegible]

21. **COUNTERPARTS** This agreement may be executed in counterparts. Executing an counterpart to this agreement shall constitute acceptance of this license by the licensee. Each additional copy of an agreement submitted in counterparts shall be deemed to be an original, and all identical copies shall together constitute one and the same document.

42. **REPRESENTATION CONTINUATION:** Check one (1) box in Section 1 and one (1) box in Section 2 below to confirm that in the preparation, the trademark(s) included meet the following requirements with the BUR Group and BILLOREY.

Section 1:

☐ A. The defendant is a minor, and the defendant is not a "juvenile" under the law.

☐ B. The problem was with the DIFFICULTY in making me a UNITED FRANK, because for the DIFFICULT, without an APPROPRIATE ASSISTANT.

[illegible]

☐ O. The endowment was not used for the purposes for which it was intended.

1997

☐ A. The interviewee working with the SELLER is acting as an AGENT for the SELLER.

2. H. The foregoing work was done by the RELEASER in acting as a LIMITED DUAL AGENT, for the COLLECTOR, with and for ANONYMOUS AGENT.

[illegible]

☐ D. The bridge was working with the full traffic being on it. NO PROBLEM for me with bridge.

[illegible]

SUBJECT IS INTER-OFFER

SUBJECT TO
FURTHER OFFER

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PAGE: 06

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151 CLASS

24/12/2005 17:10 2886979886

157 PAGES

PAGE 12/12
PAGE 07

200 FROM BUYER TO SELLER: SELLER REPRESENTS AND WARRANTS:
 201
 202 PROPERTY ADDRESS: _____ 10000 S. 26th Av _____ Monumentary Heights _____ Okla. _____ 0412005
 203
 204 23. ENTIRE AGREEMENT: This Agreement contains the entire Agreement of the parties concerning the instant house and item and encompasses all
 205 prior Agreements between the parties including any verbal, written, electronic, without limitation, any warranty of habitability, specifications or
 206 representations not expressly set forth hereon and binding upon either party.
 207
 208 24. TIME IS OF THE ESSENCE IN THIS AGREEMENT.
 209
 210 25. AUTHORITY OF SELLER: If BUYER or SELLER is a corporation, partnership, trust, estate, or other entity, the person executing this
 211 agreement on the behalf (instrument) of or for authority to do so and to bind BUYER or SELLER.
 212
 213 26. ACCEPTANCE: BUYER'S offer is made subject to the acceptance of SELLER on or before (specify date) _____ at (specify time) _____
 214 in which currency is (check) \$/USD ☐ EUR ☐ GBP. If SELLER does not accept this Agreement within the time specified, this offer is deemed
 215 to have been rejected by BUYER or SELLER.
 216
 217 27. BUYER'S OBLIGATIONS: Upon receipt of the proceeds of the sale of this Agreement,
 218 ☐ SELLER ATTACHED BUYER'S AGREEMENT: _____ (Specify number of BUYER'S additional attached).
 219
 220 BUYER (Print Name) _____ Jacobie G. Wilkins
 221 Date: 04/1/2005 Time: 8:00 AM City: _____ Phone # _____ Cell # 224-2624
 222 Address: _____ P.O. Box 183 City: Grandview State OK Zip 73047
 223
 224 SELLER Address: _____ First: _____
 225
 226 BUYER Signature _____ Thomas D. Wilkins
 227 Date: _____ Time: _____ City: _____ Phone # _____ Cell # _____
 228
 229 Address: _____ City: _____ State: _____ Zip: _____
 230
 231 SELLER Address: _____ First: _____
 232 On this date, 2005, hereby accept and accept the transaction set forth in the above Agreement and agree to carry out all the terms thereof
 233 on the part of the SELLER. My/Myself acknowledge receipt of a true copy of this Agreement signed by both parties.
 234
 235 28. SELLER'S OBLIGATIONS:
 236
 237 29. SELLER'S OBLIGATIONS: SELLER shall deliver to BUYER a deed of conveyance and a true copy of this Agreement signed by both parties.
 238
 239 30. SELLER'S OBLIGATIONS: SELLER shall deliver to BUYER a deed of conveyance and a true copy of this Agreement signed by both parties.
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 241 SELLER Signature _____
 242 Date: 04/1/2005 ☐ Cash ☐ Cash
 243
 244 Address: _____
 245
 246 By Caryn Salgado, REO World
 247 Email Address: caryn@reoworld.com
 248 Chase Home Finance LLC
 249 SELLER Signature _____
 250 Date: _____ Time: _____ City: _____ Phone # _____ Cell # _____
 251 Address: _____ City: _____ State: _____ Zip: _____
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DISCLOSURE AND RELEASE REGARDING MOLD ADDENDUM TO SALES CONTRACT

This Disclosure and Release Regarding Mold Addendum to Sales Contract ("Disclosure and Release") Bet Jackie Pace Buyer, Chase Home Finance, LLC ("Seller") and Seller's listing agent/brok Melinda Steele (Real Estate Broker), for the property located at

1080 South 36th West Street Mountain Home ID 83647 (the "Property").

Buyer is hereby advised that mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems.

Buyer acknowledges and agrees to accept full responsibility/risk for any matters that may result from microscopic organisms and/or mold that may exist at the Property and to hold harmless, release and indemnify Seller and Real Estate Broker, their officers, employees, agents, heirs, executors, administrators, successors or assigns from any liability/recovery/damages (financial) or otherwise. Buyer hereby acknowledges reading this Disclosure and Release, and is aware of the conditions set forth therein. This Disclosure and Release is executed voluntarily, for good and valuable consideration, the receipt of which is hereby acknowledged, and with full knowledge of its significance.

Seller and the Real Estate Broker, and their employees and agents are not qualified to inspect the Property for mold or other microscopic organisms that may exist or make recommendations or determinations concerning possible health or safety issues. The purpose of this Disclosure and Release is to put Buyer on notice to seek their/her/their own due diligence regarding this matter using appropriate, qualified experts.

CHASE HOME FINANCE, LLC
By [Signature]
Printed Name: Caryn Saladino
Date: 4/12/05

is: By Caryn Saladino, REO Work
as Attorney in fact for
Chase Home Finance LLC
Buyer Signature: [Signature]
Date: 4/13/05

Printed Name: Jacile Wallace

Buyer Signature: _____ Date: _____

Printed Name: _____

Selling Broker/Agent: _____ Date: _____

Printed Name: _____

Inspection: "AS IS," "WHERE-IS" Conditions Addendum "A"

This addendum shall be part of and in addition to that certain Purchase Contract (Agreement) by and between
Chase Home Finance LLC ("Seller"), and Joskie and Teresa Wiece
("Buyer"), dated 4/12/2005 for the purchase of the property located at property
1080 South 36th West Street, Moundsville Home (Premises).

Buyer has made, or will make within 5 days of offer acceptance, at Buyer's sole and absolute expense, an independent investigation, to the extent Buyer deems necessary or appropriate, concerning the physical condition, value, development use, marketability, feasibility and salability of the Premises. Closing Escrow constitutes Buyer's acknowledgment that it has investigated, to the extent Buyer deems necessary and in addition to the matters set forth above and below, the soil conditions and the presence or absence of hazardous or toxic substances, and that Buyer is satisfied with and/or accepts the results of such investigation.

Buyer is aware that the Seller acquired the Premises, which is the subject of this transaction by way of foreclosure. Buyer is further aware and Buyer acknowledges and agrees that Seller is selling and Buyer is purchasing the Premises in an "AS IS," "WHERE IS," condition without recourse, representation or warranties of any kind or nature, expressed or implied, and, in addition, as to the Personal Property, if any, without warranty or representation as to title or merchantability of title.

Buyer acknowledges and agrees for Buyer and Buyer's successors, heirs and assigns, that Buyer has been given a reasonable opportunity to inspect and investigate the Premises and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the Premises, Buyer is not relying on Seller or its agents as to the condition of the Premises and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, air conditioning, sewage, or mechanical systems or equipment, structural, roof, foundation, equipment, structural, roof, foundation, soil, and geology, or suitability of the Real Property and/or its improvements for particular purposes, or that the Personal Property and any fit conditioning units or other appliances, equipment or systems, plumbing and/or utilities are operating or in sound condition and/or are in compliance with any city, county, state and/or federal statutes, codes or ordinances.

The Closing of this transaction shall constitute an acknowledgment and agreement by Buyer that the Premises is accepted without recourse, representation or warranty of any kind or nature, expressed or implied, and in an "AS IS," "WHERE IS," condition bases solely on Buyer's own inspection.

Notwithstanding the terms of the Agreement, this Addendum shall supersede and take precedence over any terms or conditions, which may be determined to be in conflict in the Agreement and Addendum.

Seller is selling this Property due to the default of a borrower. Seller foreclosed upon the Property and took possession as a result of that default. Seller has never occupied the Property, and is unfamiliar with the real estate, or any improvement located thereon including, but not limited to its history, condition, construction or prior use.

Buyer shall make independent inspection of the Property upon receipt of the accepted Purchase Contract. Buyer acknowledges that he/she is not relying on any representation of Seller or its Broker. Buyer assumes all risk involved with the property and any defect relating thereto.

Seller does not warrant this property or structure as to habitability or suitability for occupancy, or any use. Buyer shall make an independent determination that the Property conforms with any and all existing local, state or Federal building codes, requirements etc.

Buyer hereby accepts the Property in its current condition, the settlement of this sale shall constitute an acknowledgment by Buyer that the Property, including but not limited to the real estate, and any improvements thereon, were acceptable at the time settlement occurred and the sale was closed.

Buyer and Seller agree that the terms and conditions set forth in this Current Condition Addendum are inconsistent with the terms and conditions of the Purchase Contract, then this Current Condition Addendum shall control.

This is a legal instrument. If you do not understand the terms contained herein, you should consult your attorney or tax advisor before signing.

Buyer's Signature(s) Joskie Wiece Date 4/12/2005
Seller's Signature(s) Caryn Saladino Date 4/12/2005
By: Caryn Saladino

RAO WORLD as attorney in fact for
Chase Home Finance LLC

1st Class Real Estate 1150 American Legion Mountain Home, ID 83647

Office: (208) 587-5776 Fax: (208) 587-9086

Fax Cover

*this is a
sample of
what I found*

Attn: Kim H.

From: Robin Hawks

Company: Wells Fargo

Date: 4-22-05

Fax: _____

Pages (including cover): 10

RE: Jack Wace

Comments: We finally received an
answer, but not know if you need
anything else. Its going to have
to be an AS-IS appraisal

Thank you

MAY 10 '05 17:13 FR WELLS FARGO HOME MTG 208 587 0092 TO 5873325

P.12

FARGO

Wells Fargo Bank Northwest, NA
Mountain Home
MAC U1809-011
PO Box 1210
210 East Jackson
Mountain Home, ID 83647
800 869-3557
208 587-3009 Fax
208 587-7972

Gas + Age
from
Jim Heinen
!!
)

Parcel Master Print

Parcel #: RP 00004001016A A Tax Code Area: 520.00
Owner: SAUNDERS, LOREE M Zip Code: 83647
1085 S 36TH W
MTN HOME ID 83647
Legal: E 1/2 LOT 16
AIRPORT SUB
BLK 1

Categories:

Category	Description	Unit	Quantity	Value
15	RURAL SUBD. RESIDENTIAL LOTS	AC	1.042	15160

Tax Information:

Year	Bill No.	Tax Mkt Value	Tax Amount	C.B. Amt	Half	Cost	Interest	Penalty	Payment	Cancelled	Home Exempt.	Pmt. Cde	Spes Total
2004	8806	15160	176.56		1st 2nd				88.28				
2003	8665	15160	178.42		1st 2nd				89.21 89.21				
2002	8467	13146	150.66		1st 2nd				75.33 75.33				

Front Footage: Depth: Deed Ref #'s:
Other Desc: 1. WD 328476 4. CONT
Property Address: 2. WD 321585 5. WD 283534
Zip Code: 3. WD 321580

sls MENU

First American Title State Lien Search

Records Found: 0 - Order#: FA-13473

Last or Business	First	Middle	Tax ID	T	Lien #	AT
No records						

OK

Print All List

Print Selected List

Display All Details

Display Single Page Details

sL MENU

First American Title State Lien Search

- New Search

Order Number: FA-13473				
Last Name {Business Name}				
Name 1 Weece	First Name Teresa	Middle	SSN	RESID Add More Descriptions
Name 2 Weece	Jackie			Remove / Add Row
Name 3 Chase Manhattan Mortgage				Remove / Add Row
- Wildcard "*" (ie. jeus_n)				
View Search History		View Office Search History		
Search Type: Like		Sort results by: Last Name - Business		Start Search
Last Updated on 04/26/2005 09:18:00 AM				

- Previous Searches

BA

Parcel Master Print

Parcel #: MH TR0000453800 A
Owner: SAUNDERS, LOREE M
1073 S 36TH W
MTN HOME ID 83647
Legal: 1999 CHAMPION 27X66
00004001016A
1073 S 36TH W

Tax Code Area: 520.00
Zip Code: 83647

Categories:

Category	Description	Unit	Quantity	Value
46	MANUFACTURED HOUSING			59297

Tax information:

Year	Bill No.	Tax Mkt Value	Tax Amount	C.B. Amt	Half	Cost	Interest	Penalty	Payment	Cancelled	Home Exempt.	Pmt. Cde	Spcs Total
2004	1833	59297	365.14		1st 2nd				182.57		29649		
2003	1877	59297	368.78		1st 2nd				184.39 184.39		29649		
2002	1920	66729	402.30		1st 2nd				201.15 201.15		33365		
2001	1968	67119	865.12		1st 2nd				432.56 432.56				

Front Footage:

Depth:

Deed Ref #s:

Other Desc:)
Property Address: 1073 S 36TH W
Zip Code: 83647

- 1.
- 2.
- 3.
- 4.
- 5.

SCHEDULE A

TSG No. 28037

Our File No. FA-12969 / FA-18293

Liability: \$87,822.82

Dated: July 15, 2004 at 8:00 am

Fee: \$563.00

1. Name of Assured:

First American Title Company of Idaho, Inc. and Chase Manhattan Mortgage Corp as Beneficiary

2. Title to said estate or interest at the date hereof is vested in:

Heirs and Devisees of Loree M. Saunders, deceased. Janey R. Karam has been appointed Personal Representative of said estate

3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple

4. The land referred to in this Guarantee is situated in the State of Idaho, County of Elmore and is described as follows:

The East One-Half of Lot 16 in Block 1 of AIRPORT SUBDIVISON, Elmore County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder of Elmore County, Idaho.

Address according to the Elmore County Assessor:

**1080 South 36th West Street
Mountain Home, Idaho 83647**

SCHEDULE B

Our No. FA-12969

EXCEPTIONS:

1. 2004 taxes are an accruing lien, not due or payable until the fourth Monday in November of the current year, the first one-half of which is not delinquent until after December 20 of the current year.
2. Easements on the recorded plat of said subdivision.
3. All matters, covenants, conditions, restrictions, easements and any rights, interests or claim which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Instrument No. 156676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Statement of Intent to Declare Manufactured Home Real Property recorded April 6, 2000, as Instrument No. 321361 and re-recorded March 16, 2001 as Instrument No. 327344.
5. Declaration of Easement executed by Ricky C. Holden and Kimberly M. Holden, recorded May 2, 2001 as Instrument No. 328332.
6. Deed of Trust to secure an original indebtedness of \$92,055.00, and any other amounts and/or obligations secured thereby.
Recorded: May 10, 2001 as Instrument No. 328477
Grantor: Loree M. Saunders, a single woman
Trustee: Guaranty Title, Inc.
Beneficiary: First Horizon Home Loan Corporation
- AND ASSIGNED to Chase Mortgage Company, recorded May 31, 2002 as Instrument No. 337062.
7. Jenay R. Karam was appointed Personal Representative on May 13, 2004. Letters were recorded May 14, 2004, Instrument No. 356565.
8. NOTE: 2003 Taxes were \$178.42, Tax Parcel Number RP0004001016AA, are paid in full.
NOTE: 2003 Taxes were \$368.78, Tax Parcel Number MHTR0000453800A, are paid in full.

SCHEDULE C

Our No. FA-12969

Relative to the deed of trust shown as item 6. of Schedule B

1. The names of the grantor(s) in the deed of trust and of the persons whose interest appear of record as successors in the interest of said grantor(s) are as follows:

Loree M. Saunders, deceased.

ANY PERSON HAVING A NON-RECORD INTEREST, OF WHICH INTEREST EITHER THE TRUSTEE OR BENEFICIARY HAS ACTUAL NOTICE, AND PARTIES IN POSSESSION.

The names of persons having a lien or interest appearing of record subsequent to the interest of the trustee, other than those persons identified in (1) above, and of any persons having filed a request for notice pursuant to Section 45-1511 Idaho Code are as follows:

Janey R. Karam, Personal Representative of the Estate of Loree M. Saunders, whose address is P.O. Box 513, Romeo, Michigan 48065

Jay R. Friedly, Attorney for the Estate of Loree M. Saunders, deceased, whose address is 340 East 2nd North Street, Mountain Home, Idaho 83647.

SCHEDULE C

Our No. FA-12969

2. Attention is directed to the fact that strict compliance must be had with respect to Section 45-1505 and 45-1506 Idaho Code including but not limited to personal service of the Notice of Sale upon occupants of the property and proper mailing, publication, and posting (in the event said property is vacant)

3. Attention is directed to the fact that the pendency of an action, suit or proceeding to recover any portion of the debt remaining secured by the trust deed

OR

The pendency of proceedings under the Bankruptcy Code involving a party having an interest in the property to be affected by the foreclosure of the trust deed from which proper relief from the automatic stay has not yet been secured Will Constitute Impediments To The Commencement Or Maintenance of The Contemplated Trustee's Sale. Except as noted hereafter we find no such proceedings pending in the public records.

4. Attention is called to the Federal Tax Lien Act of 1966, which among other things, provides for the giving of written notice of sale in a specified manner to the District Director of IRS as a requirement for the divestment of a Federal Tax Lien in a non-judicial sale, including any Federal Tax Lien filed at least 30 days prior to the scheduled sale date, and establishes with respect to such lien a right in the United States to redeem the property within a period of 120 days from the sale.

5. Attention is called to Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto which contain inhibitions against the sale of land under a deed of trust if the owner is entitled to the benefits of said act.

Endorsement No. 1

Attached to Guarantee No.: TSG 28037 / FA-12969 / FA-18293

Insured by

FIRST AMERICAN TITLE COMPANY
herein called the Company

The Company hereby assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records, which would affect the assurances in said Guarantee other than the following:

The following is hereby added to said Guarantee:

By instruments recorded August 4, 2004 as Instrument Numbers 358889 and 358890, the original trustee in said Deed of Trust has resigned, and a Successor Trustee, First American Title Company of Idaho, Inc, has been appointed.

Notice of Default of the terms of said Deed of Trust recorded August 4, 2004, Instrument Number 358891.

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the conditions and stipulations therein, except as modified by the provisions hereof.

Dated: August 10, 2004 at 8:00 am

First American Title Company

By: *Suzanne A. Allen*
Title Officer

Endorsement No. 2

Attached to Guarantee No.: TSG 28037 / FA-12969 / FA-18293

Insured by

FIRST AMERICAN TITLE COMPANY
herein called the Company

The Company hereby assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records, which would affect the assurances in said Guarantee other than the following:

The following is hereby added to said Guarantee:

Various affidavits of service, posting, mailing and publication in connection with the non-judicial foreclosure of said Deed of Trust were recorded October 12, 2004, Instrument Numbers 360787, 360788 and 360789.

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the conditions and stipulations therein, except as modified by the provisions hereof.

Dated: October 13, 2004 at 8:00 am

First American Title Company

By: Susan Delmonico
Title Officer

Endorsement No. 3

Attached to Guarantee No.: TSG 28037 / FA-12969 / FA-18293

Insured by

FIRST AMERICAN TITLE COMPANY
herein called the Company

The Company hereby assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records, which would affect the assurances in said Guarantee other than the following:

The following is hereby added to said Guarantee:

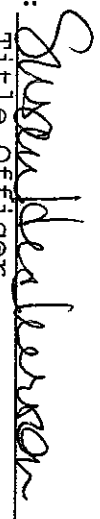
No change

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the conditions and stipulations therein, except as modified by the provisions hereof.

Dated: **November 5, 2004**

First American Title Company

By: 
Title Officer

Endorsement No. 4

Attached to Guarantee No.: TSG 28037 / FA-12969 / FA-18293

Insured by

FIRST AMERICAN TITLE COMPANY
herein called the Company

The Company hereby assures the Assured that, subsequent to the date of the Guarantee issued under the above number, no matters are shown by the public records, which would affect the assurances in said Guarantee other than the following:

The following is hereby added to said Guarantee:

Trustee's Deed executed by First American Title Company of Idaho, Inc., an Idaho Corporation, as Successor Trustee and Chase Manhattan Mortgage Corporation, as Grantee, recorded December 13, 2004, as Instrument Number 362156.

The following is hereby deleted from said Guarantee:

Item No. 6, Schedule B

The total liability of the Company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee.

This endorsement is made a part of said Guarantee and is subject to the exclusions from coverage, the limits of liability and the other provisions of the conditions and stipulations therein, except as modified by the provisions hereof.

Dated: December 15, 2004 at 8:00 am

First American Title Company

By: Susan Shakerman
Title Officer

NEED

***TitleSCAN 7.5(13)1 FA-13473 Search**

Page 1

Order FA-13473 Search Report
P1: 00/00/0000 to 04/25/2005 GI: 00/00/0000 to 04/25/2005
Requested by Oregon of First American Title Company
on 25-Apr-2005 at 5:02 PM

Order Number	Order Type	Street Addr	TO	P1-Opt	#STR
Order Date	Cust. Name	Amount	EO	Property/Doc Num	
Order Status	Cust. Type	Comments	FO	Names	I/C Fallout Index Nck/Sur
FA-13473	Regular	1080 S 36 W	SF	Prop 1: AIRPORT SUBDIVISION (156676)	
01/21/2005	FATICO-NDTS	\$100,000.00	LL	Block: 1 Lot: 16	1
Go	Owners	E2 LOT 16; B) JACKI Yes Name 1: CHASE MANHATTAN MORTGAGE; Name 2: WEECE;		C Yes	Sndex Yes/Yes
				I Yes	Sndex Yes/Yes

**** Property Index Search ****
**** P1 Plant Date: 04/19/2005 ****

County	Block	Title	Docum. Type	Instrm. Num	Grantor
Property	Lot	Co.	Recrdng Date	Other Num	Grantee
	Unit		Amount	Orig. Num	Comments

**** Property 1 (Subdivision:) Search: AIRPORT SUBDIVISION (156676) ****

Comments:

POST TO LOTS AND BLOCKS

Elmore County	1	FAT	Base	FA-13473	CHASE MANHATTAN MORTGAGE
AIRPORT SUBDIVISION (156676)	16		01/21/2005		E2 LOT 16
Elmore County	1	FAT	Trustee's Deed	362156	FIRST AMERICAN TITLE COMPANY
AIRPORT SUBDIVISION (156676)	16		12/13/2004	-	CHASE MANHATTAN MORTGAGE CORPORATION
			\$96,297.77	328477	E2
Elmore County	1	FAT	Affidavit of Cer	360787	COLE, MONINE
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC
				328477	E2
Elmore County	1	FAT	Affidavit of Pos	360788	TREVATHAN, KARL R
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC
				328477	E2
Elmore County	1	FAT	Affidavit of Pub	360789	SWENSON, COLEEN W
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC
				328477	E2
Elmore County	1	FAT	Resignation of T	358889	GUARANTY TITLE INC
AIRPORT SUBDIVISION (156676)	16		08/04/2004		FIRST HORIZON HOME LOAN CORP
				328477	E2 LOT 16

County	Block	Title	Docum. Type	Instrm. Num	Grantor
Property	Lot	Co.	Recrdng Date	Other Num	Grantee
	Unit		Amount	Orig. Num	Comments
Elmore County	1	FAT	Appointment of T	358890	CHASE MANHATTAN MORTGAGE CORP
AIRPORT SUBDIVISION (156676)	16		08/04/2004	328477	First American Title Company
Elmore County	1	FAT	Notice of Defaul	358891	FIRST AMERICAN TITLE COMPANY
AIRPORT SUBDIVISION (156676)	16		08/04/2004	328477	SAUNDERS, LOREE M
Elmore County	1	FAT	Base	FA-12969	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		07/12/2004		E2 16/1
Elmore County	1	0	Assign of Deed o	337062	FIRST HORIZON HOME LOAN CORP
AIRPORT SUBDIVISION (156676)	16		05/31/2002	328477	CHASE MORTGAGE COMPANY
Elmore County	1	0	Deed of Recon	335587	US BANK TRUST COMPANY N A
AIRPORT SUBDIVISION (156676)	16		04/01/2002	328519	HOLDEN, RICKY C ETAL
Elmore County	1	GTI	Quit Claim Deed	334473	HOLDEN, RICKY C AKA ETUX
AIRPORT SUBDIVISION (156676)	16		02/13/2002		HOLDEN, RICKY CADELL ETUX
Elmore County	1	GTI	Deed of Trust	334474	HOLDEN, RICKY CADELL ETUX
AIRPORT SUBDIVISION (156676)	16		02/13/2002		US Bank
Elmore County	1	FAT	Deed of Recon	331297	FIRST AMERICAN TITLE CO OF IDAHO
AIRPORT SUBDIVISION (156676)	16		09/19/2001	322024	HOLDEN, RICKY C ETUX
Elmore County	1	GTI	Deed of Trust	328519	HOLDEN, RICKY C ETUX
AIRPORT SUBDIVISION (156676)	16		05/14/2001		US BANK NATIONAL ASSOCIATION
Elmore County	1	GTI	Warranty Deed	328476	HOLDEN, RICKY C ETUX
AIRPORT SUBDIVISION (156676)	16		05/10/2001		SAUNDERS, LOREE M
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Easement	328352	HOLDEN, RICKY C ETUX
AIRPORT SUBDIVISION (156676)	16		05/02/2001		PUBLIC
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County	1	GTI	Deed of Trust	328477	SAUNDERS, LOREE M
AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
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AIRPORT SUBDIVISION (156676)	16		05/10/2001		FIRST HORIZON HOME LOAN CORPORATION
Elmore County					

County Property	Block Lot Unit	Title Co.	Docum. Type Recrdng Date Amount	Instrm. Num Other Num Orig. Num	Grantor Grantee Comments
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI FAT	Other 03/16/2001	327344 321361	HOLDEN, RICKY C PUBLIC STATE. INTENT MH RP, RE-RECORD
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Deed of Trust 12/19/2000 \$68,655.00	325967 322024	HOLDEN, RICKY C ETUX ASSOCIATES FINANCIAL SERVICES E2 LOT 16 RE-RECORDED
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Deed of Trust 05/18/2000 \$336,386.04	322024	HOLDEN, RICKY C ETUX ASSOCIATES FINANCIAL SERVICES E2 LOT 16
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Warranty Deed 04/21/2000	321585	CHARBONNEAU, CLYDE L HOLDEN, RICKY C ETUX
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Base 04/17/2000	FA-8885	RICKY C & KIMBERLY M HODEN EXTENDED LENDERS 100 116 81
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Other 04/06/2000	321361	HOLDEN, RICKY C PUBLIC STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Contract 11/26/1999	319109	CHARBONNEAU, CLYDE ETUX HOLDEN, RICKY C BINDING CONTRACT
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Deed of Recon 08/03/1999	317035 283535	GUARANTY TITLE INC CHARBONNEAU, CLYDE L III
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Quit Claim Deed 09/29/1997	303513	HANSON, MONICA SCOTT SCOTT, STANLEY S

**** 27 Property Hit(s) ****

**** General Index Search ****
**** GI Plant Date: 04/19/2005 ****

County	Prncpl Party	Instrm. Type	Instrm. Num	Comments
Indv./Comp	Other Party	Reocrdng. Dat	Other Number	(Cont)
		Amount	Jdg Order Num	

**** Name 1 Search: CHASE MANHATTAN MORTGAGE; (00/00/0000 to 04/25/2005) ****

Elmore County	CHASE MANHATTAN MORTGAGE;	Power of Attorne	309019	LIMITED POWER OF ATTORNEY
Company	ADVANTIA MORTGAGE COM	07/06/1998		
Elmore County	CHASE MANHATTAN BANK FKA;	other	312453	THIRTEENTH SUPPLEMENTAL INDENTURE
Company	PACIFICORP	12/22/1998		
Elmore County	CHASE MANHATTAN BANK THE;	Power of Attorne	321928	
Company	RESIDENTIAL FUNDING	05/15/2000		
Elmore County	CHASE MANHATTAN BANK FKA;	Power of Attorne	327405	
Company	MERITECH MORTGAGE SE	03/21/2001		
Elmore County	CHASE MANHATTAN BANK FKA;	Power of Attorne	327406	
Company	MERITECH MORTGAGE SE	03/21/2001		
Elmore County	CHASE MANHATTAN TRUST COMPANY;	Power of Attorne	328414	
Company	OAKWOOD ACCEPTANCE C	05/07/2001		
Elmore County	CHASE MANHATTAN MORTGAGE CORP;	Power of Attorne	350857	
Company	CHRISTENSON, JEFFREY	10/01/2003		
Elmore County	CHASE MANHATTAN MORTGAGE CORP;	Power of Attorne	363534	
Company	CHASE MANHATTAN MORT	02/08/2005		

**** Name 2 Search: WEECE; (00/00/0000 to 04/25/2005) ****

Elmore County	WESTALL THOMAS GEORGE;	Lien	299264	
Individual	US DIST. COURT OF ID	03/07/1997		
		\$31,150.00		
Elmore County	WEST KIMBERLEE ETAL;	other	299562	WARRANTY DEED
Individual	BRUCE, GAYLENE ETAL	03/24/1997		
Elmore County	WEST DANIEL ETAL;	other	299562	WARRANTY DEED
Individual	BRUCE, THOMAS ETAL	03/24/1997		

County	Prncpl Party	Instrm. Type	Instrm. Num	Comments
Indv./Comp	Other Party	Recrdng. Dat	Other Number	(Cont)
	Amount		Jdg Order Num	
Elmore County	WEEKS MARKE R;	Satisfaction	300109	RELEASE OF MECHANICS LIEN
Individual	CHARLBERG, THOM ETAL	04/21/1997	299580	
Elmore County	WEEKS MARKE R;	Satisfaction	300109	RELEASE OF MECHANICS LIEN
Individual	DUNBAR, WILLIAM J ET	04/21/1997	299580	
Elmore County	WEEKS MARKE R;	Satisfaction	300109	RELEASE OF MECHANICS LIEN
Individual	DUNBAR, PATRICIA ETA	04/21/1997	299580	
Elmore County	WESTWOOD HOMES INC;	Other	303812	LIEN, HOSPITAL & NURSING CARE
Individual	MOUNTAIN HOME REDI-M	10/15/1997		
		\$0.00	CVSC9700188	
Elmore County	WEISSROCK J R;	Surveys	304927	PTN SECTION 25 T3S R6E
Individual	LDS CHURCH	12/12/1997		JR WEISSROCK
Elmore County	WISHFUL NO 2 PLACER MINING;	Other	306432	PLACER LOCATION NOTICE
Individual	SAYKO, JAMES E SR	03/04/1998		
Elmore County	WESTERN LEGENDS LC;	Other	310625	GOODING COUNTY/WATER RIGHT AGREEMENT
Individual	MAGIC VALLEY ETAL	09/28/1998		
Elmore County	WEGRZYNIAK EDWARD J;	Divorce	311756	
Individual	WEGRZYNIAK BARBARA J	11/19/1998	8390	
Elmore County	WASHINGTON FEDERAL SAVINGS;	Other	313017	SUBSTITUTION OF TRUSTEE/RE-WRONG INSTRUMENT NO.
Individual	JUST, CHARLES C.	01/25/1999	26964	
Elmore County	WISDOM JEAN C HART;	Lien	313911	NOTICE OF LIEN & APP MEDICALLY INDIGENT BENEFITS
Individual	SOCIAL SERVICES	03/09/1999		
		\$0.00	39901	
Elmore County	WICHER DANIEL E;	Satisfaction	315502	REF # INCORRECT
Individual	AGAMERICA FCB	05/19/1999	127913	
Elmore County	WESTALL KRISTEN;	Other	317202	MARRIAGE LICENSE
Individual	GROSSE, DALE E	08/12/1999		
Elmore County	WEGNER; ROXANNE	Other	324062	MARRIAGE LICENSE
Individual	HUNT, JAMES H	09/05/2000		
Elmore County	WISCOMBE; LINDA	Proof of Labor	325959	
Individual	FORTANATE ONE	12/19/2000		
Elmore County	WESSELA; STEVE	Lien	329859	
Individual	HERNDON, JOHN R	07/16/2001		
		\$1,100.00		

County	Prncpl Party	Instrm. Type	Instrm. Num	Comments
Indv./Comp	Other Party	Recrdng. Dat	Other Number	(Cont)
	Amount	Jdg Order Num		
Elmore County	WESSELJUS; JOSHUA C	Other	344502	MARRIAGE LICENSE
Individual	FINLEY, AMANDA R	03/21/2003		
Elmore County	WISCOMBE, LINDA	Proof of Labor	353021	
Individual	FORTANATE ONE	12/23/2003		
Elmore County	WEICHOLO; JAMES WALTER	Divorce	353226	
Individual	WEICHOLO, SHARON SUS	01/02/2004		
Elmore County	WISCOMBE, BUD	Mining Location	354091	
Individual	FORTANATE ONE	02/11/2004		
Elmore County	WISCOMBE, LINDA	Mining Location	354091	
Individual	FORTANATE ONE	02/11/2004		
Elmore County	WISCOMBE, BUD	Mining Location	354131	
Individual	FORTANATE ONE	02/12/2004		
Elmore County	WISCOMBE, LINDA	Mining Location	354131	
Individual	FORTANATE ONE	02/12/2004		
Elmore County	WISCOMBE, PHILLIP W	Other	357421	MISCELLANEOUS DOC RE: FORTANATE ONE
Individual	JONES, PAUL	06/14/2004		
Elmore County	WESTERN-LAMB; SHAWN	Judgment	357761	PARTIAL JUDGMENT
Individual	NUVELL FINANCIAL SE	06/25/2004		
Elmore County	WEICHOLO; JAMES WALTER	Marriage License	360448	
Individual	BEATTY, KATHERINE SU	09/29/2004		
Elmore County	WESTERN-LAMB; SHAWN	Judgment	362397	
Individual	NUVELL FINANCIAL	12/23/2004		
Elmore County	WEISSGERBER, KURT	Marriage License	362635	
Individual	EMMONS, SHELBY	01/04/2005		
		\$0.00		

WARNING: Short Surname/Company Soundex Code (WEECE W200). Search ALL Alternate Spellings.

*** 39 Name Hit(s) ***

End of FA-13473 Search

Order FA-13473 Search Report
PI: 00/00/0000 to 01/26/2005 GI: 00/00/0000 to 01/26/2005
Requested by Oregon of First American Title Company
on 26-Jan-2005 at 3:56 PM

Order Number	Order Type	Street Adrs	TO	PI-Opts	#STR
Order Date	Cust. Name	Amount	EO Property/Doc Num	I/C Fallout Index Nck/Sur	
Order Status	Cust. Type	Comments	FO Names		
FA-13473	Regular	1080 S 36 W	SF Prop 1: AIRPORT SUBDIVISION (156676)		
01/21/2005	FATICO-NDTS	\$100.00	LL Block: 1 Lot: 16		
Go	Owners	E2 LOT 16	Yes Name 1: CHASE MANHATTAN MORTGAGE;	C Yes	Index Yes/Yes 1

**** Property Index Search ****
**** PI Plant Date: 01/21/2005 ****

County	Block	Title	Docum. Type	Instrm. Num	Grantor
Property	Lot	Co.	Recrdng Date	Other Num	Grantee
Unit	Amount	Amount	Orig. Num	Comments	

**** Property 1 (Subdivision:) Search: AIRPORT SUBDIVISION (156676) ****
Comments:
POST TO LOTS AND BLOCKS

Elmore County	1	FAT	Base	FA-13473	CHASE MANHATTAN MORTGAGE	✓
AIRPORT SUBDIVISION (156676)	16		01/21/2005		E2 LOT 16	
Elmore County	1	FAT	Trustee's Deed	362156	FIRST AMERICAN TITLE COMPANY	✓
AIRPORT SUBDIVISION (156676)	16		12/13/2004	-	CHASE MANHATTAN MORTGAGE CORPORATION	
			\$96,297.77	328477	E2	
Elmore County	1	FAT	Affidavit of Cer	360787	COLE, MONINE	✓
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC	
				328477	E2	
Elmore County	1	FAT	Affidavit of Pos	360788	TREVATHAN, KARL H	✓
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC	
				328477	E2	
Elmore County	1	FAT	Affidavit of Pub	360789	SWENSON, COLEEN W	✓
AIRPORT SUBDIVISION (156676)	16		10/12/2004	-	PUBLIC	
				328477	E2	
Elmore County	1	FAT	Resignation of T	358889	GUARANTY TITLE INC	✓
AIRPORT SUBDIVISION (156676)	16		08/04/2004		FIRST HORIZON HOME LOAN CORP	
				328477	E2 LOT 16	

County Property	Block Lot Unit	Title Co.	Docum. Type Recording Date Amount	Instrm. Num Other Num Orig. Num	Grantor Grantee Comments
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Appointment of T 08/04/2004	338890 328477	CHASE MANHATTAN MORTGAGE CORP First American Title Company E2 LOT 16 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Notice of Default 08/04/2004	358891 328477	FIRST AMERICAN TITLE COMPANY SAUNDERS, LOREE M E2 LOT 16 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Base 07/12/2004	FA-12969	SAUNDERS, LOREE M E2 16/1 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Assign of Deed o 05/31/2002	337062 328477	FIRST HORIZON HOME LOAN CORP CHASE MORTGAGE COMPANY E2; LOREE M SAUNDERS ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Deed of Recon 04/01/2002	335587 328519	US BANK TRUST COMPANY N A HOLDEN, RICKY C ETAL W2 LOT 16
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Quit Claim Deed 02/13/2002	334473	HOLDEN, RICKY C AKA ETUX HOLDEN, RICKY CADELL ETUX W2 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Deed of Trust 02/13/2002	334474	HOLDEN, RICKY CADELL ETUX US Bank W2 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Deed of Recon 09/19/2001	331297 322024	FIRST AMERICAN TITLE CO OF IDAHO HOLDEN, RICKY C ETUX E2 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Deed of Trust 05/14/2001	328519	HOLDEN, RICKY C ETUX US BANK NATIONAL ASSOCIATION W2 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Warranty Deed 05/10/2001	328476	HOLDEN, RICKY C ETUX SAUNDERS, LOREE M EAST 1/2 LOT 16 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Deed of Trust 05/10/2001	328477	SAUNDERS, LOREE M FIRST HORIZON HOME LOAN CORPORATION EAST 1/2 LOT 16 ✓
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTT	Easement 05/02/2001	328332	HOLDEN, RICKY C ETUX PUBLIC PARCEL 1 E2 PARCEL 2 W2 ✓

County Property	Block Lot Unit	Title Co.	Docum. Type Recrdng Date Amount	Instrm. Num Other Num Orig. Num	Grantor Grantee Comments
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Other 03/16/2001	327344 321361	HOLDEN, RICKY C PUBLIC STATE. INTENT MH RP, RE-RECORD
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Deed of Trust 12/19/2000 \$68,655.00	325967 322024	HOLDEN, RICKY C ETUX ASSOCIATES FINANCIAL SERVICES E2 LOT 16 RE-RECORDED
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Deed of Trust 05/18/2000 \$336,386.04	322024	HOLDEN, RICKY C ETUX ASSOCIATES FINANCIAL SERVICES E2 LOT 16
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Warranty Deed 04/21/2000	321585	CHARBONNEAU, CLYDE L HOLDEN, RICKY C ETUX
Elmore County AIRPORT SUBDIVISION (156676)	1 16	FAT	Base 04/17/2000	FA-8885	RICKY C & KIMBERLY M HODEN EXTENDED LENDERS 100 116 81
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Other 04/06/2000	321361	HOLDEN, RICKY C PUBLIC
Elmore County AIRPORT SUBDIVISION (156676)	1 16	0	Contract 11/26/1999	319109	CHARBONNEAU, CLYDE ETUX HOLDEN, RICKY C BINDING CONTRACT
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Deed of Recon 08/03/1999	317035 283535	GUARANTY TITLE INC CHARBONNEAU, CLYDE L III
Elmore County AIRPORT SUBDIVISION (156676)	1 16	GTI	Quit Claim Deed 09/29/1997	303513	HANSON, MONICA SCOTT SCOTT, STANLEY S

***TitleSCAN 7.5(13)1 FA-13473 Search**
Requested by Oregon of FAT on 26-Jan-2005 at 3:56 PM

**** General Index Search ****
**** GI Plant Date: 01/21/2005 ****

County	Prncpl Party	Instrm. Type	Instrm. Num	Comments
Indv./Comp	Other Party	Recrdng. Dat	Other Number	(Cont)
		Amount	Jdg Order Num	

**** Name 1 Search: CHASE MANHATTAN MORTGAGE, (00/00/0000 to 01/26/2005) ****

Elmore County	CHASE MANHATTAN MORTGAGE;	Power of Attorne	309019	LIMITED POWER OF ATTORNEY
Company	ADVANTA MORTGAGE COM	07/06/1998		
Elmore County	CHASE MANHATTAN BANK FKA;	Other	312453	THIRTEENTH SUPPLEMENTAL INDENTURE
Company	PACIFICCORP	12/22/1998		
Elmore County	CHASE MANHATTAN BANK THE;	Power of Attorne	321928	
Company	RESIDENTIAL FUNDING	05/15/2000		
Elmore County	CHASE MANHATTAN BANK FKA;	Power of Attorne	327405	
Company	MERITECH MORTGAGE SE	03/21/2001		
Elmore County	CHASE MANGATTAN BANK FKA;	Power of Attorne	327406	
Company	MERITECH MORTGAGE SE	03/21/2001		
Elmore County	CHASE MANHATTAN TRUST COMPANY;	Power of Attorne	328414	
Company	OAKWOOD ACCEPTANCE C	05/07/2001		
Elmore County	CHASE MANHATTAN MORTGAGE CORP;	Power of Attorne	350857	
Company	CHRISTENSON, JEFFREY	10/01/2003		

**** 7 Name Hit(s) ****

End of FA-13473 Search

Fax to: 800 430 2680

Attention: Robert Del Rosario

From: First American Title Company Fax No. (208) 587-1441

At the Request of: Sally Loosli

Transmission includes:

Commitment FA-13473 Chase Manhattan

Total number of pages, including cover letter: 9

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes: Thanks, Robert.

001

01/28/2005 FRI 11:01 FAX

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	4880
CONNECTION TEL	18004302680
SUB-ADDRESS	
CONNECTION ID	
ST. TIME	01/28 10:58
USAGE T	02'33
PGS.	9
RESULT	OK

TRANSMISSION VERIFICATION REPORT

TIME : 05/12/2005 13:24
NAME : 1ST AMERICAN TITLE
FAX : 2085873325
TEL :

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

05/12 13:23
17148007820
00:00:32
02
OK
STANDARD
ECM

First American Title Company
190 North 3rd East
Mountain Home, ID 83647
Tel. (208) 587-8428
Fax. (208) 587-1441

FAX COVER LETTER

Date: 5-12-05
Fax to: 7148007820
Attention: Diane
From: First American Title Company Fax No. (208) 587-1441

At the Request of: Sally Loosi

Transmission includes:

Revised address on Sch A for FA-13473 Weece

Total number of pages, including cover letter: 2

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes: Thanks

TRANSMISSION VERIFICATION REPORT

TIME : 05/12/2005 13:25
NAME : 1ST AMERICAN TITLE
FAX : 2085873325
TEL :

DATE, TIME	05/12 13:24
FAX NO./NAME	5870092
DURATION	00:00:27
PAGE(S)	02
RESULT	OK
MODE	STANDARD
	ECM

First American Title Company
190 North 3rd East
Mountain Home, ID 83647
Tel. (208) 587-8428
Fax. (208) 587-1441

FAX COVER LETTER

Date: 5-12-05

Fax to: 587 0092

Attention: Kim

From: First American Title Company Fax No. (208) 587-1441

At the Request of: Sally Looshi

Transmission includes:

Revised address on Sch A for FA-13473 Weece

Total number of pages, including cover letter: 2

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes:

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1425
CONNECTION TEL	18663054541
SUB-ADDRESS	
CONNECTION ID	
ST. TIME	05/18 11:12
USAGE T	00'38
PGS.	2
RESULT	OK

First American Title Company
190 North 3rd East
Mountain Home, ID 83647
Tel. (208) 587-8428
Fax. (208) 587-1441

FAX COVER LETTER

Date: May 18, 2005

Fax to: 1-866-305-4545

Attention: Esther

From: First American Title Company Fax No. (208) 587-1441

At the Request of: Melissa Trim

Transmission includes:

Deed Copy

Total number of pages, including cover letter: 2

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL IMMEDIATELY

Notes: Have a great afternoon!

WARRANTY DEED

FOR VALUE RECEIVED

Ricky C. Holden and Kimberly M. Holden, husband and wife

GRANTOR(S), does/do hereby GRANT, BARGAIN, SELL and CONVEY unto
Loree M. Saunders, a single person

GRANTEE(S), whose current address is: 1085 South 36th West St. Mountain Home, Id 83647
the following described real property in Elmore County, State of Idaho,
more particularly described as follows, to wit:

The East one half of Lot 16, Block 1, Airport Subdivision, Elmore County,
Idaho, according to the official plat thereof on file and of record in the
office of the County Recorder of Elmore County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does/do hereby covenant to and with the said
Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all
encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done
by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements,
(if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the
current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all
lawful claims whatsoever, except those of record.

Dated: May 10, 2001

Ricky C. Holden

Kimberly M. Holden

STATE OF Idaho, County of Elmore, ss.

328476

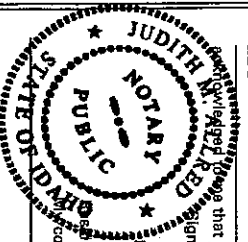
On this 10th day of May, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ricky C. Holden and Kimberly M. Holden

known or identified to me to be the person ss whose name
are subscribed to the within instrument, and
they executed the same.

ELMORE COUNTY, IDAHO ss.
Request of
GUARANTY TITLE, INC.

Time: 4:30 P.M.
Date: May 10, 2001
GAIL L. BEST, Recorder

By: Gail L. Best
Fee: \$3.00 Deputy



My commission expires: 05-21-06
Notary Public
Signature: Judith M. Holden
Name: Judith M. Holden
Residing at: Mountain Home
(type or print)

06/28/2005 TUE 10:21

FAX 208 587 1441

First American Title

001

*** FAX TX REPORT ***

TRANSMISSION OK

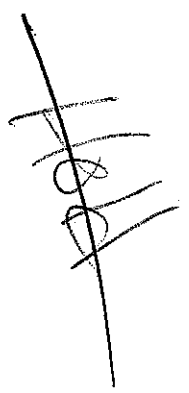
JOB NO.	0057
DESTINATION ADDRESS	18666843581
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	06/28 10:20
USAGE T	00'49
PGS.	2
RESULT	OK

RECORDING INSTRUCTIONS FOR ORDER NO. FA-13473 / Jackie G. Weece

LEGAL E2 16/1 AIRPORT SUB.

RECORD ON 5/31 ONLY IF YOU CAN ISSUE POLICY REQUESTED

BUYER/BORROWER: Jackie G. Weece & Teresa D. Weece



SELLER: Chase Manhattan Mortgage & Corporation

LENDER: Wells Fargo Home Mortgage,



TITLE SCAN OK? YES OR NO

BROKEN PRIORITY ITEMS?

SLV
TSV

DOCUMENTS TO BE RECORDED:

1 WARRANTY DEED(S): Inst. #
1 DEED OF TRUST: Inst. #
ASSIGNMENT OF DEED OF TRUST: Inst. #
QUITCLAIM DEED: Inst. #
POWER OF ATTORNEY: Inst. #
SUBORDINATION AGREEMENT: Inst. #
OTHER - : Inst. #
OTHER - : Inst. #

FILE CLOSED? YES OR NO

POLICY INSTRUCTIONS

STANDARD OWNERS POLICY: AMOUNT: 100,000.- PREMIUM: 105.-
OWNERS EXTENDED POLICY: AMOUNT: _____ PREMIUM: _____
PLAIN LANGUAGE POLICY: AMOUNT: _____ PREMIUM: _____
SHORT FORM POLICY: AMOUNT: _____ PREMIUM: _____
EXTENDED LENDERS POLICY: AMOUNT: 98,455.- PREMIUM: 255.45
STANDARD LENDERS POLICY: AMOUNT: _____ PREMIUM: _____
ENDORSEMENTS 100, 116, 8, 115, 1, FA5, FA6, SI 7 \$ 90.-
RE-ISSUE CREDIT \$ _____ CONSTRUCTION CREDIT \$ _____
DEED OF TRUST COLLECTED FOR RECONVEYANCE: DT# _____
SCHEDULE B #1-4 & 6 out, pay #7 & 8,

MAIL LENDERS POLICY TO _____

SPECIAL INSTRUCTIONS _____

06/28/2005 08:27AM

FAXCOM

PAGE 1 OF 1



TO:
FIRST AMERICAN TITLE
190 NORTH 3RD EAST
MOUNTAIN HOME, ID 83647

E-mail Address: FATMH@MINDSPRING.COM
Fax Number: (208)587-3325
Phone Number: (208)587-8428

ATTENTION:

This notification is to inform you of an open exception that exists on the following loan(s).

1.) Loan Information:

WFB Loan Number: 0052718392
Escrow File Number: FA-13473
Borrower Name: JACKIE G WEECE
Property Address: 1085 S 36TH STREET W
MOUNTAIN HOME, ID

The following document(s) are missing: **Proof of Hazard Insurance**

If you have any questions, please contact us at the number below that has been designated exclusively for settlement agents to contact us directly. We ask that you kindly refrain from sharing this number with borrowers.

1-866-526-3788

Thank you in advance for your assistance.

Please include our loan number in the top right hand corner of our document when sending to us via fax or mail.

Mailing Address:
Wells Fargo Home Mortgage
Frederick Post Closing
MAC: X3907-014
5325 Spectrum Drive
Frederick, MD 21703
Fax: 866-684-3581

FA-13473

Date Commitment Sent: _____
Date Policy Sent: _____

POLICY CHECKLIST

OWNER'S POLICY/COMMITMENT TO: Jackie G. & Teresa D. Weece
12070061
STD ☒ EXT ☐ PO Box 103
Grand View 63624

FAX NO ☐ YES ☐ FAX# _____

LENDER'S POLICY/COMMITMENT TO: Wells Fargo Bank, N.A.
CW 7583617
STD ☐ EXT ☒ Final Documents X 9999-DIM
Endorsements 100,116,8,17
1000 Blue Gentian Rd.
Eagan, MN 55121
INV# 0052718392

FAX NO ☐ YES ☐ FAX# _____

SEND COPIES OWNER'S POLICY:

SEND COPIES OF LENDER'S
POLICY/COMMITMENT:

FINAL INVOICE REQUIRED: NO ☒
YES ☐ FOR _____ AMOUNT _____
FOR _____ AMOUNT _____
FOR _____ AMOUNT _____
TO _____

LETTERS: COMMITMENT: LENDER _____ SELLER _____ BUYER _____ OTHER _____
POLICY: OWNER _____ LENDER _____ OTHER _____
AFFIDAVIT: YES ☐ NO ☐

LABEL: YES ☐ NO ☒
AGENTS: LISTING _____ OFFICE _____
LISTING _____ OFFICE _____

ENTERED POLICY IN BOOK: YES ☒ NO ☐

COPIES: UNDERWRITING/NANCY JO _____ ESCROW _____ FILE _____
0-605-
PREMIUM AMT: \$ 255.45 CREDIT: \$ _____ ENDORSEMENTS: \$ 90.-

SINGLE FAMILY ☒ MULTI-FAMILY _____ COMMERCIAL _____
1085 South 36th West Street

DID YOU CHAIN!!!!

10

2004 Tax Rd.

16 B1

		Bernardo, Sue		3.31-89		3.31-89	14/15 + 16/1 Airport Sub	Monica Scott Howard 303573 9-25-97
		Need		3.31-89		3.31-89	14/15 + 16/1 Airport Sub	14/15 + 16/1
		Standing 3. Scott sim		14/15 + 16/1 Airport Sub		14/15 + 16/1	14/15 + 16/1	14/15 + 16/1
		m mic a. Scott NW		14/15 + 16/1		14/15 + 16/1	14/15 + 16/1	14/15 + 16/1
		283534		10-21-94		10-21-94	10-21-94	10-21-94
		10-21-94		10-21-94		10-21-94	10-21-94	10-21-94
		14,15,16/1		14,15,16/1		14,15,16/1	14,15,16/1	14,15,16/1
		8800 -		4-21-00		4-21-00	4-21-00	4-21-00
		Standing 3. Scott min		16/1		16/1	16/1	16/1
		FATCO DLR 331297		Ricky C. Holden NW		Ricky C. Holden NW	Ricky C. Holden NW	Ricky C. Holden NW
		322024		Kimberly M. Holden NW		Kimberly M. Holden NW	Kimberly M. Holden NW	Kimberly M. Holden NW
		325967		W/D		W/D	W/D	W/D
		#68,655-00		5-10-01		5-10-01	5-10-01	5-10-01
		Associates Financial Services, Inc		5-10-01		5-10-01	5-10-01	5-10-01
		328477		First Horizon Home Loan Corporation		First Horizon Home Loan Corporation	First Horizon Home Loan Corporation	First Horizon Home Loan Corporation
		5-10-01		5-10-01		5-10-01	5-10-01	5-10-01
		92,055		E2 L16/1		E2 L16/1	E2 L16/1	E2 L16/1
		First Horizon Home Loan Corporation		362156		362156	362156	362156
		12-13-94		12-9-94		12-9-94	12-9-94	12-9-94
		337062		\$96,297.77		\$96,297.77	\$96,297.77	\$96,297.77
		5-31-02		E2 L16/1		E2 L16/1	E2 L16/1	E2 L16/1
		Chase Mortgage Company		Chase Manhattan Mortgage Corporation		Chase Manhattan Mortgage Corporation	Chase Manhattan Mortgage Corporation	Chase Manhattan Mortgage Corporation
		358889		346484		346484	346484	346484
		358890		5-31-05		5-31-05	5-31-05	5-31-05
		358891		E2 L16/1		E2 L16/1	E2 L16/1	E2 L16/1
		360787		Airport Sub.		Airport Sub.	Airport Sub.	Airport Sub.
		360788		5-14-04		5-14-04	5-14-04	5-14-04
		360789		5-13-04		5-13-04	5-13-04	5-13-04
		Pioneer Title Company		Jackie G. Weece NW		Jackie G. Weece NW	Jackie G. Weece NW	Jackie G. Weece NW
		366485		Teresa D. Weece NW		Teresa D. Weece NW	Teresa D. Weece NW	Teresa D. Weece NW
		5-31-05		Jackie G. Weece & Teresa D. Weece		Jackie G. Weece & Teresa D. Weece	Jackie G. Weece & Teresa D. Weece	Jackie G. Weece & Teresa D. Weece
		E2 L16/1		366486		366486	366486	366486
		Airport Sub.		5-31-05		5-31-05	5-31-05	5-31-05
		Wells Fargo Bank, N.A.		Wells Fargo Bank, N.A.		Wells Fargo Bank, N.A.	Wells Fargo Bank, N.A.	Wells Fargo Bank, N.A.