

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 09 2021
DEPARTMENT OF
WATER RESOURCES

DF ✓

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
601-4078	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lynne Dwin Moore & Sharon Moore
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Melvin & Sugette Poole
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1186 SW Gillespie Lane Mountain Home Id 83647
Mailing address City State ZIP
- 208-488-8055 mspoole@q.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 4/22/05
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right. ✓
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Sugette Poole 4-9-2021
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by KM Date 4-9-21 Receipt No. C110211 Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

Name on W-9 _____ Approved by _____ Processed by [Signature] Date 8-5-21

Order No. FA-13609

WARRANTY DEED

FOR VALUE RECEIVED

Lyonal Dwain Mooso and Sharon Mooso, husband and wife

Instrument # 365578
 Elmore County, Idaho
 04:12pm Apr. 25, 2005
 For: FIRST AMERICAN TITLE COMPA
 No. of Pages: 1 Fee: \$3.00
 GAIL L. BEST, Recorder
 Deputy: DLE

GRANTOR(s) do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

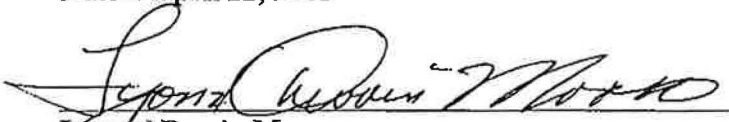
Melvin M. Poole, Jr. and Suzette Y. Poole, husband and wifeGRANTEE(s) whose address is: **1505 South 3rd West B Street, Mountain Home, Idaho 83647**the following described real property in **ELMORE** County, Idaho to wit:**Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho**

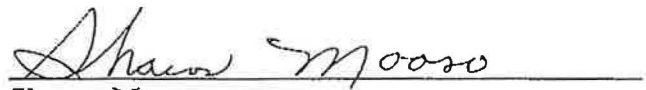
Section 26: A part of the Southwest ¼ of said Section 36, T.3S., R.6E., of the Boise Meridian, Elmore County, Idaho, and running thence S. 89°38'34" E. 1319.32 feet along the South line of said Section; thence N. 00°12'23" E. 1319.78 feet to the Point of Beginning; thence S. 89°42'51" E. 660.78 feet; thence S. 00°15'23" W. 330.13 feet; thence N. 89°41'52" W. 660.49 feet; thence N. 00°12'23" E. 329.95 feet to the Point of Beginning.

Subject to: Taxes, easements and restrictions of record.

TO HAVE AND TO HOLD said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said 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 described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: **April 22, 2005**

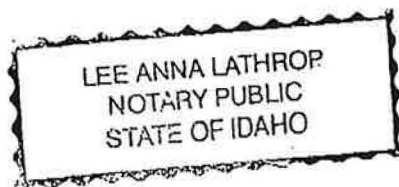

 Lyonal Dwain Mooso


 Sharon Mooso

State of IDAHO
 County of ELMORE

On April 22, 2005, before me, a notary public in and for said State, personally appeared **Lyonal Dwain Mooso and Sharon Mooso**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.




 Notary Public
 Residing at: Mountain Home, Idaho
 Commission Expires: 04-20-10

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/1/2021

RIGHTS IN THE SNAKE RIVER BASIN: WATER RIGHT NO. SOURCE NONE
NONE ALL WATER RIGHTS WITHIN BASIN 61 ARE FROM CONNECTED SOURCES
OF WATER IN THE SNAKE RIVER BASIN AND SHALL BE ADMINISTERED
CONJUNCTIVELY.

4. N08 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR
STOCKWATER USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL
USE.
5. W05 USE OF THIS RIGHT IS COMBINED WITH WATER FROM MOUNTAIN HOME
IRRIGATION DISTRICT.
6. STOCKWATER, 15 RANGE CATTLE
7. The actual diversion rate for stockwater use is 0.005 cfs.

Comments:

1. MMINICUC 7/5/1994 POINT OF DIVERSION
THE POINT OF DIVERSION WAS DESCRIBED INCORRECTLY IN THE STATUTORY
CLAIM. IT APPEARS THAT THE 1/4 1/4'S WERE REVERSED. THE POD WAS VERIFIED
DURING FIELD EXAM ON 06/29/1994 BY MM.
2. MMINICUC 1/10/1995 DIVERSION RATE
THE RATE OF DIVERSION WAS DETERMINED THEORETICALLY, ASSUMING 70%
EFFICIENCY, AND 10' TO WATER WHILE PUMPING. CLAIMANT INDICATED THAT
SYSTEM DELIVERS 25 P.S.I.; PUMP IS 2.0 HP. SPRINKLER IRRIGATION - 2 LINES AT A
TIME.
3. AJU10-JS 11/21/1998 AJU10 CONDITION UPDATE
CONDITION CODE(S) C15 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
4. djudd 4/1/2021 Split Right
Split into 61-4078 and 61-12466 due to change in ownership.
5. djudd 4/1/2021 POU
Updated Shape

Dates and Other Information

Decreed Date: 10/26/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 161
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

State of Idaho
Department of Water Resources
Water Right License

61-4078

Stockwater After Split



- ⊙ Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



State of Idaho
Department of Water Resources
Water Right License

61-4078

Irrigation After Split



- ⊙ Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



THIS INSTRUMENT, Made this 15th day of October
in the year of our Lord one thousand nine hundred and seventy-one, between

HAROLD ARNOLD, a divorced man,
of Mountain Home, County of Elmore, State of Idaho
the party of the first part and J. A. LANDON and EUGENIA C. LANDON,
husband and wife,

of Mountain Home, County of Elmore, State of Idaho
the parties of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) DOLLARS,

lawful money of the United States of America, and other valuable consideration
to him in hand paid by the said
parties of the second part, the receipt whereof is hereby acknowledged, he has granted, bargained
and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said parties
of the second part and to their heirs and assigns forever, all of the following described real estate,
situated in the County of Elmore, State of Idaho, to-wit:

The Southeast Quarter of the Southwest Quarter of Section 36,
Township 3 South, Range 6 East, Boise Meridian;

Together with all water rights and ditch rights appurtenant there-
to and together with all rights of the party of the first part un-
der that certain Irrigation Canal Easement recorded in the office
of the County Recorder of Elmore County, Idaho, upon the 9th day
of October, 1951, in Book 40 of Miscellaneous Records at page 544
and together with all of the rights of the parties of the first
part under that certain Easement recorded in the office of the
County Recorder of Elmore County, Idaho, on the 2nd day of April,
1952, in Book 40 of Miscellaneous Records at page 503;

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises together with
the appurtenances unto the parties of the second part, and to their heirs and assigns forever.

And the party of the first part, and his heirs, shall and will warrant and by these presents
forever defend the premises in the quiet and peaceable possession of the parties of the second part, their
heirs and assigns, against the party of the first part, and his heirs, and against all and every
person and persons whomsoever, lawfully claiming the same shall and will WARRANT and by these presents
forever DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] [Seal]
[Seal]
[Seal]
[Seal]

STATE OF IDAHO

County of Elmore

ss.

On this 15th day of October in the year 1971, before me

the undersigned, a Notary Public

in and for said State, personally appeared HAROLD ARNOLD, a divorced man,

known to me to be the person whose name is subscribed to the within 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 certificate first above written.

[Signature]
Notary Public for the State of Idaho,
Residing at Mtn. Home, Idaho

No. 150680

WARRANTY DEED

-70-

Dated 19

STATE OF IDAHO

County of Elmore

I hereby certify that this instrument was filed

for record at request of

[Signature]

at 11 minutes past 2

o'clock P.M. this 12th day

of Sept. 1971, A.D. 1972

in my office, and duly recorded in Book

of 71 at page

[Signature] Office Recorder.

By 60 Deputy.

Fees, \$ 2.00

Mall to *[Signature]*

150680-150680-150680-150680

EXHIBIT "A"

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Section 36: Commencing at the Southwest corner of said Section 36, T3S, R6E, B.M.,
Elmore County, Idaho, and running thence S 89°38'34" E 1319.32 feet along
the South line of said Section; thence N 00°12'23" E 1319.78 feet to the
POINT OF BEGINNING;
Thence S 89°42'51" E 660.78 feet;
thence S 00°15'23" W 330.13 feet;
thence N 89°41'52" W 660.49 feet;
thence N 00°12'23" E 329.95 feet to the POINT OF BEGINNING.

WLP/SYP.

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF IDAHO)
COUNTY OF ELMORE)

Instrument # 371335
Elmore County, Idaho
04:27pm Nov. 22, 2005
For: FIRST AMERICAN TITLE COMPAN
No. of Pages: 1 Fee: \$3.00
GAIL L. BEST, Recorder
Deputy: DLE

Susan Hickerson, being first duly sworn deposes and says:

That she is the Manager and Vice-President of First American Title Co., a duly licensed Title Insurance Company with its principal place of business in Mountain Home, Elmore County, Idaho, and she makes this Affidavit based upon her personal knowledge of the facts herein contained.

That certain Warranty Deed from Lyonel Dwain Mooso and Sharon Mooso, husband and wife dated April 22, 2005, and recorded April 25, 2005 in the office of the recorder of Elmore County, Idaho, as instrument number 365578 and Deed of Trust executed by Melvin M. Poole, Jr. and Suzette Y. Poole, husband and wife, recorded April 25, 2005 as Instrument No. 365579 and re-recorded May 16, 2005 as Instrument No. 366128 contain an erroneous description of the real property therein conveyed.

By inadvertence, mistake and scrivener's error, said description states,

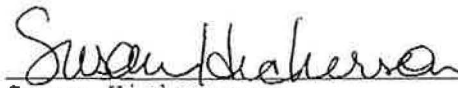
Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Section 26: A part of the Southwest $\frac{1}{4}$ of said Section 36, T.3S., R.6E., of the Boise Meridian, Elmore County, Idaho, and running thence S. $89^{\circ}38'34''$ E. 1319.32 feet along the South line of said Section; thence N. $00^{\circ}12'23''$ E. 1319.78 feet to the Point of Beginning; thence S. $89^{\circ}42'51''$ E. 660.78 feet; thence S. $00^{\circ}15'23''$ W. 330.13 feet; thence N. $89^{\circ}41'52''$ W. 660.49 feet; thence N. $00^{\circ}12'23''$ E. 329.95 feet to the Point of Beginning.

To properly describe the property said clause should state:

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Section 36: Commencing at the Southwest corner of said Section 36, T.3S., R.6E., of the Boise Meridian, Elmore County, Idaho, and running thence S. $89^{\circ}38'34''$ E. 1319.32 feet along the South line of said Section; thence N. $00^{\circ}12'23''$ E. 1319.78 feet to the Point of Beginning; thence S. $89^{\circ}42'51''$ E. 660.78 feet; thence S. $00^{\circ}15'23''$ W. 330.13 feet; thence N. $89^{\circ}41'52''$ W. 660.49 feet; thence N. $00^{\circ}12'23''$ E. 329.95 feet to the Point of Beginning.



Susan Hickerson
Vice-President / Manager

State of Idaho
County of Elmore

On November 21, 2005, before me, a Notary Public, in and for said State, personally appeared Susan Hickerson, known or identified to me to be the Vice-President / Manager of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

LEE ANNA LATHROP
NOTARY PUBLIC
STATE OF IDAHO


Notary Public

Residing at: Mountain Home, Idaho
Commission Expires: 1-30-10

THIS INDENTURE, Made this 9th day of February

in the year of our Lord one thousand nine hundred and seventy , between
 RALPH PIERCE and EDITH PIERCE, husband and wife, and MURIEL F.
 PIERCE, the widow of Everett Pierce and the sole distributee of
 the estate of Everett Pierce,

of Mountain Home , County of Elmore , State of Idaho

the parties of the first part, and HAROLD ARNOLD and JUDY ARNOLD, husband
 and wife,

of Mountain Home , County of Elmore , State of Idaho ,

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) - - - - - DOLLARS,

lawful money of the United States of America, and other valuable consideration
 to them in hand paid by the said
 parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
 and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
 of the second part, and to their heirs and assigns forever, all of the following described real estate,
 situated in the , County of Elmore , State of Idaho, to-wit:

The Southeast Quarter of the Southwest Quarter of Section 36,
 Township 3 South, Range 6 East, Boise Meridian;

Together with all water rights and ditch rights appurtenant
 thereto and together with all rights of the parties of the
 first part under that certain irrigation canal easement re-
 corded in the office of the County Recorder of Elmore County,
 Idaho, upon the 9th day of October, 1951, in Book 40 of Mis-
 cellaneous Records at page 544 and together with all of the
 rights of the parties of the first part under that certain
 easement recorded in the office of the County Recorder of
 Elmore County, Idaho, on the 2nd day of April, 1952, in Book
 40 of Miscellaneous Records at page 603.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
 belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
 issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
 in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises together with
 the appurtenances unto the parties of the second part, and to their heirs and assigns forever.

And the parties of the first part, and their heirs, shall and will warrant and by these presents
 forever defend the premises in the quiet and peaceable possession of the parties of the second part, their
 heirs and assigns, against the parties of the first part, and their heirs, and against all and every
 person and persons whomsoever, lawfully claiming the same shall and will WARRANT and by these presents
 forever DEFEND.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Ralph Pierce [Seal]
Edith Pierce [Seal]
Muriel L. Pierce [Seal]
[Seal]

County of Elmore

On this 9th day of February

In the year 19 70 , before me

the undersigned,

, a Notary Public

in and for said State, personally appeared RALPH PIERCE and EDITH PIERCE, husband and wife, and MURIEL F. PIERCE,

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they 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.

Notary Public for the State of Idaho,
Residing at Mtn. Home, Idaho

150679

the

WARRANTY DEED

—20—

Dated

19.

STATE OF IDAHO

County of _____

I hereby certify that this instrument was filed

for record at request of

for record at request of
Guaranty Title Co.

at 15 minutes past 2.

Black B v. 17 26

P. ...

W. H. R. 1917

July, recorded in Hook

of _____ at page _____

1861

Ex-Officio Recorder.

Deputy.

Pen, S ✓

Unit to withhold

THE UNIVERSITY OF CHICAGO

4700, 10000, 20000, 30000

THIS INDENTURE, Made this 15th day of November
in the year of our Lord one thousand nine hundred and seventy-two, between

J. A. LANDON and EUGENIA C. LANDON, husband and wife
of Mountain Home, County of Elmore, State of Idaho
(the parties of the first part, and LYONAL DWAIN MOOSO and SHARON MOOSO,
husband and wife
of Mountain Home, County of Elmore, State of Idaho,
the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) - - - - - DOLLARS,

lawful money of the United States of America, and other valuable consideration
to them in hand paid by the said
parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
of the second part, and to their heirs and assigns forever, all of the following described real estate,
situated in the County of Elmore, State of Idaho, to-wit:

The Northwest Quarter of the Southeast
Quarter of the Southwest Quarter of Section
36, Township 3 South, Range 6 East, Boise
Meridian, together with 9 shares of Moun-
tain Home Irrigation District water and
together with the pump and motor located
on said premises.

Subject to existing right-of-way for irri-
gation ditches as presently located along
the North side and along the West side of
the above described property.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises together with
the appurtenances unto the parties of the second part, and to their heirs and assigns forever.

And the parties of the first part, and their heirs, shall and will warrant and by these presents
forever defend the premises in the quiet and peaceable possession of the parties of the second part, their
heirs and assigns, against the parties of the first part, and their heirs, and against all and every
person and persons whomsoever, lawfully claiming the same shall and will WARRANT and by these presents
forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

J. A. Landon [Seal]
Eugenia C. Landon [Seal]
[Seal]
[Seal]

STATE OF IDAHO

County of Elmore

On this 15th day of November in the year 19 72, before me

the undersigned, a Notary Public

in and for said State, personally appeared J. A. LANDON and EUGENIA C. LANDON,

husband and wife

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.

Blair Sanger
Notary Public for the State of Idaho,
Residing at Mtn. Home, Idaho

No. 151459

WARRANTY DEED

-70-

Dated 19

STATE OF IDAHO

County of Elmore

I hereby certify that this instrument was filed

for record at request of

Lynal D. Moore

at 35 minutes past 2

o'clock P. M., this 17 day

of Nov., A. D. 19 72

In my office, and duly recorded in book

of at page

J. H. Landon

Ex-Officio Recorder.

By Fees \$ 2.00 Deputy.

Mail to Box 610

Mtn. Home, Idaho 83447

BYRON COMPANY, Boise

THIS INDENTURE, Made this 15th day of November
 in the year of our Lord one thousand nine hundred and seventy-two, between
 J. A. LANDON and EUGENIA C. LANDON, husband and wife
 of Mountain Home, County of Elmore, State of Idaho
 the parties of the first part, and LYONAL DWAIN MOOSO and SHARON MOOSO,
 husband and wife
 of Mountain Home, County of Elmore, State of Idaho
 the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
 TEN AND NO/100 (\$10.00) ----- DOLLARS,

lawful money of the United States of America, and other valuable consideration
 to them in hand paid by the said
 parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
 and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
 of the second part, and to their heirs and assigns forever, all of the following described real estate,
 situated in the County of Elmore, State of Idaho, to-wit:

The Northwest Quarter of the Southeast
 Quarter of the Southwest Quarter of Section
 36, Township 3 South, Range 6 East, Boise
 Meridian, together with 9 shares of Moun-
 tain Home Irrigation District water and
 together with the pump and motor located
 on said premises.

Subject to existing right-of-way for irri-
 gation ditches as presently located along
 the North side and along the West side of
 the above described property.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
 belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
 issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
 in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises together with
 the appurtenances unto the parties of the second part, and to their heirs and assigns forever.
 And the parties of the first part, and their heirs, shall and will warrant and by these presents
 forever defend the premises in the quiet and peaceable possession of the parties of the second part, their
 heirs and assigns, against the parties of the first part, and their heirs, and against all and every
 person and persons whomsoever, lawfully claiming the same shall and will WARRANT and by these presents
 forever DEFEND.

Valuation Section

FORM RESIDENTIAL APPRAISAL REPORT

File No. 8349

ESTIMATED SITE VALUE		5.0 Acres w/ water rights	= \$	65,000.00	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Department of Veterans Affairs does not require the completion of the cost approach. This in addition to the age of the subject property and difficulty in estimating accrued depreciation renders the cost approach ineffective in determining market value. The land value was determined comparing land sales in the subject area or similar neighborhoods.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:					
Dwelling	2,356 Sq. Ft. @ \$	= \$			
	Sq. Ft. @ \$	=			
See Final Reconciliation					
Garage/Carport	484 Sq. Ft. @ \$	=			
Total Estimated Cost New					
Less	Physical	Functional	External		
Depreciation					
Depreciated Value of Improvements					
"As-is" Value of Site Improvements					
INDICATED VALUE BY COST APPROACH					ESTIMATED REMAINING ECONOMIC LIFE = 40 years.
					RAM Dates - included in client addenda (page 1)

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
1505 S 3 W B	1640 South 5th West	1635 South 10th East	975 Foster Avenue	
Address Mountain Home	Mountain Home	Mountain Home	Mountain Home	
Proximity to Subject	0.32 miles - southwest	0.23 miles - southeast	1.28 miles - northwest	
Sales Price	\$ 223,000	\$ 220,000.00	\$ 170,000.00	\$ 189,000.00
Price/Gross Living Area	\$ 94.65 /	\$ 75.47 /	\$ 85.56 /	\$ 98.44 /
Data and/or	On Site	MLS #98160709, Appraiser	MLS #98146993, Appraiser	MLS #98177395, Appraiser
Verification Source	Observation	Exterior Observation	Exterior Observation	Exterior Observation
VALUE ADJUSTMENTS	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Sales or Financing	Typical	Typical	Typical	Typical
Concessions	Conventional	Conventional	Conventional	Conventional
Date of Sale/Time	8-30-04/11:11DOM	6-10-04/257DOM	12-29-04/97DOM	
Location	Suburban	Suburban	Suburban	Suburban
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	5.0 Acres +-	5.0 Acres +-	3 Acres +- +10,000	1.48 Acres +- +25,000
View	Res.Land/Avg	Res.Land/Avg	Res.Land/Avg	Res.Land/Avg
Design and Appeal	2-Story/Avg	HillSideRanch/Inf +5,000	Ranch/Avg	Ranch/Avg
Quality of Construction	Average	Average	Average	Average
Age	32 years	42 years +5,000	18 years	29 years
Condition	Average-Good	Equal	Equal	Equal
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	8 4 2.5	8 3 2 +1,000	7 3 3 -1,000	7 4 2.5
Gross Living Area	2,356 Sq. Ft.	2,915 Sq. Ft. -15,500	1,987 Sq. Ft. +10,000	1,920 Sq. Ft. +12,000
Basement & Finished	Crawl	Included	Crawl	Crawl
Rooms Below Grade	Space	Above	Space	Space
Functional Utility	Adequate	Adequate	Adequate	Adequate
Heating/Cooling	FWA/Central	FWA/Evap +2,000	FWA/Central	FWA/Central
Energy Efficient Items	Adequate	Adequate	Adequate	Adequate
Garage/Carport	2-Garage (484sf)	Drive +6,500	2-Garage	4-Gar/Shop/Crpt -7,500
Porch, Patio, Deck	Deck, Encl. Pat	Equal	C/Pat, C/Prch +2,500	Patio, C/Entry +2,500
Fireplace(s), etc.	1-Fireplace	None +2,000	1-Fireplace	Dbl. Fireplace -1,000
Fence, Pool, etc.	Fnce, Lndsc, SS	Fnce, Lndsc, SS	Fnce, Lndsc, SS	Fnce, Lndsc +2,500
Outbuildings	Shop, Storage	Shop, Storage	Shop (480sf) +5,000	Shop, Storage
Net Adj. (total)		+ - \$ 6,000	+ - \$ 26,500	+ - \$ 33,500
Adjusted Sales Price of Comparable		\$ 226,000	\$ 196,500	\$ 222,500

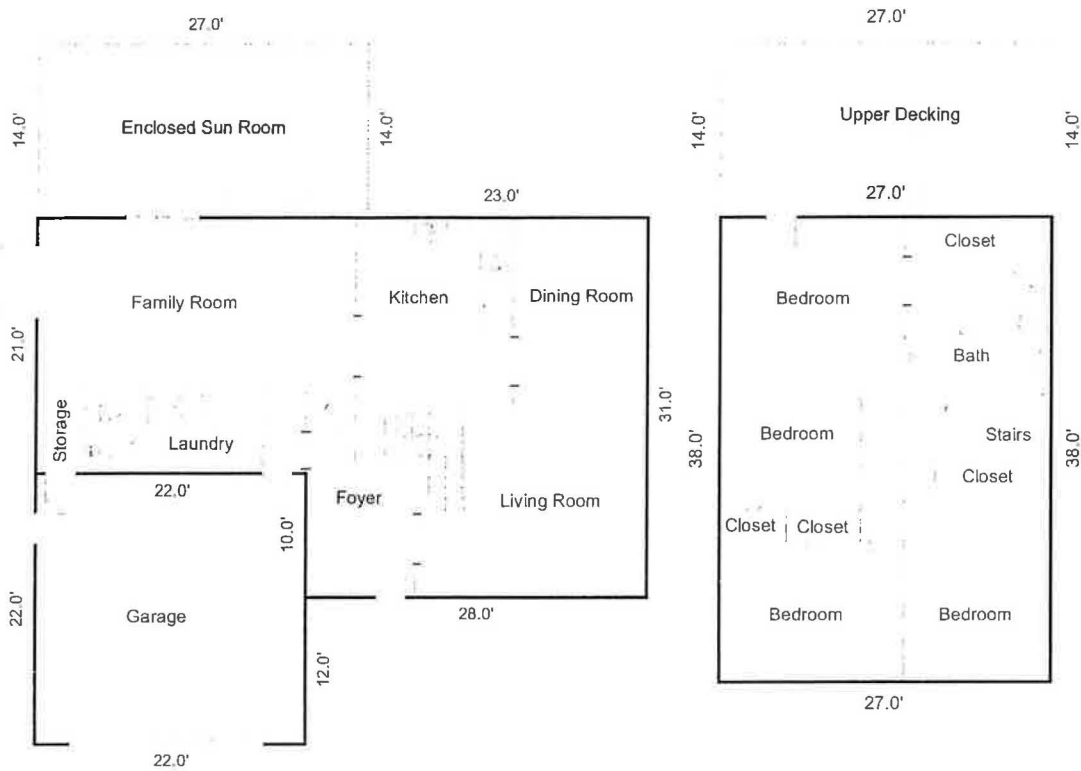
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):
attached with this report.

Please see "Comments on Sales Comparison"

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data	No prior sales	No prior sales verified over the	No prior sales verified over the	No prior sales verified over the
Source, for prior sales	history over past	past three years.	past three years.	past three years.
within year of appraisal	three years.			
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject is currently listed for sale with an accepted offer of \$223,000.00. No special terms or financing options noted upon review of the submitted sales agreement. No prior sales verified on the subject or comparable sales. See "Listing/Sales Information" for further data.				
INDICATED VALUE BY SALES COMPARISON APPROACH \$ 223,000.00				
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ NA /Mo. x Gross Rent Multiplier NA = \$ NA				
This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.				
Conditions of Appraisal Home appraised in "AS IS" condition with no required repairs or inspections.				
Final Reconciliation See Final Reconciliation attached with this report.				
The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93)				
(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 16, 2005				
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 223,000.00				
APPRaiser:		SUPERVISORY APPRAISER (ONLY IF REQUIRED):		
Signature		Signature		
Name Kelly Hedrick - Appraiser #0100		Name		
Date Report Signed March 31, 2005		Date Report Signed		
State Certification #		State Certification #		
Or State License # LRA-322		Or State License #		

Building Sketch (Page - 1)

Borrower/Client	POOLE, Jr.				
Property Address	1505 S 3 W B				
City	Mountain Home	County	Elmore	State	ID
Zip Code	83647				
Lender	Department of Veterans Affairs				



Sketch by Apex 1/27/04
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1330.00	1330.00
GLA2	Second Floor	1026.00	1026.00
P/P	Sun Room	378.00	
	Deck	378.00	756.00
GAR	Garage	484.00	484.00
TOTAL LIVABLE (rounded)			2356

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
21.0	x 50.0	1050.00
10.0	x 28.0	280.00
Second Floor		
27.0	x 38.0	1026.00
3 Calculations Total (rounded)		2356

SUPPLEMENTAL ADDENDA

Property Address: 1505 South 3 West B, Mountain Home, Elmore County, Idaho 83647

Legal Description: Portion of SW4, Section 36, T3S R6E – See below

Borrower: POOLE, Jr.

VA Case #: 47-47-6-0136686

Legal Description:

Pioneer Financial Services provided the following legal description on Arrow Land Surveying, Inc. letterhead. The description reads as follows:

Part of the Southwest 1/4 of Section 36, Township 3 South, Range 6 East of the Boise Meridian, Elmore County, Idaho, described as:

Commencing at the Southwest corner of Section 36, Township 3 South, Range 6 East of the Boise Meridian, Elmore County, Idaho and running thence S89°38'34"E 1319.32 feet along the South line of said Section; thence N00°12'23"E 1319.78 feet to the Point of Beginning; thence S89°42'51"E 660.78 feet; thence S00°15'23" W 330.13 feet; thence N89°41'52"W 660.49 feet; thence N00°12'23"E 329.95 feet to the point of beginning.

Parcel contains 5.00 acres

Highest and Best Use Analysis

The highest and best use is considered the present use as a single-family residential property. The improvements, in their present state contribute more than the value of the site (as if vacant and available for alternative use). There are no known plans to change the land use in the subject neighborhood.

Subject Property – Condition, Quality, Amenities:

The subject is a two-story home of above average overall quality and above average to good condition. General maintenance has been completed with a newer gas furnace, central air conditioning and five horse pump installed within the past five years. Quality features were noted in the following items:

- Custom wood trim/moldings
- Custom cabinetry
- Vaulted ceilings
- 50-gallon electric water heater.
- Newer floor coverings with good quality carpeting
- Attached garage is sheet rocked, taped, painted and insulated with built-in shelving and one electric garage door opener.

Numerous outbuildings and on site features were noted with value attributed to the residential usage. On site features included the following items:

- Irrigation rights for full five acres. Underground automatic sprinkling system for landscaped yard and above ground irrigation pipe including pumps for pasture.
- Post and wire fencing surrounding outskirts of five acre parcel and corral fencing included in pasture.
- Individual well (650 feet deep with 5 horse pump) Irrigation well and pump for ditch irrigation
- 24' x 40' detached shop – Metal siding, metal roof, concrete flooring. 220 electrical panel. Garage is separated into two sections. Section one includes a single car overhead door, is sheetrocked, taped, painted and insulated with baseboard heat, wood stove, and built-in shelving and workbenches. Side two is similar to section one with exception to including carpeting and excluding the overhead door.
- Greenhouse with concrete block foundation, gravel flooring and power.
- Underground root cellar
- Miscellaneous detached storage sheds (minimal overall value attributed)
- Attached 27' x 14' enclosed patio/sun room. Includes removable windows, screens, concrete slab foundation and hot tub.
- 27' x 14' upper wood decking with railing.

Comments on Sales Comparison

Three sales were verified, which demonstrate the best alternatives to the typical purchaser in this area. After extensive research of the local multiple listing service, discussions with realtors and other appraisers working in this market, no other sales were verified. The sales used are by no means considered ideal, but were the best sources of comparison currently available. Overall gross and net adjustments are larger than typically desired, which was unavoidable. Several sales were researched with the three chosen demonstrating the least amount of adjustments. The subject property is somewhat unique in the size, acreage and amenities with minimal sales available in this small community. Large adjustments were noted for the difference in site size and overall land value, with only one sale verified on a similar sized five-acre parcel with irrigation rights. Two of the sales used have closed in excess of six months ago with no adjustments warranted for the passage of time since closing. The current market conditions in this area are stable with no evidence to support any time adjustments. Although the sales closed in excess of six months ago they are still considered the best sources of comparison available as no other more recent sales were available, which were even remotely similar to the subject property. The sales are within two miles of the subject property in southern neighborhoods and similar in overall quality of construction and condition. Market adjustments were noted in the following areas:

1. **Site/Location:** One composite adjustment was noted for the difference in lot size and overall land value. Irrigation rights were considered in the land value, which has been supported by paired land sales in the area. Sale #1 is a similar sized parcel of land with irrigation rights for the entire five-acre. Sale #2 included irrigation rights, although inferior in size with an adjustment noted. Sale #3 is on a smaller sized parcel of land and does not include any irrigation rights.
2. **Design/Appeal:** Sale #1 is a hillside ranch, with portion included below grade. Both Sales #2 and #3 are found to be equal to the subject with no adjustment warranted.

3. **Age/Condition:** One composite adjustment was noted for the difference in age and overall effect on condition. Sale #1 is an older home with minimal updating completed and indicating an advanced amount of physical depreciation and inferior condition. Sale #2 is a newer home, although found to be equal in condition and effective age with no adjustment required. Sale #3 is a similar aged home with general maintenance completed and in equal condition to the subject property.
4. **Room Count:** Adjustments were made for the difference in number of bathrooms and/or overall plumbing fixtures included.
5. **Gross Living Area:** Gross living area was adjusted at approximately \$28.00 per square foot, which was considered typical for the location, design, quality and age of the properties involved in this appraisal process.
6. **Heating/Cooling:** Sale #1 required adjustment for the lack of central air conditioning system.
7. **Garage/Carport:** The subject property included two-car attached garage with adjustments required to both Sales #1 and #3 for the difference in attached parking features. Sale #1 did not include any attached or built-in garages with an adjustment noted. Sale #3 included a 4-car garage and small shop area attached via the two-car carport. An adjustment was noted for the residential value of all attached parking facilities.
8. **On Site Amenities:** On site features were reviewed with adjustments noted as follows:
 - Sale #1:** Sale #1 was found most similar with the description to the lack of a fireplace.
 - Sale #2:** Sale #2 required adjustment for the inferior covered patio and inferior sized shop included. All other features were found to be equal.
 - Sale #3:** Sale #3 was adjusted for the inferior amenities in the lack of an enclosed porch and sprinkling system. An adjustment was noted for the superior double-faced fireplace with all other features considered equal.

Listing/Sales Information

The subject property is currently listed for sale with an accepted offer of \$223,000.00. The listing data included only two acres, which was later changed when the legal land split was made. The subject was listed on June 28, 2004 for \$275,000.00 with no changes noted. No prior sales data was verified on the subject or comparable sales over the past three years. Review of current listings did not reveal any comparable properties. The sales agreement and real estate addendums were reviewed with no special terms or financing options noted.

Appraisal Development and Reporting Process/Departure Provision

This is a complete appraisal reported in summary form, which is intended to comply with the reporting requirements set forth in "Uniform Standards of Professional Appraisal Practice". As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning data, reasoning, and an analysis is retained in the appraiser's file. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated in this report. The appraiser assumes no responsibility for unauthorized use of this report.

Final Reconciliation

The income approach was not utilized due to the inadequate market data on rental/sales of single-family residences. The majority of investors do not purchase single-family residences for rental or resale purposes in this area, which negates the proper market data necessary for this approach to be a reliable source of comparison. The cost approach was omitted due to the lack of evidence to support physical accrued depreciation. The cost approach is unreliable in determining market value, which is why only the market sales method was used to arrive at the indicated market value. The lot value indicated in the cost approach includes the improved site with irrigation rights, well and septic system. Market adjustments are based on paired sales analysis, whenever possible and probable in our current real estate market. A weighted sales analysis was used to arrive at the indicated value with most weight placed on Sale #1, as this is the most comparable property.

Additional Information

It is assumed that all improvements valued in this report are located within the perimeter lines described within the provided legal description. The subject property was observed by the appraiser for valuation purposes only. Further the term "inspection" when referring to the appraiser, found in the computer generated forms and/or any other areas of this report shall be deemed as "observed and/or viewed" and shall carry no other connotations. This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The appraiser is not acting as a home inspector when preparing the report. The appraiser is not qualified to ascertain the quality or condition of any mechanical or structural systems, roofing, HVAC or appliances typically included in a residential property. Any concerns should be verified with a qualified inspector. Further, when observing the subject property, only those items, which were readily accessible, were visually observed. The appraiser will not disturb or move anything that obstructs access or visibility. This appraisal does not offer any warranty or guarantee of any kind regarding the home and any mechanical/structural/internal components.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institution lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1505 S 3 W B, Mountain Home, ID 83647

APPRAISER:

Signature: [Signature]
Name: Kelly Hedrick - Appraiser #0100
Date Signed: March 31, 2005
State Certification #: _____
or State License #: LRA-322
State: ID
Expiration Date of Certification or License: 5/7/05

SUPERVISORY APPRAISER (only if required):

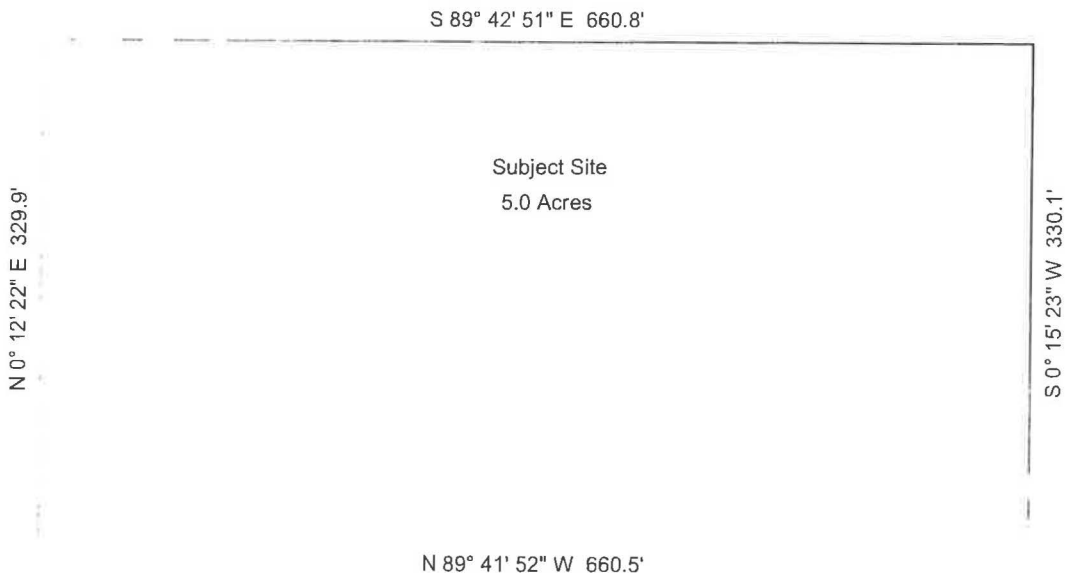
Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did ☐ Did Not Inspect Property ☐

Site Sketch

Borrower/Client	POOLE, Jr.		
Property Address	1505 S 3 W B		
City	Mountain Home	County	Elmore
State	ID	Zip Code	83647
Lender	Department of Veterans Affairs		

Dimensions obtained from legal description



Sketch by Alamo, Inc.

Comments:

Subject Site

Beginning at a point of the Tract described by Metes and Bounds as follows:

THENCE South 89° 42' 51" East, a distance of 660.8 Feet;

THENCE South 0° 15' 23" West, a distance of 330.1 Feet;

THENCE North 89° 41' 52" West, a distance of 660.5 Feet;

THENCE North 0° 12' 22" East, a distance of 329.9 Feet to point of beginning;

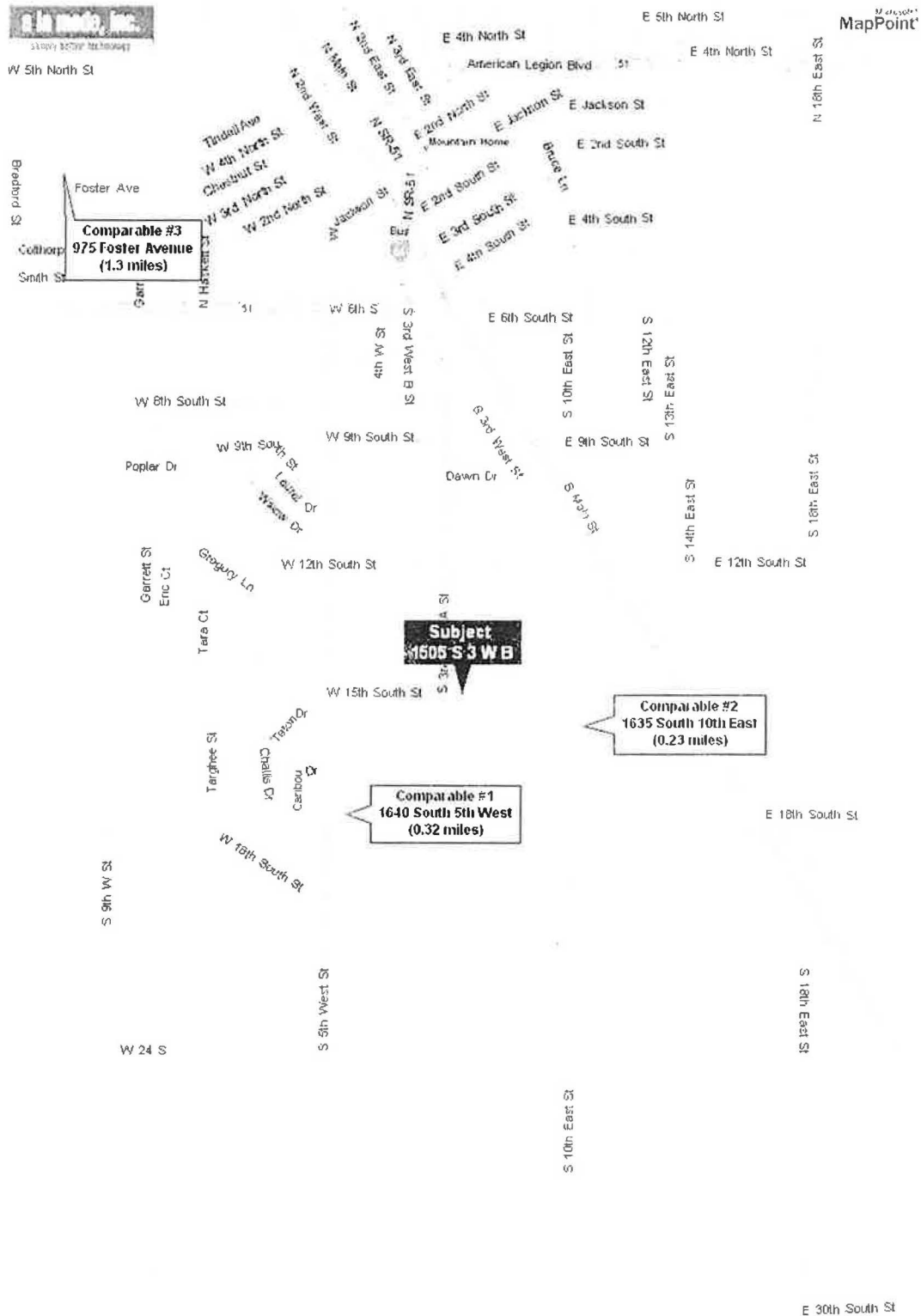
Said tract containing 5.0 acres (218032.9 sqft.) of land, more or less.

Perimeter = 1981.3 Feet

No significant error of closure.

Location Map

Borrower/Client POOLE, Jr.						
Property Address 1505 S 3 W B						
City Mountain Home		County Elmore		State ID		Zip Code 83647
Lender Department of Veterans Affairs						





Addendum to Fee Appraiser's Report - Client Requirements

VA Case: 47-47-6-0136686

Property Address: 1505 S 3 W B, Mountain Home, ID 83647

Subject / Comps Listings History:

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Listing	275,000.00	235,000.00	178,900.00	189,900.00		
Sales Price	223,000	220,000.00	170,000.00	189,000.00		
D.O.M.	276 days	111 days	257 days	97 days		

The current sales price to listing price ratio is 98 %

Six (6) month(s) ago sales price to listing price ratio was 97% %

The current Average Marketing Time for this market is 94 days.

Six (6) month(s) ago the Average Marketing Time was 82 days.

VA Certification:

"I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. *If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data.*"

Appraiser's Signature for VA Certification:

Date: March 31, 2005

Appraised Value (from URAR): 223,000.00

Data Source(s) for Subject and Comps:

	Subject	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
Source #1	98169868	98160709	98146993	98177395		
Source #2	On Site	Appraiser	Appraiser	Appraiser		

Comments on Sales Concessions or on Comps over 6 months old: Source #1 is multiple listing service numbers. Information was obtained after discussion with realtors and real estate appraiser. Sales concessions on the comparable properties was considered typical for market with no adjustments necessary. Sales #1 and #3 closed in excess of six months ago with no adjustment required for the passage of time since closing. See addenda.

RAM INFORMATION:

R (Received): 3/8/2005
A (Appraised): 3/16/2005
M (Mailed): 3/31/2005

Comments on RAM dates (if necessary, use an addendum): Original request received indicated a legal description of ten acres. When the appraisal inspection was completed, the seller informed me that only five acres was being sold, as a land split was in process. Informed lender this legal description issue on 3/16/2005. Process to get a legal split began on 3/17/2005. New legal description for a five acre parcel was presented to my office and 1805 request changed on 3/24/2005. Would not complete order until legal description issues were resolved.

Condominium / PUD Supplemental Information (N/A for all other property types)

Comments on Adequacy of HOA Dues / Assessments: NA

Condominium Supplemental Information (For use with condominium appraisals only)

VA/HUD Condo Approval ID#: NA

I certify that I have reviewed the minutes of the last 2 HOA meetings.

There is no current or pending litigation involving the HOA.

There is existing or pending litigation involving the HOA. Addendum is attached.

Appraiser's Signature for Condo Certification:

NA

Date: NA

Phone # of HOA Management Company: NA

Special Restrictions (Age, Pets, Etc.) / Other comments: NA

Subject Photo Page

Borrower/Client	POOLE, Jr.				
Property Address	1505 S 3 W B				
City	Mountain Home	County	Elmore	State	ID
				Zip Code	83647
Lender	Department of Veterans Affairs				

Subject Front



1505 S 3 W B
Sales Price 223,000
Gross Living Area 2,356
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.5
Location Suburban
View Res, Land/Avg
Site 5.0 Acres +-
Quality Average
Age 32 years

Subject Rear



Subject Street



Subject Interior Photo Page

Borrower/Client	POOLE, Jr.				
Property Address	1505 S 3 W B				
City	Mountain Home	County	Elmore	State	ID
Zip Code	83647				
Lender	Department of Veterans Affairs				



Subject Interior

1505 S 3 W B
Sales Price 223,000
Gross Living Area 2,356
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.5
Location Suburban
View Res., Land/Avg
Site 5.0 Acres +/-
Quality Average
Age 32 years



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower/Client	POOLE, Jr.				
Property Address	1505 S 3 W B				
City	Mountain Home	County	Elmore	State	ID
				Zip Code	83647
Lender	Department of Veterans Affairs				



Subject Interior

1505 S 3 W B
Sales Price 223,000
Gross Living Area 2,356
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.5
Location Suburban
View Res, Land/Avg
Site 5.0 Acres +/-
Quality Average
Age 32 years

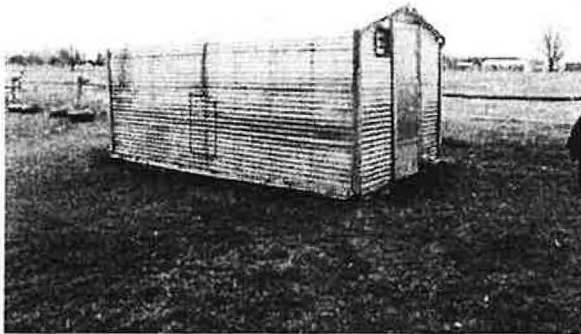


Subject Interior

Subject Interior

PHOTOGRAPH ADDENDUM

Borrower/Client	POOLE, Jr.					
Property Address	1505 S 3 W B					
City	Mountain Home	County	Elmore	State	ID	Zip Code 83647
Lender	Department of Veterans Affairs					



Comparable Photo Page

Borrower/Client	POOLE, Jr.				
Property Address	1505 S 3 W B				
City	Mountain Home	County	Elmore	State	ID
Lender	Department of Veterans Affairs				
				Zip Code	83647



Comparable 1

Jeff + Polle

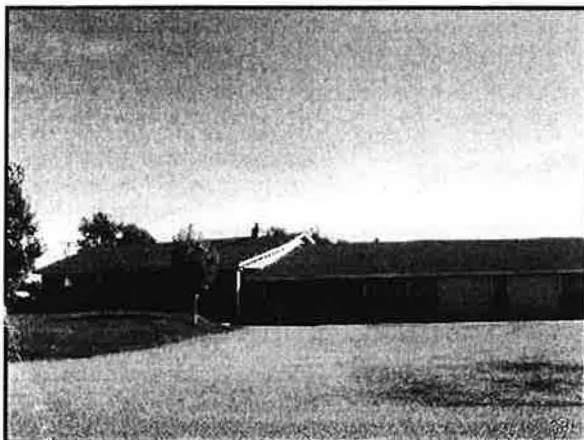
1640 South 5th West
 Prox. to Subject 0.32 miles - southwest
 Sale Price 220,000.00
 Gross Living Area 2,915
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2
 Location Suburban
 View Res./Land/Avg
 Site 5.0 Acres +-
 Quality Average
 Age 42 years



Comparable 2

OTD

1635 South 10th East
 Prox. to Subject 0.23 miles - southeast
 Sale Price 170,000.00
 Gross Living Area 1,987
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3
 Location Suburban
 View Res./Land/Avg
 Site 3 Acres +-
 Quality Average
 Age 18 years



Comparable 3

975 Foster Avenue
 Prox. to Subject 1.28 miles - northwest
 Sale Price 189,000.00
 Gross Living Area 1,920
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.5
 Location Suburban
 View Resdntl/Avg
 Site 1.48 Acres +-
 Quality Average
 Age 29 years



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 05, 2021

MELVIN M POOLE JR
SUZETTE Y POOLE
1186 SW GILLESPIE LN
MOUNTAIN HOME ID 83647-6295

Re: Change in Ownership for Water Right No(s): 61-4078

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 161