

WATER RESOURCES
WESTERN REGION

2012014638

RECORDED

2012 APR 12 PM 4 38

CHRIS YAMAMOTO

CANYON CNTY RECORDER

DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 26 day of March, 2012, between GREGORY O. AND JEANETTE E. BULLOCK, husband and wife, hereinafter collectively "Grantors," and KEVIN E. DINIUS, whose mailing address is 1515 Spruce Creek Loop, Nampa, Idaho 83686, hereinafter collectively "Grantee."

WITNESSETH, that for and in consideration of the covenants hereinafter contained, the avoidance of the costs and expense of foreclosure litigation, the payment by Grantee of all title insurance premiums and recording and transfer fees, costs and expenses, and other good and valuable consideration, the Grantors do by these presents grant, convey and warrant forever unto the Grantee, and to their successors and assigns, all the property described as follows:

Lot 24, Block 1, STAR PASS RIDGE SUBDIVISION, according to the official plat filed in Book 35 of Plats at Page 29, records of Canyon County, Idaho, more particularly described in Exhibit "A" attached hereto.

ALL SITUATE IN County of Canyon, State of Idaho, subject to rights-of-way and easements for roads, utilities and irrigation ditches as same exist or appear of record, unpaid real property taxes, and a Deed of Trust filed of record on July 5, 2007, as Instrument No. 2007046563 official records of Canyon County, Idaho.

TOGETHER WITH any and all tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or used in connection therewith, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said property, together with the appurtenances, unto the said Grantee, and to their successors and assigns forever. Grantors covenant with Grantee that the former is now seized in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances (except those set forth above); that Grantors and all persons acquiring any interest in the same through or for it will, on demand, execute and deliver to Grantee at Grantors' expense any further assurance of the same that may be reasonably required; and that Grantors will warrant to Grantee all of the said property against every person lawfully claiming the same, except those claiming under the above exceptions.

This Deed is absolute in effect and conveys fee simple title of the property above-described to the Grantees and does not operate as a rescission or as a mortgage, trust conveyance, or security agreement of any kind.

Grantee's acceptance of this conveyance is conditioned upon there being no liens against the property, except for those set forth above, and/or when existing albeit junior and subordinate tax liens are released against the property.

This Deed does not effect a merger of the fee ownership and the lien of the Deed of Trust described herein. The fee and lien shall hereafter remain separate and distinct. It is not the intent of the parties to affect the subrogation rights of any third parties.

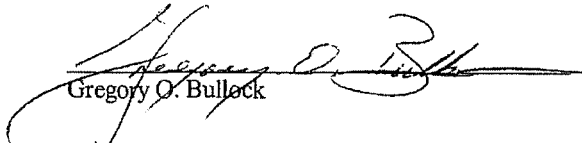
By acceptance of this Deed, Grantee covenants and agrees that he shall not enforce any judgment against Grantors for the indebtedness evidenced by the Promissory Note secured by that certain Deed of Trust recorded July 5, 2007, as Instrument No. 2007046563, records of Canyon County, State of Idaho. This Deed shall not operate to preclude Grantee from proceeding in any action to enforce the Deed of Trust, but shall preclude Grantee from obtaining a deficiency judgment against Grantors.

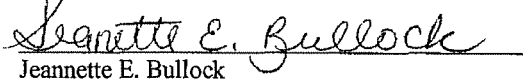
Grantors do hereby waive, surrender, convey, and relinquish any equity of redemption and statutory rights of redemption concerning the property and Deed of Trust above-described.

Grantors hereby surrender and deliver possession of the property to Grantee.

Grantors declare that their conveyance is freely and fairly made, and Grantors are not acting under any misapprehension as to the legal effect of this Deed, nor under any duress, undue influence, or misrepresentation of Grantee, his agent, or attorney, or any other person.

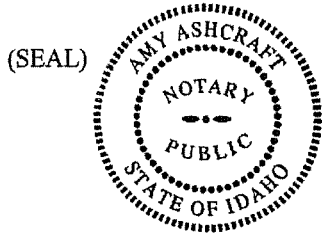
IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

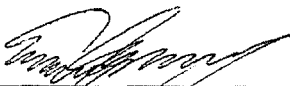

Gregory O. Bullock


Jeannette E. Bullock

STATE OF IDAHO)
)SS
County of Canyon)

On this 26th day of March, 2012, before me, a Notary Public, personally appeared GREGORY O. BULLOCK AND JEANETTE E. BULLOCK, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.





Notary Public for Idaho
My Commission expires: 11/20/2012

cm/T:\Personal\kdinitus\Star Pass Ridge\Deed in Lieu of Foreclosure.doc

**CORRECTION
LEGAL DESCRIPTION FOR
32.37 ACRE PARCEL**

A parcel of land being a portion of Lot 24, Block 1, of Star Pass Ridge Subdivision located in the South 1/2 of the Southeast 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of Section 22, Township 2 North, Range 2 West, Boise Meridian, as shown on the Plat of Star Pass Ridge Subdivision as South 89°41'52" West with the distance between monuments shown as 2646.31 feet.

BEGINNING at the South 1/4 corner of Section 22, Township 2 North, Range 2 West, Boise Meridian also being a point on the south line of Lot 24 Block 1 of Star Pass Ridge Subdivision thence along the South boundary of said Lot 24, also being the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 22, South 89°41'05" West a distance of 1,082.95 feet to the Southwest corner of said Lot 24;
thence leaving said South line, and along the West boundary of said Lot 24,
North 00°01'38" East a distance of 531.37 feet;
thence leaving said West boundary and parallel with the North line of said Southeast 1/4 of the Southwest 1/4, North 89°43'19" East to a point on the East line of said Southeast 1/4 of the Southwest 1/4, a distance of 1,080.96 feet;
thence leaving said East line parallel with the North line of said South 1/2 of the Southeast 1/4, North 89°43'35" East a distance of 558.11 feet;
thence leaving said parallel line, North 00°06'00" West, to the Southwest corner of Lot 12 of said Block 1 a distance of 139.46 feet;
thence along the line of said Lot 24 common to said Lot 12, North 89°54'00" East to the Southeast corner of Lot 12, a distance of 260.06 feet;
thence along the line of said Lot 24 common to Lots, 13, 14, 15, 16, and 22 of said Block 1, South 64°00'00" East to the corner common to Lots 17, 22, and 24, a distance of 878.63 feet;
thence along the line of said Lot 24 common with said Lot 17, South 22°40'00" West to an angle point in said common line, a distance of 80.55 feet;
thence continuing along said common line, South 02°38'16" West to a point being the common corner of said lots 24 and 17 and the South line of the Southeast 1/4 of said Section 22, a distance of 205.70 feet
thence continuing along said south line of the Southeast 1/4 of Section 22 and the South line of said lot 24 South 89°41'52" West a distance of 1,565.40 feet to the South 1/4 corner of said Section 22 and the **POINT OF BEGINNING**.

Said Parcel containing 1,410,134 square feet or 32.37 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

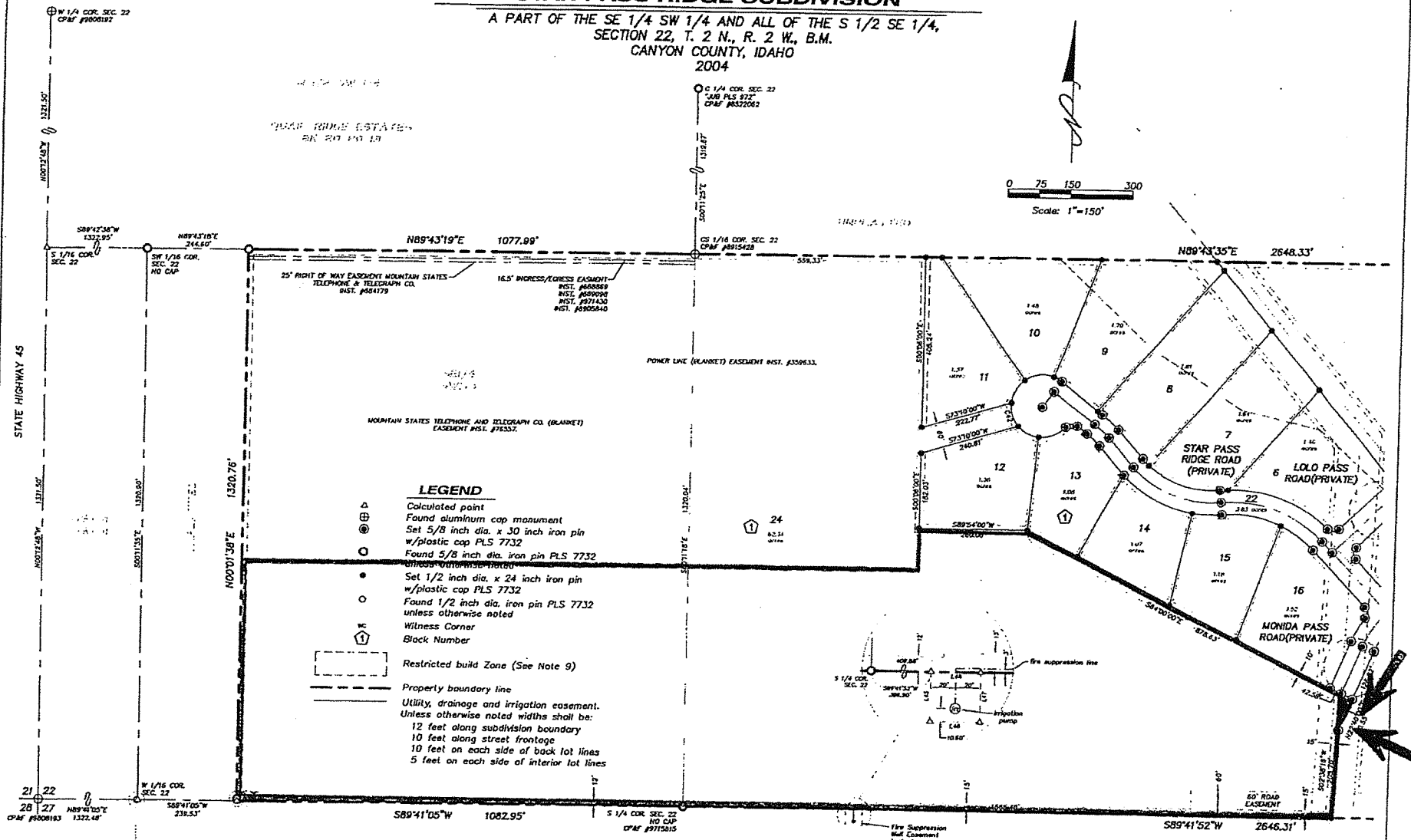
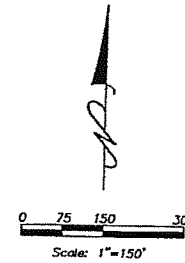
Kenneth H. Cook PLS 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



EXHIBIT "A"

STAR PASS RIDGE SUBDIVISION

A PART OF THE SE 1/4 SW 1/4 AND ALL OF THE S 1/2 SE 1/4,
SECTION 22, T. 2 N., R. 2 W., B.M.
CANYON COUNTY, IDAHO
2004



LEGEND

- △ Calculated point
- ⊕ Found aluminum cap monument
- ⊙ Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 7732
- Found 5/8 inch dia. iron pin PLS 7732
- unless otherwise noted
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
- Found 1/2 inch dia. iron pin PLS 7732
- unless otherwise noted
- ⬢ Witness Corner
- ⬢ Black Number
- ⬢ Restricted build Zone (See Note 9)
- Property boundary line
- Utility, drainage and irrigation easement.
- Unless otherwise noted widths shall be:
12 feet along subdivision boundary
10 feet along street frontage
10 feet on each side of back lot lines
5 feet on each side of interior lot lines

LINE	BEARING	DISTANCE
145	S89°16'00"E	40.00
146	S89°41'32"E	40.00
147	S00°15'00"W	40.00
148	S89°21'52"W	40.00



Earl Mason & Stanfield, Inc.
Professional Engineers, Land Surveyors & Planners

314 Bedale St. Caldwell, ID 83605
(208) 454-0256
(208) 454-0979 Fax
FE0804002.dwg 11/12/04
SHEET 3 of 5



To see all the details that are visible on the screen, use the "Print" link next to the map.



la

TITLE ONE
REQUEST
TYPE MO FEE 18

RECORDED
2008 JAN 31 PM 4 28
WILLIAM H. HURST
CANYON COUNTY RECORDER
BY William H. Hurst

2008005527

ACCOMMODATION

QUITCLAIM DEED

FOR VALUE RECEIVED, GREGORY O. BULLOCK AND JEANETTE E. BULLOCK, AS TENANTS IN COMMON, as to an undivided 50% interest, AND GEORGE KING AND MARGIE KING, AS TENANTS IN COMMON, as to an undivided 50% interest, do hereby convey, release, remise and forever quit claim unto GREGORY O. BULLOCK AND JEANETTE E. BULLOCK, husband and wife, whose current address is: 504 Bayhill Drive, Nampa, ID 83686 the following described premises:

See attached

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

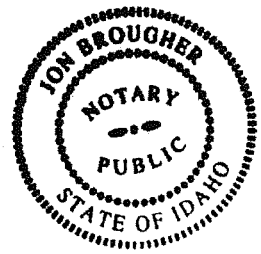
Date: 1-30-08

Gregory O. Bullock
GREGORY O. BULLOCK
George King
GEORGE KING

Jeanette E. Bullock
JEANETTE E. BULLOCK
Margie King
MARGIE KING

State of Idaho)
) S.S.
County of Canyon)

On this 30th day of January, in the year of 2008, before me, a notary public, personally appeared GREGORY O. BULLOCK and JEANETTE E. BULLOCK, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

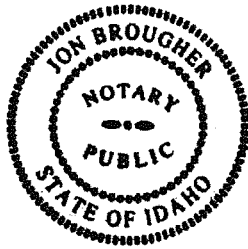


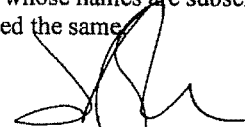
[Signature]
Notary Public
My Commission Expires on _____

RESIDING IN NAMPA, IDAHO
COMMISSION EXPIRES 5/18/13

State of Idaho)
) S.S.
County of Canyon)

On this 30th day of January, in the year of 2008, before me, a notary public, personally appeared GEORGE KING and MARGIE KING, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.





Notary Public
My Commission Expires on _____

RESIDING IN NAMPA, IDAHO
COMMISSION EXPIRES 5/18/13



Professional Engineers, Land Surveyors and Planners

314 Badiola St. Caldwell, ID 83605
Ph (208) 454-0256 Fax (208) 454-0979e-mail: dholtzhey@msceng.usFOR: Greg Bullock
JOB NO.: AU0703
DATE: January 28, 2008**32.34 ACRE PARCEL
DESCRIPTION**

A parcel of land being a portion of Lot 24 Block 1 of Star Pass Ridge Subdivision located in the S1/2 SE1/4 and the SE1/4 SW1/4 of Section 22, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of said S1/2 SE1/4;

Thence S 89° 41' 52" W a distance of 1080.91 feet along the south boundary of said S1/2 SE1/4 to the southeast corner of said Lot 24, said corner being the **POINT OF BEGINNING**;

Thence S 89° 41' 52" W a distance of 1565.40 feet along said south boundary to the southwest corner of said S1/2 SE1/4;

Thence S 89° 41' 05" W a distance of 1082.95 feet along the south boundary of said SE1/4 SW1/4 to the southwest corner of said Lot 24;

Thence N 00° 01' 38" E a distance of 531.37 feet along the west boundary of said Lot 24 to a point;

Thence N 89° 43' 19" E a distance of 1080.96 feet parallel with the north boundary of said SE1/4 SW1/4 to a point on the east boundary of said SE1/4 SW1/4;

Thence N 89° 43' 35" E a distance of 558.11 feet parallel with the north boundary of said S1/2 SE1/4 to a point;

Thence N 00° 06' 00" W a distance of 139.46 feet to a point on the easterly boundary of said Lot 24;

Thence along said easterly boundary the following courses and distances;

Thence N 89° 54' 00" E a distance of 260.06 feet to a point;

Thence S 64° 00' 00" E a distance of 848.58 feet to a point;

Thence S 02° 38' 16" W a distance of 293.30 feet to the **POINT OF BEGINNING**;

This parcel contains 32.344 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.





Professional Engineers, Land Surveyors and Planners

314 Badiola St. Caldwell, ID 83605
Ph (208) 454-0256 Fax (208) 454-0979

e-mail: dholtzhey@mseng.us

FOR: Greg Bullock
JOB NO.: AU0703
DATE: January 30, 2008

Together with:

**60.00 FOOT WIDE INGRESS EGRESS
AND UTILITY EASEMENT
ARCOSS THE LANDS OF KING**

An ingress-egress and utility easement located in Lot 24 Block 1 of Star Pass Ridge Subdivision located in the S1/2 SE1/4 and the SE1/4 SW1/4 of Section 22, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southeast corner of said S1/2 SE1/4;

Thence S 89° 41' 52" W a distance of 2646.31 feet along the south boundary of said S1/2 SE1/4 to the southwest corner of said S1/2 SE1/4;

Thence S 89° 41' 05" W a distance of 205.05 feet along the south boundary of said SE1/4 SW1/4 to a point;

Thence N 00° 11' 18" W a distance of 530.79 feet to the **POINT OF BEGINNING**;

Thence N 00° 11' 18" W a distance of 97.37 feet to the beginning of a curve;

Said curve to the right through an angle of 73° 21' 18", having a radius of 80.00 feet, and whose long chord bears N 36° 29' 21" E a distance of 95.57 feet to a point;

Thence N 73° 10' 00" E a distance of 960.34 feet to the beginning of a non-tangential curve;

Said curve to the left through an angle of 47° 09' 23", having a radius of 75.00 feet, and whose long chord bears S 16° 50' 00" E a distance of 60.00 feet to a point of intersection with a non-tangential line;

Thence S 73° 10' 00" W a distance of 960.34 feet to the beginning of a curve;

Said curve to the left through an angle of 73° 21' 18", having a radius of 20.00 feet, and whose long chord bears S 36° 29' 21" W a distance of 23.89 feet to a point;

Thence S 00° 11' 18" E a distance of 97.28 feet to a point;

Thence S 89° 43' 19" W a distance of 60.00 feet to the **POINT OF BEGINNING**;

This easement contains 1.539 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



①

INSTRUMENT NO. 200147734

Pn 58448

J.O.S.
K

WARRANTY DEED

FOR VALUE RECEIVED AGENBROAD-NAMPA FAMILY LIMITED PARTNERSHIP

the Grantors, do hereby grant, bargain, sell and convey unto BULLOCK-KING INVESTMENTS, LLC

the Grantees, whose address is 504 Bayhill Dr., Nampa, ID 83686

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2001 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: November 13, 2001

AGENBROAD-NAMPA FAMILY LIMITED PARTNERSHIP

BY Ardith C. Agenbroad
GENERAL PARTNER

STATE OF IDAHO

COUNTY OF CANYON

On this 16th day of NOV., 2001, before me, a notary public, personally appeared Ardith C. Agenbroad known or identified to me to be (one of) the partner(s) in the partnership of **AGENBROAD-NAMPA FAMILY LIMITED PARTNERSHIP** and the partner(s) who subscribed said partnership name to the foregoing instrument, and acknowledged that he/she/they executed the same.

Edie R. O'Dell

Notary Public

Residing at Nampa, Idaho

My commission expires: 4/17/2003



PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

PN58448

EXHIBIT "A"

The South Half of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, Section 22, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPT the West 230 feet of said Southeast Quarter of the Southwest Quarter.

ALSO EXCEPTING THEREFROM:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

North 89° 52'22" East along the South line of said Section 22 a distance of 230 feet to the REAL POINT OF BEGINNING; thence

North 0° 01'48" West parallel with the West line of said Southeast quarter of the Southwest quarter a distance of 1320.00 feet to a point on the North line of said Southeast quarter of the Southwest quarter; thence

North 89° 52'22" East along the North line of said Southeast Quarter of the Southwest Quarter a distance of 18.00 feet; thence

South 0° 13'50" West 1320.02 feet to a point on the South line of said Southeast Quarter of the Southwest quarter which bears

North 89° 52'22" East from the REAL POINT OF BEGINNING; thence

South 89° 52'22" West along the South line of said Southeast Quarter of the Southwest Quarter a distance of 12.00 feet to the REAL POINT OF BEGINNING.

REQUEST PIONEER-NAMPA
TYPE *Acad* FEE *6.00*

BY *John A. Hales*
CANYON CNTY RECORDER
G. NOEL HALES

2001 NOV 16 PM 12 11

RECORDED

200147734

22a INSTRUMENT NO. 2006099660

QUITCLAIM DEED

FOR VALUE RECEIVED, BULLOCK-KING INVESTMENT, LLC., AN IDAHO LIMITED LIABILITY COMPANY

Does hereby convey, release, remise and forever quit claim unto

GREGORY O. BULLOCK AND JEANETTE E. BULLOCK, AS TENANTS IN COMMON, as to an undivided 50% interest, AND GEORGE KING AND MARGIE KING, AS TENANTS IN COMMON, as to an undivided 50% interest

whose current address is: 504 BAYHILL DRIVE, NAMPA ID 83686

the following described premises:

PARCEL 1

Lot 24 in Block 1 of STAR PASS RIDGE SUBDIVISION, according to the official plat thereof, filed in Book 35 of Plats at Page(s) 29, official records of Canyon County, Idaho.

PARCEL 2

An easement for ingress and egress as shown and delineated on the map of said subdivision as Star Pass Ridge Road. (Private)

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 12/13/2006

BULLOCK-KING INVESTMENT, LLC.

BY: [Signature]
GREG BULLOCK, MANAGING MEMBER
BY: [Signature]
GEORGE KING, MEMBER

2006 DEC 18 PM 4 34
CANYON COUNTY RECORDER
BY [Signature]
REQUESTED
TYPE Quit FEE 6.00
TWOONE

2006099660

STATE OF IDAHO
COUNTY OF CANYON

ON THIS 15th DAY OF DECEMBER, IN THE YEAR 2006, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED GREG BULLOCK AND GEORGE
KING, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OR MEMBER OF
THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR
THE PERSON(S) WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID
LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH
LIMITED LIABILITY COMPANY EXECUTED THE SAME.



MATT GRENKE
COMMISSION EXPIRES: 07/09/11
RESIDING AT: STAR IDAHO

