

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 10 2012

Department of Water Resources  
Eastern Region

Notice of Change in Water Right Ownership

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.

| Water Right/Claim No. | Split?                       | Water Right/Claim No. | Split?                       | Water Right/Claim No. | Split?                       |
|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|
| 29604A OK             | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 2911208 OK            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 2913471 OK            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Scott Wells or Brandi Wells  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Richard ,Jennifer Fellows  
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☒ and ☒ or ☐ and/or  
PO Box 3064

Mailing address

Pocatello

ID

83206

City

State

ZIP

2082410661

jennfellows@hotmail.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: 7/31/2012

6. 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):
  - \$25 per *undivided* water right.
  - \$100 per *split* water right.
  - No fee is required for pending adjudication claims.

7. Signature: [Signature] Title, if applicable \_\_\_\_\_ Date 7/31/12  
Signature: [Signature] Title, if applicable \_\_\_\_\_ Date 7/31/12  
Signature of new owner/claimant

For IDWR Office Use Only:

Received by [Signature] Date 8/10/2012 Receipt No. E037893 Receipt Amt. \$75.-  
Approved by [Signature] Processed by [Signature] Date 8/10/2012

## EXHIBIT "A"

112161

Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho:

Section 28: Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Except:

A tract of land in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

BEGINNING at a point of intersection of the West line of Section 28, Township 7 south, Range 36 East, Boise Meridian, Bannock County, Idaho, and on the Southwesterly line of the Portneuf Road;

Thence South  $57^{\circ}03'$  East, on the Southwesterly line of Portneuf Road, 124.00 feet;

Thence South  $00^{\circ}38'$  West, 15.00 feet;

Thence North  $80^{\circ}00'$  West 106.20 feet, more or less, to the West line of said Section 28;

Thence North  $00^{\circ}38'$  East, along the West line of said Section 28, 64.00 feet to the POINT OF BEGINNING.

Also except:

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

BEGINNING at the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence along the North line of the said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , South  $89^{\circ}59'30''$  West, 215.36 feet;

Thence South  $61^{\circ}37'30''$  West 578.93 feet;

Thence South  $0^{\circ}00'30''$  East 205.08 feet;

Thence North  $89^{\circ}59'30''$  East 324.24 feet;

Thence North  $63^{\circ}01'30''$  East 440.87 feet, more or less, to the East line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence along said East line North  $1^{\circ}11'30''$  East 360.56 feet, more or less, to the POINT OF BEGINNING.

Also Except:

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

BEGINNING at a point on the East line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  that is South  $1^{\circ}11'30''$  West 360.56 feet from the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;

Thence South  $1^{\circ}11'30''$  West 350.00 feet, more or less, to the Indian Creek Road;

Thence South 3°40'30" West 50.00 feet;  
Thence on a curve to the right with a radius of 50.00 feet and a central angle of 87°32' for a distance of 76.39 feet;  
Thence North 1°11'30" East 323.14 feet;  
Thence North 63°01'30" East 56.76 feet, more or less, to the POINT OF BEGINNING.

Also Except:

The Westerly 165 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Except therefrom that portion described as follows:

BEGINNING at a point of intersection of the West line of said Section 28 and on the Southwesterly line of the Portneuf Road;  
Thence South 57°03' East on the Southwesterly line of Portneuf Road, 124.00 feet;  
Thence South 00°38' West, 15.00 feet;  
Thence North 80°00' West, 106.20 feet;  
Thence North 00°38' East, along the West line 106.20 feet;  
Thence North 00°38' East, along the West line of said Section 28, 64.00 feet to the POINT OF BEGINNING.

Also Except:

The West 115.5 feet of the East 148.5 feet of the West 313.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 66 feet of the West 379.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 33 feet of the East 148.5 feet of the West 313.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

All that portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, lying South of Portneuf Road.

12/07/2012 14:53 FAX 2082330212

007/008

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

OFFICIAL RECORD BOOK BY  
BANNOCK COUNTY IDAHO

FEE \$3.00 DEPUTY BM  
RECORDED AT REQUEST OF

Alarice Tate - Bolee Production Center

21212885 2012 Jul 31 PM 01:32:14  
Electronically Recorded by Simplifile

### SPECIAL WARRANTY DEED

Order No: 112161 

FOR VALUE RECEIVED

The Bank of New York Mellon Bank The Bank of New York, as Trustee for the Certificateholders of  
the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-4 Mortgage Pass-Through Certificates, Series  
2106-4

do grant(s), do(es) hereby grant, bargain, sell and convey unto  
**Richard E.  
Fellows and Jennifer Fellows, husband and wife**

whose current address is

1922 West Portwood Road, Idaho, ID 83243

do grant(s), the following described premises, in Bannock County, Idaho, TO WIT:

Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho:

Section 38: Northwest 1/4 of the Northwest 1/4.

Except:

A tract of land in the Northwest 1/4 of the Northwest 1/4, of Section 38, Township 7 South, Range 36 East, Boise  
Meridian, Bannock County, Idaho, more particularly described as follows:

**BEGINNING** at a point of intersection of the West line of Section 38, Township 7 South, Range 36 East, Boise  
Meridian, Bannock County, Idaho, and on the Southwesterly line of the Portwood Road;  
Thence South 87°13' East, on the Southwesterly line of Portwood Road, 124.60 feet;  
Thence South 89°38' West, 18.00 feet;  
Thence North 89°49' West 186.39 feet, more or less, to the West line of said Section 38;  
Thence North 89°38' East, along the West line of said Section 38, 64.80 feet to the POINT OF BEGINNING.

Also except:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 38, Township 7 South, Range 36 East, Boise  
Meridian, Bannock County, Idaho, described as follows:

**BEGINNING** at the Northeast corner of said Northwest 1/4 of the Northwest 1/4;  
Thence along the North line of the said Northwest 1/4 of the Northwest 1/4, South 89°39'38" West, 215.34 feet;  
Thence South 41°07'38" West 578.52 feet;  
Thence South 89°38'38" East 285.53 feet;  
Thence North 89°39'38" East 334.34 feet;  
Thence North 43°01'26" East 448.57 feet, more or less, to the East line of said Northwest 1/4 of the Northwest  
1/4;  
Thence along said East line North 1°11'36" East 369.34 feet, more or less, to the POINT OF BEGINNING.

Also Except:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 38, Township 7 South, Range 36 East, Boise  
Meridian, Bannock County, Idaho, described as follows:

**BEGINNING** at a point on the East line of said Northwest 1/4 of the Northwest 1/4 that is South 1°11'36" West  
348.96 feet from the Northeast corner of said Northwest 1/4 of the Northwest 1/4;  
Thence South 1°11'36" West 328.00 feet, more or less, to the Indian Creek Road;  
Thence South 3°45'36" West 58.60 feet;  
Thence on a curve to the right with a radius of 88.00 feet and a central angle of 87°23' for a distance of 78.39  
feet;  
Thence North 1°11'36" East 333.14 feet;  
Thence North 43°01'26" East 54.76 feet, more or less, to the POINT OF BEGINNING.

Also Except:

The Westerly 165 feet of the Northwest 1/4 of the Northwest 1/4 of Section 38, Township 7 South, Range 36  
East, Boise Meridian, Bannock County, Idaho.

Instrument: 21212805 Page 9

Except therefrom that portion described as follows:

**BEGINNING** at a point of intersection of the West line of said Section 28 and on the Southwesterly line of the Portman Road;  
 Thence South 87°43' East on the Southwesterly line of Portman Road, 124.80 feet;  
 Thence South 09°28' West, 15.80 feet;  
 Thence North 80°08' West, 186.20 feet;  
 Thence North 09°28' East, along the West line 186.20 feet;  
 Thence North 09°28' East, along the West line of said Section 28, 64.88 feet to the **POINT OF BEGINNING**.

Also Except:

The West 115.5 feet of the East 148.5 feet of the West 313.5 feet of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 64 feet of the West 379.5 feet of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 33 feet of the East 148.5 feet of the West 313.5 feet of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, lying South of Portman Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that (other than the covenants) in fee simple of said premises; that no encumbrances were imposed during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: JULY 6, 2012

The Bank of New York Mellon (as The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-4 Mortgage Pass-Through Certificate, Series 2006-4)

  
**AUSTIN ALBURTY, AVP**  
 BY: Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, Attorney in Fact

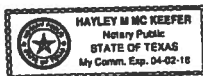
State of TEXAS

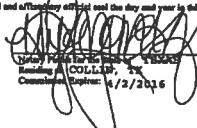
County of COLLIN

On this 6TH day of JULY, 2012, before me, a Notary Public in and for said state,

personally appeared AUSTIN ALBURTY, known to me to be the AVP of the Corporation, and acknowledged to me that he is a member of the Board of Directors, authorized to execute the foregoing in said Corporation name and acknowledged to me that said corporation executed same as Attorney in Fact for The Bank of New York Mellon (as The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-4 Mortgage Pass-Through Certificate, Series 2006-4).

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



  
**HAYLEY M. MCKEEVER**  
 Notary Public in and for the State of Texas  
 Commission Expires: 4/2/2016

## WARRANT DEED

20020307

For Value Received PARCEL 1: CLAUDIA JEAN HARRIS

PARCEL 2: DENNIS D. CHERRY and CLAUDIA J. CHERRY, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

SCOTT WELLS and BRANDY WELLS, Husband and Wife

whose address is: 1914 West Portneuf Road, Inkom, Idaho 83245

*1350 East Colfax, Pringle, Idaho 83201*

Hereinafter called the Grantee, the following described premises situated in Bannock County, Idaho, to-wit:

PARCEL 1:

TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO:

SECTION 28: NW $\frac{1}{4}$ /NW $\frac{1}{4}$ 

EXCEPT:

A TRACT OF LAND IN THE NW $\frac{1}{4}$ /NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., AND ON THE SOUTHWESTERLY LINE OF THE PORTNEUF ROAD; THENCE SOUTH 57°03' EAST, ON THE SOUTHWESTERLY LINE OF PORTNEUF ROAD 124.00 FEET; THENCE SOUTH 00°38' WEST 15.00 FEET; THENCE NORTH 80°00' WEST 106.20 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 28; THENCE NORTH 00°38' EAST ALONG THE WEST LINE OF SAID SECTION 28 64.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT:

THAT PORTION OF THE NW $\frac{1}{4}$ /NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NW $\frac{1}{4}$ /NW $\frac{1}{4}$ , THENCE ALONG THE NORTH LINE OF THE SAID NW $\frac{1}{4}$ /NW $\frac{1}{4}$  SOUTH 89°59'30" WEST 215.36 FEET; THENCE SOUTH 61°37'30" WEST 578.93 FEET; THENCE SOUTH 0°00'30" EAST 205.08 FEET; THENCE NORTH 89°59'30" EAST 324.34 FEET; THENCE NORTH 63°01'30" EAST 440.87 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NW $\frac{1}{4}$ /NW $\frac{1}{4}$ ; THENCE ALONG SAID EAST LINE NORTH 1°11'30" EAST 360.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT:

THAT PORTION OF THE NW $\frac{1}{4}$ /NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36, E.B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NW $\frac{1}{4}$ /NW $\frac{1}{4}$  THAT IS SOUTH 1°11'30" WEST 360.56 FEET FROM THE NORTHEAST CORNER OF SAID NW $\frac{1}{4}$ /NW $\frac{1}{4}$ ; THENCE SOUTH 1°11'30" WEST 350.00 FEET, MORE OR LESS, TO THE INDIAN CREEK ROAD; THENCE SOUTH 3°40'30" WEST 50.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 87°32' FOR A DISTANCE OF 76.39 FEET; THENCE NORTH 1°11'30" EAST 323.14 FEET; THENCE NORTH 63°01'30" EAST 56.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT:

THE WESTERLY 165 FEET OF THE NW $\frac{1}{4}$ /NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36, E.B.M., BANNOCK COUNTY, IDAHO, EXCEPT THEREFROM THAT PORTION DESCRIBED ABOVE AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 28 AND ON THE SOUTHWESTERLY LINE OF THE PORTNEUF ROAD; THENCE SOUTH 57°03' EAST ON THE SOUTHWESTERLY LINE OF PORTNEUF ROAD 124.00 FEET; THENCE SOUTH 00°38' WEST 15.00 FEET; THENCE NORTH 80°00' WEST 106.20 FEET; THENCE NORTH 00°38' EAST ALONG THE WEST LINE 106.20 FEET; THENCE NORTH 00°38' EAST ALONG THE WEST LINE OF SAID SECTION 28 64.00 FEET TO THE POINT OF BEGINNING.

20020307

ALSO EXCEPT:

THE WEST 115.5 FEET OF THE EAST 148.5 FEET OF THE WEST 313.5 FEET, NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO.

ALSO EXCEPT:

THE EAST 66 FEET OF THE WEST 379.5 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36, E.B.M., BANNOCK COUNTY, IDAHO.

ALSO EXCEPT:

THE EAST 33 FEET OF THE EAST 148.5 FEET OF THE WEST 313.5 FEET OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36, E.B.M., BANNOCK COUNTY, IDAHO.

ALSO EXCEPT:

ALL THAT PORTION OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36, E.B.M., BANNOCK COUNTY, IDAHO, LYING SOUTH OF PORTNEUF ROAD.

PARCEL 2:

ALL THAT PORTION OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, LYING SOUTH OF PORTNEUF ROAD.

EXCEPTING THEREFROM:

THE WEST 379 FEET OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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 said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 15, 2000

20020307

  
DENNIS D. CHERRY

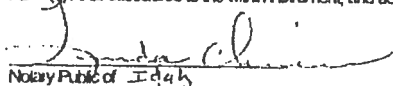
  
CLAUDIA J. CHERRY AKA CLAUDIA

JEAN HARRIS

STATE OF Idaho

County of BANNOCK

On this 15th day of December, 2000, before me LINDA CHIVERS, personally appeared DENNIS D. CHERRY AND CLAUDIA J. CHERRY AKA CLAUDIA JEAN HARRIS, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged to me that THEY executed the same.

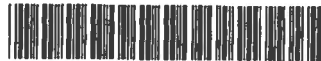
  
Notary Public of Idaho  
Residing at, Pocatello  
Commission Expires: 02/18/05

20020307  
No. 117  
RECORDED  
FIRST INSTRUMENT FILE  
DEC 15 10 PM 4 03  
771  
6- ml

LINDA CHIVERS  
NOTARY PUBLIC  
STATE OF IDAHO

12/07/2012 14:52 FAX 2082330212

002/008



04 090022481

RECONTRUST COMPANY  
1800 Tape Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063

OFFICIAL RECORD 809 833 FEE \$13.00 DEPT. 5.00  
BANKNOCK COUNTY IDAHO RECORDED AT REQUEST OF

LSI TITLE AGENCY INC.

21012177 2010 JUL 20 PM 03:25:14  
Electronically Recorded by Simplicia

TS No. 09-0022481  
Title Order No. 090148221HDGNO  
Parcel No. R4015026503

20070389

#### NOTICE OF DEFAULT

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2006-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Beneficiary, under that certain Deed of Trust dated 12/28/2005, and executed by SCOTT WELLS AND BRANDY WELLS, HUSBAND AND WIFE, as Trustee(s), to FIRST AMERICAN TITLE CO, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, and recorded 01/05/2006, as Instrument No. 20600158, in the records of Bannock County, Idaho, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

hereby gives notice that a breach of the obligation for which said transfer is security has occurred, the nature of said breach being:

Failure to pay the monthly payment due 12/01/2008 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said Deed of Trust, and any supplemental modifications thereto. As of 07/23/2010 this amount is \$90,297.02, together with any unpaid and for accruing real property taxes, and/or assessments, attorneys' fees, Trustees' fees and costs, and any other amount advanced to protect the security of said Deed of Trust.

Therefore, the Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

NOTICE IS HEREBY GIVEN THAT THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, AND THAT THE DEBT MAY BE DISPUTED.

IN WITNESS WHEREOF, the Trustee, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereto subscribed this day.

Date: 07/23/2010

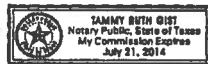
RECONTRUST COMPANY, N.A.

State of TEXAS  
County of Tarrant

)  
) ss.

Jillian Wood  
Jillian Wood, Authorized Signer

On 7/23/2010, before me, Sammy Ruth Gist, notary public, personally appeared Jillian Wood, Authorized Signer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) she subscribed to the within instrument and acknowledged to me that he she executed the same in his her authorized capacity(ies), and that by his her signature(s) on the instrument the person(s) acted, executed the instrument. Witness my hand and official seal.



Sammy Ruth Gist  
Notary Public

Form idnod (02/02)

TSH 09-0022481  
LEGAL DESCRIPTION

The NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

EXCEPTING THEREFROM: A tract of land in the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Beginning at a point of intersection of the West line of Section 28 and on the Southwesterly line of the Portneuf Road; thence South 57°03' East on the Southwesterly line of Portneuf Road 124.0 feet; thence South 00°38' West 15.0 feet; thence North 80°00' West 106.20 feet, more or less, to the West line of said Section 28; thence North 00°38' East along the West line of said Section 28 a distance of 64.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

Beginning at the Northeast corner of said NW¼ NW¼, thence along the North line of the NW¼ NW¼ South 89°59'30" West 215.36 feet; thence South 61°37'30" West 578.93 feet; thence South 0°00'30" East 205.08 feet; thence North 89°59'30" East 324.34 feet; thence North 63°01'30" East 440.87 feet, more or less, to the East line of said NW¼ NW¼; thence along said East line, North 1°11'30" East 360.56 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

Beginning at a point on the East line of said NW¼ NW¼ that is South 1°11'30" West 360.56 feet from the Northeast corner of said NW¼ NW¼; thence South 1°11'30" West 350.0 feet, more or less, to the Indian Creek Road; thence South 3°40'30" West 50.0 feet; thence on a curve to the right with a radius of 50.0 feet and a central angle of 17°32' for a distance of 76.39 feet; thence North 1°11'30" East 323.14 feet; thence North 63°01'30" East 56.76 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM: The Westerly 165 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, except therefrom that portion described above as follows:

Beginning at a point of intersection of the West line of Section 28 and on the Southwesterly line of the Portneuf Road; thence South 57°03' East on the Southwesterly line of Portneuf Road 124.0 feet; thence South 00°38' West 15.0 feet; thence North 80°00' West 106.20 feet, more or less, to the West line of said Section 28; thence North 00°38' East along the West line of said Section 28 a distance of 64.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: The West 115.5 feet of the East 148.5 of the West 313.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

ALSO EXCEPTING THEREFROM: The East 66 feet of the West 379.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

ALSO EXCEPTING THEREFROM: The East 33 feet of the East 148.5 feet of the West 313.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

ALSO EXCEPTING THEREFROM: All that portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, lying South of Portneuf Road.

12/07/2012 14:52 FAX 2082330212

004/008

RECORDING REQUESTED BY:  
RECONTRUST COMPANY, N.A.  
2380 Performance Dr  
Richardson, TX 75082

OFFICIAL RECORD BUREAU  
BANNOCK COUNTY IDAHO  
LSI Title Company

FEE 18.00 DEPUTY MGR  
RECORDED AT REQUEST OF

21112828 2011 Aug 29 PM 02:21:12  
Electronically Recorded by Serpette

WHEN RECORDED MAIL TO:  
Bank of America, N.A.  
Attn: Foreclosure (Idaho)  
400 National way  
SUNNY VALLEY, CA 93065

TS No. 09-0022481  
Title Order No. 090140221IDGNO  
Parcel No. R4015026503

#### TRUSTEE'S DEED

RECONTRUST COMPANY, N.A., as Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6, of 400 National Way SV-33 Simi Valley, CA, 93065, hereinafter called Grantee, all of the real property situated in the County of Bannock, State of Idaho, described as follows:

#### SEE ATTACHED LEGAL DESCRIPTION

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be converted by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

This conveyance is made pursuant to the powers conferred upon said Trustee by that certain Deed of Trust recorded 01/05/2006 as Instrument Number 20600238, and executed by SCOTT WELLS AND BRANDY WELLS, HUSBAND AND WIFE, as Grantor(s) in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, records of Bannock County, state of 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, and any supplemental modifications thereto, were given as security, and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said Deed of Trust.

Notice of Default was recorded as Instrument No. 21012177, records of Bannock County, Idaho, and in the Office of the Recorder of each other county in which the property, or any part thereof, described in said Deed of Trust, is situated, the nature of such default being set forth in said Notice of Default, such default still existing 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 or 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 said property is situated, in accordance with 45-1506(1) through 45-1506(7), Idaho Code, and 45-1506A(3), Idaho Code, when applicable, and as more fully appears in the affidavits recorded at least (20) days prior to the date of sale, and in accordance with 45-1506A(4), Idaho Code, when applicable, as Instrument Nos. 21019145, and concurrently therewith when applicable, records of Bannock, 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, and any supplemental Affidavits attached hereto, shall be, and are hereby incorporated herein, and made a part of by this reference, for all purposes as though set forth herein at length.

Form ldrstded (02/02)

Instrument: 21112828 Page 8

(d) All requirements of law regarding the mailing, personal service, posting, publication of the Notice of Sale, and recording of Notice of Default and of all other notices, affidavits and recordings in accordance with Title 45-1503 et al, Idaho Code, 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 said sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6, being the highest bidder therefore, the property herein described for the sum of \$436,500.00, subject to, however, all superior and/or 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 hereto subscribed this day.

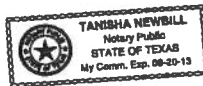
Dated: AUG 23 2011, 20

RECONTRUST COMPANY, N.A.

Chris 8/23/2011  
By: Christopher A. Williams, Authorized Signer

State of Texas )  
County of Tarrant ) ss.

On 23 day of August 23, 2011, before me, Taniaha Newbill, notary public, personally appeared Christopher A. Williams, personally known to me (or proved to me on the basis of satisfactory evidence) 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entities upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Taniaha Newbill  
Notary Public

Instrument: 21112828 Page:8

## LEGAL DESCRIPTION

TS# 09-0022481

## EXHIBIT A

The NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho.

EXCEPTING THEREFROM: A tract of land in the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Beginning at a point of intersection of the West line of Section 28 and on the Southwesterly line of the Portneuf Road; thence South 57°03' East on the Southwesterly line of Portneuf Road 124.0 feet; thence South 00°18' West 15.8 feet; thence North 80°00' West 106.20 feet, more or less, to the West line of said Section 28; thence North 00°18' East along the West line of said Section 28 a distance of 64.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho, described as follows:

Beginning at the Northeast corner of said NW¼ NW¼, thence along the North line of the NW¼ NW¼ South 89°59'30" West 215.36 feet; thence South 61°37'30" West 378.93 feet; thence South 6°00'30" East 205.08 feet; thence North 89°59'30" East 324.34 feet; thence North 63°01'30" East 440.87 feet, more or less, to the East line of said NW¼ NW¼; thence along said East line, North 1°11'30" East 360.56 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho, described as follows:

Beginning at a point on the East line of said NW¼ NW¼ that is South 1°11'30" West 360.56 feet from the Northeast corner of said NW¼ NW¼; thence South 1°11'30" West 350.0 feet, more or less, to the Indian Creek Road; thence South 3°40'30" West 50.8 feet; thence on a curve to the right with a radius of 50.0 feet and a central angle of 87°32' for a distance of 76.39 feet; thence North 1°11'30" East 323.14 feet; thence North 63°01'30" East 56.76 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM: The Westerly 165 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho, except therefrom that section described above as follows:

Beginning at a point of intersection of the West line of Section 28 and on the Southwesterly line of the Portneuf Road; thence South 57°03' East on the Southwesterly line of Portneuf Road 124.0 feet; thence South 00°18' West 15.8 feet; thence North 80°00' West 106.20 feet, more or less, to the West line of said Section 28; thence North 00°18' East along the West line of said Section 28 a distance of 64.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: The West 115.5 feet of the East 148.5 of the West 313.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho.

ALSO EXCEPTING THEREFROM: The East 66 feet of the West 370.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho.

ALSO EXCEPTING THEREFROM: The East 33 feet of the East 148.5 feet of the West 313.5 feet of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho.

ALSO EXCEPTING THEREFROM: All that portion of the NW¼ NW¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Blaine County, Idaho, lying South of Portneuf Road.

## SPECIAL WARRANTY DEED

Order No.: 112161

### FOR VALUE RECEIVED

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-6 Mortgage Pass-Through Certificates, Series 2006-6

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Rick Fellows and Jennifer Fellows, husband and wife

whose current address is

1922 West Portneuf Road, Inkom, ID 83245

the grantee(s), the following described premises, in Bannock County, Idaho, TO WIT:

Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho:

Section 28: Northwest ¼ of the Northwest ¼.

#### Except:

A tract of land in the Northwest ¼ of the Northwest ¼, of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

BEGINNING at a point of intersection of the West line of Section 28, Township 7 south, Range 36 East, Boise Meridian, Bannock County, Idaho, and on the Southwesterly line of the Portneuf Road;  
Thence South 57°03' East, on the Southwesterly line of Portneuf Road, 124.00 feet;  
Thence South 00°38' West, 15.00 feet;  
Thence North 80°00' West 106.20 feet, more or less, to the West line of said Section 28;  
Thence North 00°38' East, along the West line of said Section 28, 64.00 feet to the POINT OF BEGINNING.

#### Also except:

That portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

BEGINNING at the Northeast corner of said Northwest ¼ of the Northwest ¼;  
Thence along the North line of the said Northwest ¼ of the Northwest ¼, South 89°59'30" West, 215.36 feet;  
Thence South 61°37'30" West 578.93 feet;  
Thence South 0°00'30" East 205.08 feet;  
Thence North 89°59'30" East 324.24 feet;  
Thence North 63°01'30" East 440.87 feet, more or less, to the East line of said Northwest ¼ of the Northwest ¼;  
Thence along said East line North 1°11'30" East 360.56 feet, more or less, to the POINT OF BEGINNING.

#### Also Except:

That portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, described as follows:

BEGINNING at a point on the East line of said Northwest ¼ of the Northwest ¼ that is South 1°11'30" West 360.56 feet from the Northeast corner of said Northwest ¼ of the Northwest ¼;  
Thence South 1°11'30" West 350.00 feet, more or less, to the Indian Creek Road;  
Thence South 3°40'30" West 50.00 feet;  
Thence on a curve to the right with a radius of 50.00 feet and a central angle of 87°32' for a distance of 76.39 feet;  
Thence North 1°11'30" East 323.14 feet;  
Thence North 63°01'30" East 56.76 feet, more or less, to the POINT OF BEGINNING.

#### Also Except:

The Westerly 165 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Except therefrom that portion described as follows:

**BEGINNING** at a point of Intersection of the West line of said Section 28 and on the Southwesterly line of the Portneuf Road;

Thence South 57°03' East on the Southwesterly line of Portneuf Road, 124.00 feet;

Thence South 00°38' West, 15.00 feet;

Thence North 80°00' West, 106.20 feet;

Thence North 00°38' East, along the West line 106.20 feet;

Thence North 00°38' East, along the West line of said Section 28, 64.00 feet to the POINT OF BEGINNING.

Also Except:

The West 115.5 feet of the East 148.5 feet of the West 313.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 66 feet of the West 379.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

The East 33 feet of the East 148.5 feet of the West 313.5 feet of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho.

Also Except:

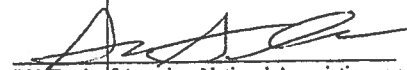
All that portion of the Northwest ¼ of the Northwest ¼ of Section 28, Township 7 South, Range 36 East, Boise Meridian, Bannock County, Idaho, lying South of Portneuf Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

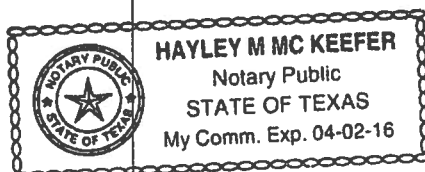
Dated: JULY 6, 2012

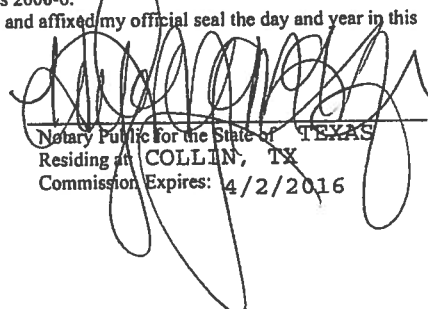
The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-6 Mortgage Pass-Through Certificates, Series 2006-6

  
AUSTIN ALBURTIS, AVP  
BY: Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, Attorney in Fact

State of TEXAS }  
County of COLLIN } ss.

On this 6TH day of JULY, 2012, before me, a Notary Public in and for said state, personally appeared AUSTIN ALBURTIS known to me to be the AVP of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she/they executed the foregoing in said Corporation name and acknowledged to me that said corporation executed same as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-6 Mortgage Pass-Through Certificates, Series 2006-6.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
7/2/12  
HAYLEY M. MCKEEFER  
Notary Public for the State of TEXAS  
Residing at COLLIN, TX  
Commission Expires: 4/2/2016

