

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 29 2012

DEPARTMENT OF
WATER RESOURCES

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?
105-10463 A	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Alva B and Coline McCannel
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): River Ridge Home Owners Association, Inc.
Name of each new owner as listed on the conveyance document

New owner continued ☐ Name connector ☐ and ☐ or ☐ and/or

9225 N. Highway 52
Mailing address

Horseshoe Bend ID. 83629
City State ZIP

(208) 830-2764 _____
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: April 4, 2001

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] Treasurer/RR HOA 02/25/2012
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 SR7 Date 2-29-2012 Receipt No. C094760 Receipt Amt. \$25 -
Approved by _____ Processed by 2R Date 3-1-12

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, BARRY C. & GAIL R. WESTER hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

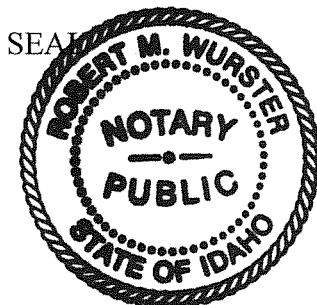
In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 17 day of October, 2010.

Barry C. Wester
Assignor (Lot 1) Barry C. Wester

Gail R. Wester
Assignor (Lot 1) Gail R. Wester

State of Idaho)
County of Gem)ss

On this 17 day of October, 2010 personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

RP00408405

WESTER BARRY C

9655 N HIGHWAY 52

537

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408405
Parent Parcel Number
Property Address
9655 N HIGHWAY 52
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

WESTER BARRY C
9655 N HIGHWAY 52
HORSESHOE BEND, ID 83629
07N 01E Sec 15 River Ridge Sub Lot 01
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
01

Tax ID RPC51450010010A

TRANSFER OF OWNERSHIP

Date			
10/13/2005	WESTER, BARRY C & GAIL R	Doc #: 246500	\$0
10/13/2005	REINIG, DARRELL R & MARILYN D HUNTER	Doc #: 246498	\$115000
06/12/2000	MCCONNEL, LON & JUDY	Doc #: 211818	\$56000

Printed 07/29/2010 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2510	2510	65000	116100	131600	130290	86950
Market Value	B	0	0	0	0	314660	283570	265120
	T	2510	2510	65000	116100	446260	413860	352070

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
5.1710

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor						
	Soil ID	Acres		-or-						
	-or-	-or-		Depth Factor						
	Actual	Effective	Effective	-or-						
	Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence		Value
					Rate	Rate	Value	Factor		
1 15 Rural Res Sub up to 1 Acre					39400.00	39400.00	39400 V	10%		43340
2 12 or 15 Rural Res Over 1Ac					6.59	6.59	34100 V	10%		37510
3 12+ Site improvements to Land		0.0		1.00	6100.00	6100.00	6100		SV	6100

INFO: Misc. Information
RY09: Updated Appliances, Baths, Heat & RFX. Added
Sprinklers tr
LAND: Land Information
View parcel for 2009
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 5.1710

Supplemental Cards

TRUE TAX VALUE 86950

Supplemental Cards
TOTAL LAND VALUE

86950

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 053 Newer convent'l 1.5 story
Occupancy: Single family

Story Height: 1.75
Finished Area: 3328
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable-Hip
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists	1.0, 1.75
Base Allowance	1.0, 1.75

EXTERIOR COVER

Stone	1.0
Stucco	1.0, 1.75

INTERIOR FINISH

Drywall	1.75
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ACCOMMODATIONS

Finished Rooms	10
Bedrooms	3
Family Rooms	2
Formal Dining Rooms	1
Fireplaces:	2

HEATING AND AIR CONDITIONING

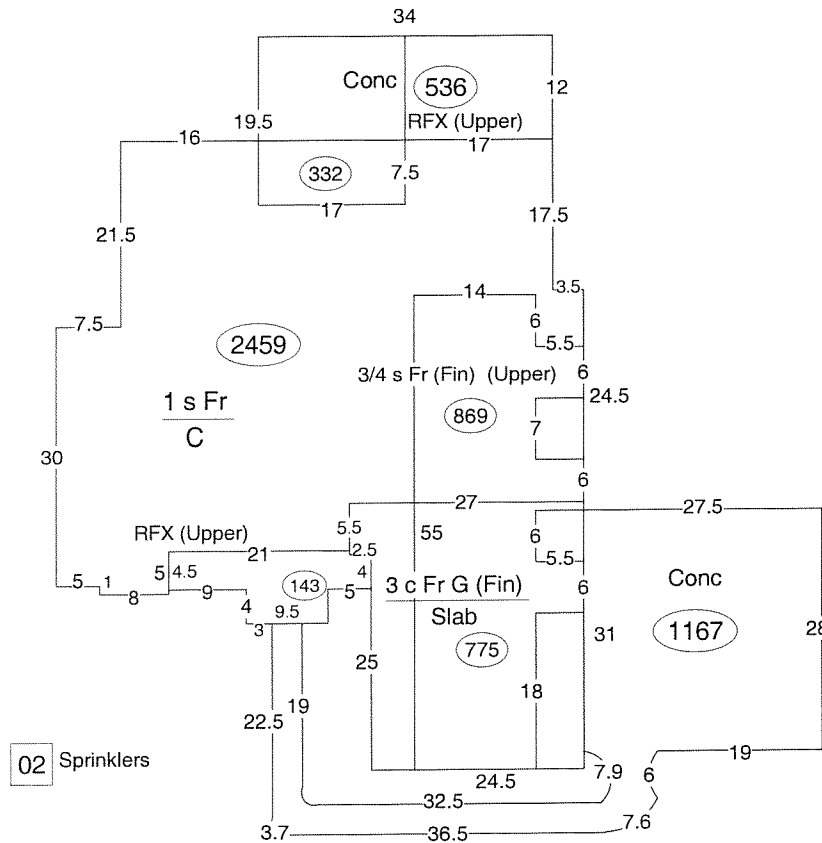
HEATING AND AIR CONDITIONING			
Primary Heat: Heat pump			
Lower	Full	Part	
/Bsmt	1	Upper	Upper

PLUMBING

	#	
5 Fixt. Baths	1	5
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		13

REMODELING AND MODERNIZATION

Amount	Date
--------	------



				Finished	
	Construction	Base Area	Floor Area	Sq Ft	Value
1	Wood frame w/sh	2459	1.0	2459	162810
1	Wood frame w/sh	869	1.75	869	18740

2459 Crawl - - - - 0

TOTAL BASE	181550
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Row Type Adjustment	1.00%
SUB-TOTAL	181550

0 Interior Finish	24590
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	2015
Heating	7850
Air Condition	0
Frame/Siding/Roof	2760
Plumbing Fixt: 13	15190

Other Features	3780
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	SUB-TOTAL ONE UNIT	237735
Exterior Features	SUB-TOTAL 0 UNITS	237735

Ext Features	Value	Garages	
RFX/	1420	0 Integral	0
RFX/	3300	0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	4720

SUB-TOTAL	242455
Quality Class/Grade	Good

GRADE ADJUSTED VALUE	242460
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(LCM: 100.00)

SPECIAL FEATURES

[illegible]

SUMMARY OF IMPROVEMENTS

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

265120

| tr | 10/29/2008 |
| tr | 11/03/2008 |

Neigh 5145 AV



2pgs

Instrument # 246500

EMMETT, GEM, IDAHO

2005-10-13

04:41:00 No. of Pages: 2

Recorded for: ALLIANCE TITLE

SUSAN K. HOWARD

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

Escrow No. 0500035607

QUITCLAIM DEED

FOR VALUE RECEIVED

BARRY C. WESTER AND GAIL R. WESTER, husband and wife

do(es) hereby convey, release and forever quitclaim unto:

BARRY C. WESTER, a married man as his sole and seperate property

whose current address is: 1471 N. Mansfield Pl., Eagle, ID 83616

the following described premises, to-wit:

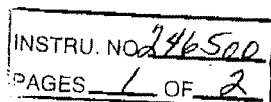
Lot 1, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2, 2000 as Instrument No. 211717, records of Gem County, Idaho.

Date: October 11, 2005

Barry C. Wester by Gail R. Wester
Barry C. Wester *attorney in fact*

Gail R. Wester
Gail R. Wester

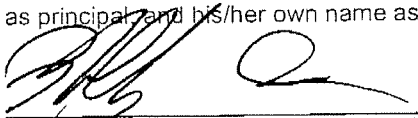
Notary Acknowledgment – see page 2



QUITCLAIM DEED - NOTARY ACKNOWLEDGMENT(S):

State of Idaho, County of Ada, ss.

On this 11 day of October in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Gail R. WEster known or identified to me to be the person(s) whose names(s) is/are subscribed to the within instrument, as the attorney in fact of Barry C. Wester thereto as principal and his/her own name as attorney in fact.

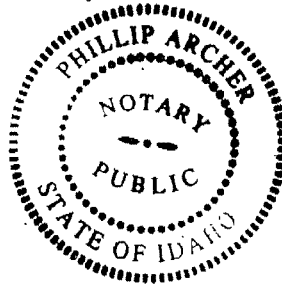


Phillip Archer

Residing at:

My commission expires:

Residing: Boise, Idaho
Commission Expires: 05/10/2006



State of Idaho, County of Ada, ss.

On this 11 day of October in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Gail R. Wester 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.

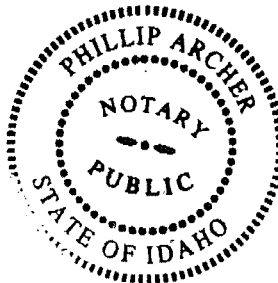


Phillip Archer

Residing at:

My commission expires:

Residing: Boise, Idaho
Commission Expires: 05/10/2006



INSTRU. NO. 246500
PAGES 2 OF 2

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Dave & Holly hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

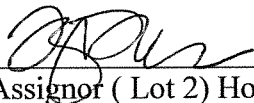
RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 17 day of October, 2010.



Assignor (Lot 2) David Carlson



Assignor (Lot 2) Holly Carlson

State of Idaho)
)ss
County of Gem)

On this 17 day of October, 2010 personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.




Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION
PARCEL NUMBER
RP00408406
Parent Parcel Number

Property Address
9625 N HIGHWAY 52
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15

OWNERSHIP
CARLSON DAVID
247 W MAYA DR
LITCHFIELD PEAK, AZ 85340-4653
07N 01E Sec 15 River Ridge Sub Lot 02
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
02

TAX ID RPC51450010020A
Printed 07/29/2010 **Card No.** 1 **of** 1

TRANSFER OF OWNERSHIP
Date
11/10/2004 RIVER RIDGE PROPERTIES LLC Doc #: 239912
\$58000
04/11/2001 MCCONNEL, LON & JUDY Doc #: 215977
\$0

TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

RESIDENTIAL

VALUATION RECORD								
Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2510	2510	65000	116100	131600	130290	86950
Market Value	B	0	0	0	391450	391450	346250	323690
	T	2510	2510	65000	507550	523050	476540	410640

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
5.1720

LAND DATA AND CALCULATIONS									
Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or- Depth Factor					
	-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value	Factor	
	Frontage	Frontage	Depth						
1 15 Rural Res Sub up to 1 Acre					39400.00	39400.00	39400 V	10%	43340
2 12 or 15 Rural Res Over 1Ac					6.59	6.59	34100 V	10%	37510
3 12+ Site improvements to Land		0.0		1.00	6100.00	6100.00	6100		SV 6100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 064 Newer convent'l 2/2+ stor
Occupancy: Single family

Story Height: 2.0
Finished Area: 4181
Attic: None
Basement: 1/2

ROOFING

Material: Comp sh heavy
Type: Complex
Framing: Std for class
Pitch: High 9/12 or more

FLOORING

Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER

Stone 1.0, 2.0
Stucco 1.0, 2.0

INTERIOR FINISH

Drywall B, 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 13
Bedrooms 5
Family Rooms 2
Formal Dining Rooms 1
Fireplaces: 4

HEATING AND AIR CONDITIONING

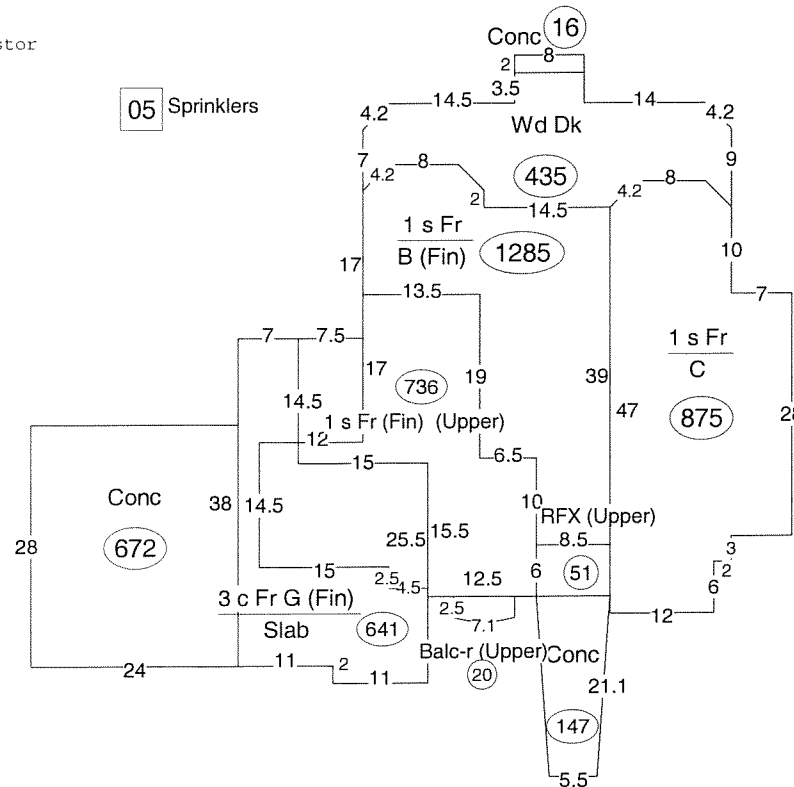
Primary Heat: Geothermal or solar
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 1285 2160 736 0

PLUMBING

5 Fixt. Baths 1 5
3 Fixt. Baths 3 9
Kit Sink 1 1
Water Heat 1 1
TOTAL 16

REMODELING AND MODERNIZATION

Amount Date



		Base Area	Floor Area	Finished Area	Sq Ft	Value
1	Wood frame w/sh	2160	1.0	2160	145230	
1	Wood frame w/sh	736	2.0	736	43760	

4	Concrete block	1285	Bsmt	1285	19960	
		875	Crawl	----	0	

TOTAL BASE					208950
Row Type	Adjustment				1.00%
SUB-TOTAL					208950

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	31170
	Fireplace(s)	6000
	Heating	17560
	Air Condition	7200
	Frame/Siding/Roof	5220
	Plumbing Fixt: 16	18510

Other Features					5520
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SUB-TOTAL ONE UNIT					300130
SUB-TOTAL 0 UNITS					300130

Description	Value	Garages		
RFX/	510	0	Integral	0
BALC-R/	490	0	Att Garage	0
		0	Att Carports	0
		0	Bsmt Garage	0
Ext Features				1000

SUB-TOTAL					301130
Quality Class/Grade					Good

GRADE ADJUSTED VALUE					301130
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(LCM: 100.00)

SPECIAL FEATURES

Description Value

D :2CHMMASO 1570
2STLFLUE 830
CNTRLVAC 1400
COOKTOP 560
DISHWSHR 680
DISPOSER 260
DOVEN 1500
FANHOOD 340
LTUB 490
LUXBATH 380
MICRO 780
STL 1800
STL 1800
G01:AUTOOPEN 350
AUTOOPEN 350
FINISHLO 5
INSULATN 0

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :2CHMMASO	1570	D	DWELL	0.00		Good	2006	2006	G	0.00	Y	0.00	4181	301130	0	0	100	100	301130
2STLFLUE	830	G01	ATTGAR	0.00	1	Good	2006	2006	G	18.69	Y	25.05	22x 26	16060	0	0	100	100	16060
CNTRLVAC	1400	02	CONCP	0.00		Avg	2006	2006	G	0.00	N	0.00	672	1760	0	0	100	100	1760
COOKTOP	560	03	CONCP	0.00		Good	2006	2006	G	0.00	N	0.00	147	460	0	0	100	100	460
DISHWSHR	680	04	WDDK	0.00		Good	2006	2006	G	0.00	N	0.00	435	2780	0	0	100	100	2780
DISPOSER	260	05	Sprinklr	0.00		Avg		2006	AV	0.00	N	0.00	0	0	0	SV	100	100	1500
DOVEN	1500																		
FANHOOD	340																		
LTUB	490																		
LUXBATH	380																		
MICRO	780																		
STL	1800																		
STL	1800																		
G01:AUTOOPEN	350																		
AUTOOPEN	350																		
FINISHLO	5																		
INSULATN	0																		

Data Collector/Date

tr 10/29/2008

Appraiser/Date

tr 11/03/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

323690

EMMETT, GEM, IDAHO
2004-11-10 03:57:00 No. of Pages: 1
Recorded for : ALLIANCE TITLE & ESCROW
SUSAN K. HOWARD Fee: 3.00
Ex-Officio Recorder Deputy *Judy E*
Index to: WARRANTY DEED

Order No.: AT-405045836

FOR VALUE RECEIVED

River Ridge Properties, LLC,

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

David Carlson and Holly Carlson, husband and wife,

whose current address is

13609 W. Cypress Street, Goodyear, Arizona, 85338,

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

Lot 2, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, Records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: November 4, 2004

River Ridge Properties, LLC

By: Lon McConnell
By: Lon McConnell, Managing Member

State of Idaho }
County of Gem } ss.

On this 5th day of November 2004, before me, a Notary Public in and for said state, personally appeared Lon McConnell, known or identified to me to be the Managing Member in the Limited Liability Company known as River Ridge Properties, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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



Lenore Mahler
Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 4/18/06

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408407
Parent Parcel Number

Property Address
9575 N HIGHWAY 52
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

SMITH NATALIE T
9575 N HIGHWAY 52
HORSESHOE BEND, ID 83629-5114
07N 01E Sec 15 River Ridge Sub Lot 03
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
03

Tax ID RPC51450010030A

Printed 07/29/2010 Card No. 1 of 2

TRANSFER OF OWNERSHIP

Date		
06/28/2010	BURNETT TIMOTHY	Doc #: 277920
02/25/2008	BURNETT, TIMOTHY	Doc #: 264810
09/30/2005	HANSEN, JEFFREY	Doc #: 246200
03/30/2004	HANSEN, JEFFERY	Doc #: 235579
12/10/2003	HANSEN, JEFFRERY J	Doc #: 233461

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change	5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	14120	18120	26120	36120	46120	45750
Market Value	B	0	175720	194510	246890	219640	206530
	T	14120	193840	220630	283010	265990	252280

Site Description

Topography:
Level
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
5.1740

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.1740		1.00	540.00	540.00	2250		2250
2 10 Homesite Value		1.0000		1.00	37400.00	37400.00	37400	SV	37400
3 10 Homesite Value		0.0		1.00	6100.00	6100.00	6100	SV	6100

AG09: AG Letter Yr 2009
QUALIFIED wm
INFO: Misc. Information
Added vinyl fence for 2009. wm
RY09: Review Year 2009

Supplemental Cards
MEASURED ACREAGE 5.1740

Supplemental Cards
TRUE TAX VALUE 45750

Supplemental Cards
TOTAL LAND VALUE 45750

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 043 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 2207
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Hardboard 1.0
Stone 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 8
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-propane

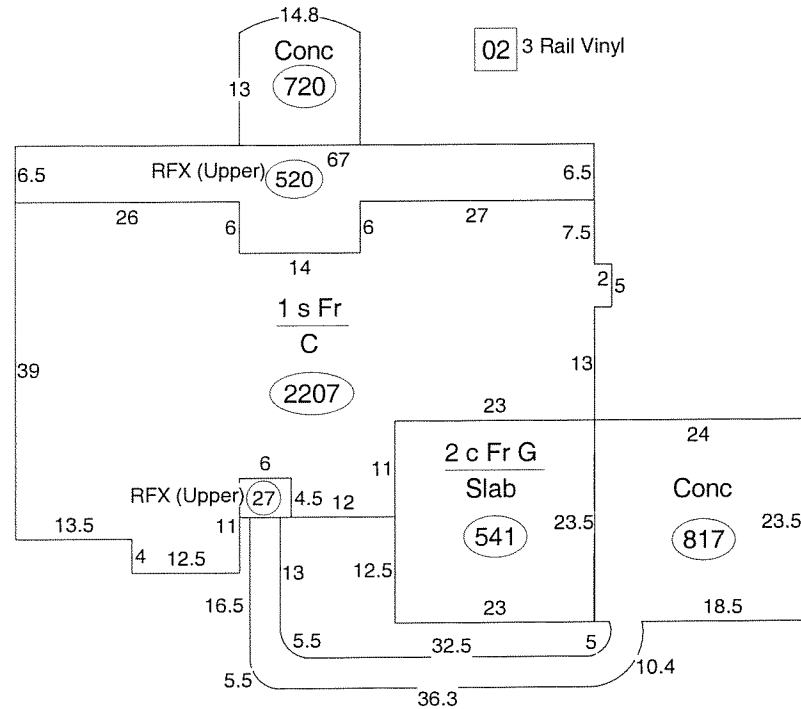
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2207 0 0

PLUMBING

5 Fint. Baths 1 5
3 Fint. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	2207	1.0	2207	148040

2207 Crawl ---- 0

TOTAL BASE 148040

Row Type Adjustment 1.00%
SUB-TOTAL 148040

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1800
Heating 0
Air Condition 3800
Frame/Siding/Roof 1910
Plumbing Fixt: 10 11780

Other Features 1720

SUB-TOTAL ONE UNIT 169050

SUB-TOTAL 0 UNITS 169050

Exterior Features
Description Value
RFX/ 5170
RFX/ 270

Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 5440

SUB-TOTAL 174490

Quality Class/Grade Good

GRADE ADJUSTED VALUE 174490

(LCM: 100.00)

SPECIAL FEATURES

Description Value

D :DISHWSHR 680
DISPOSER 260
MICRO 780
STL 1800
WHBATHRM 1700
G01:AUTOOPEN 350
IF 3
INSULATN 0

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Value		
D :DISHWSHR	680	D	DWELL	0.00		Good	2004	2004	G	0.00	Y	0.00	2207	174490	0	0	98	100	171000
DISPOSER	260	G01	ATTGAR	0.00	1	Good	2004	2004	G	19.14	Y	22.65	23x 24	12250	0	0	100	100	12250
MICRO	780	01	CONCP	0.00		Avg	2004	2004	G	0.00	N	0.00	0	3950	0	0	100	100	3950
STL	1800	02	FENCERES	4.00		Good	2006	2006	G	8.75	N	8.75	364	3190	0	SV	100	100	3190
WHBATHRM	1700																		
G01:AUTOOPEN	350																		
IF	3																		
INSULATN	0																		

Data Collector/Date

wm 09/24/2008

Appraiser/Date

wm 09/29/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

190390



1500 South Washington Avenue, Suite B / Emmett, Idaho
83617 / (208) 365-5343

Instrument # 277920

EMMETT, GEM, IDAHO

6-29-2010 03:01:26 No. of Pages: 1

Recorded for : PIONEER TITLE CO OF GEM COUNTY

SHELLY GANNON

Fee: 3.00

Ex-Officio Recorder Deputy *Judy Entance*

Index to: WARRANTY DEED

102399

WARRANTY DEED

For Value Received

Timothy N. Burnett and Carrie L. Burnett, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Natalie T. Smith, an unmarried woman

hereinafter referred to as Grantee, whose current address is:

9575 N. Highway 52, Horseshoe Bend, ID 83629

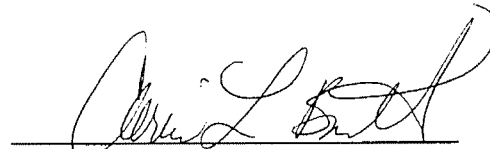
the following described premises, to-wit:

Lot 3, Block 1, a portion of River Ridge Subdivision, as shown in Book 3 of Plats at Page 34,
records of Gem County, Idaho and being a portion of the Southwest quarter of Section 15, Township
7 North, Range 1 East, Boise Meridian, Gem County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that
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: June 23, 2010


Timothy N. Burnett


Carrie L. Burnett

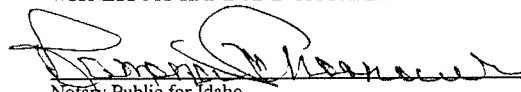
State of Idaho

ss.

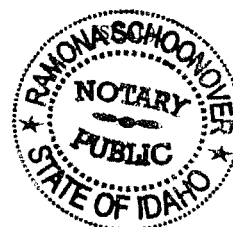
County of Gem

On this 29th day of June, 2010, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Timothy N. Burnett and Carrie L. Burnett, known to me, and/or identified to me on the basis of satisfactory
evidence, to be the person(s) whose name 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 for Idaho
Residing at:
Commission Expires:

Residing in Caldwell, Idaho
My Commission expires: 12-23-2010



**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, PEGGY SHELDON hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 17th day of October, 2010.

Peggy Sheldon
Assignor (Lot 4) Peggy Sheldon

Assignor (Lot 4)

State of Idaho)
County of Gem)ss

On this 17 day of October, 2010, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION
PARCEL NUMBER
RP00408408
Parent Parcel Number

Property Address
9415 N HIGHWAY 52
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15

OWNERSHIP
SHELDON PEGGY A
9415 N HIGHWAY 52
HORSESHOE BEND, ID 83629-5000

07N 01E Sec 15 River Ridge Sub Lot 04
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
04

Tax ID RPC51450010040A

TRANSFER OF OWNERSHIP

Date		
06/02/2009	TUCKER, LEVI & ABIGAIL	Doc #: 272254
04/01/2005	RIVER RIDGE PROPERTIES LLC	\$0 Doc #: 242469
04/11/2001	MCCONNEL, LON & JUDY	\$65500 Doc #: 215979
		\$0

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction	23
Area	001
District	004-00

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change	5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2510	2510	26120	36120	46120	46350
Market Value	B	0	0	172870	205070	217070	204990
	T	2510	2510	198990	241190	263190	251340
							238860

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:
Legal Acres:
5.1750

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.1750		1.00	540.00	540.00	2250		2250
2 10 Homesite Value		1.0000		1.00	37400.00	37400.00	37400	SV	37400
3 10 Homesite Value		0.0		1.00	6100.00	6100.00	6100	SV	6100

AG09: AG Letter Yr 2009
QUALIFIED wm
INFO: Misc. Information
Added fence & sprinklers for 2009. wm
RY09: Review Year 2009

Supplemental Cards
MEASURED ACREAGE 5.1750

Supplemental Cards
TRUE TAX VALUE 45750

PHYSICAL CHARACTERISTICS

Style: 045 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 1862
Attic: None
Basement: None

ROOFING

Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Hardboard 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 8
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1862 0 0

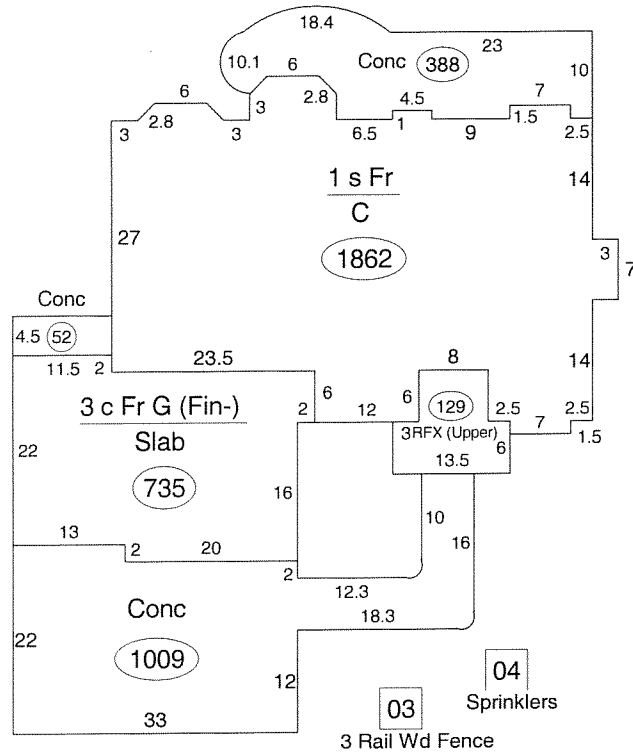
PLUMBING

5 Fixt. Baths 1 5
4 Fixt. Baths 1 4
Kit Sink 1 1
Water Heat 1 1
TOTAL 11

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	1862	1.0	1862	127060

1862 Crawl ---- 0

TOTAL BASE 127060

Row Type Adjustment 1.00%
SUB-TOTAL 127060

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1800
Heating 0
Air Condition 3200
Frame/Siding/Roof 2460
Plumbing Fixt: 11 11720

Other Features 1720

SUB-TOTAL ONE UNIT 147960
SUB-TOTAL 0 UNITS 147960

Exterior Features
Description Value
RFX/ 1280
Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 1280

SUB-TOTAL 149240
Quality Class/Grade Good

GRADE ADJUSTED VALUE 149240

(LCM: 100.00)

SPECIAL FEATURES

Description Value

D :DISHWSHR 680
DISPOSER 260
LUXBATH 380
MICRO 780
STL 1800
G01:AUTOOPEN 350
IF 3

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value	
D :DISHWSHR	680	D	DWELL	0.00		Good	2005	2005	G	0.00	Y	0.00	1862	149240	0	0	100	100	149240
DISPOSER	260	G01	ATTGAR	0.00	1	Good	2005	2005	G	18.13	Y	22.46	22x 33	16510	0	0	100	100	16510
LUXBATH	380	02	CONCP	0.00		Avg	2005	2005	G	0.00	N	0.00	0	3720	0	0	100	100	3720
MICRO	780	03	FENCERES	4.00		Avg	2006	2006	AV	8.30	N	8.30	1272	10560	0	SV	100	100	10670
STL	1800	04	Sprinkle	0.00		Avg	2006	2006	AV	0.00	N	0.00	0	0	0	SV	100	100	1000
G01:AUTOOPEN	350																		
IF	3																		

Data Collector/Date

wm 09/24/2008

Appraiser/Date

wm 09/29/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

181140



Pioneer Title Co.
SOLUTIONS

1500 South Washington Avenue, Suite B / Emmett, Idaho
83617 / (208) 365-5343

Instrument # 272254

EMMETT, GEM, IDAHO

6-2-2009 02:43:48 No. of Pages: 1

Recorded for : PIONEER TITLE CO OF GEM COUNTY

SHELLY GANNON

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Judy Evans

101754

WARRANTY DEED

For Value Received

Levi J. Tucker and Abigail S. Tucker, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Peggy A. Sheldon, an unmarried woman

hereinafter referred to as Grantee, whose current address is:

9415 N. Highway 52, Horseshoe Bend, ID 83629

the following described premises, to-wit:

Lot 4, Block 1, a portion of River Ridge Subdivision, as shown in Book 3 of Plats at Page 34, records of Gem County, Idaho and being a portion of the Southwest quarter of Section 15, Township 7 North, Range 1 East, Boise-Meridian, Gem County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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: May 29, 2009

[Signature]
Levi J. Tucker

[Signature]
Abigail S. Tucker

State of Idaho

ss.

County of Gem

On this 1st day of June, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Levi J. Tucker and Abigail S. Tucker, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

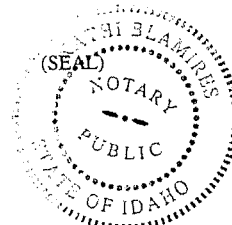
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public for Idaho

Residing at:

Commission Expires:

RESIDING AT EMMETT, ID
MY COMM. EXPIRES MAY 4, 2010



**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, William & Karen Tate hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp.7N, R.1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

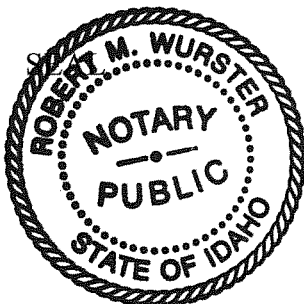
In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 17th day of October, 2010.

William E. Tate
Assignor (Lot 5) William E. Tate

Karen S. Tate
Assignor (Lot 5) Karen S. Tate

State of Idaho)
County of Gem)ss

On this 17 day of October, 2010 personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION		OWNERSHIP	Tax ID RPC51450010050A		Printed 07/29/2010 Card No. 1 of 1	
PARCEL NUMBER	RP00408409	TATE WILLIAM E	TRANSFER OF OWNERSHIP			
Parent Parcel Number		9365 N HIGHWAY 52	Date			
		HORSESHOE BEND, ID 83629-5085	06/30/2004		RIVER RIDGE PROPERTIES LLC	Doc #: 237577
Property Address		07N 01E Sec 15 River Ridge Sub Lot 05	04/11/2001		MCCONNEL, LON & JUDY	\$47000 Doc #: 215980
Neighborhood		Township 07N Range 01E Section 15 SubdivisionName				\$0
5145 River Ridge Subdivision		River Ridge Subdivision Lot 05				
Property Class						
537 537-Res Impr on Cat 15						

TAXING DISTRICT INFORMATION

Jurisdiction	23
Area	001
District	004-00

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change	5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2510	8130	26130	36130	46130	46360
Market Value	B	0	0	152670	188140	188140	169050
	T	2510	8130	178800	224270	234270	215410
							203720

Site Description

Topography:
Level, Rolling
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor					Influence		
Paved	Soil ID	Acreage		-or-					Factor		
Neighborhood:	-or-	-or-		Depth Factor							
Static	Actual	Effective	Effective	-or-	Base	Adjusted	Extended			Value	
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value				
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.1770	1.00	540.00	540.00	2260				2260
Legal Acres:	2 10 Homesite Value		1.0000	1.00	37400.00	37400.00	37400			SV	37400
5.1770	3 10 Homesite Value		0.0	1.00	6100.00	6100.00	6100			SV	6100

AG09: AG Letter Yr 2009	Supplemental Cards	Supplemental Cards
QUALIFIED wmm		
INFO: Misc. Information	MEASURED ACREAGE	TRUE TAX VALUE
Added shed & fence for 2009. wmm	5.1770	45760
RY09: Review Year 2009		

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 044 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 1776
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 7
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 2

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1776 0 0

PLUMBING

5 Fixt. Baths 1 5
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date

04 2 Rail Wd Fence

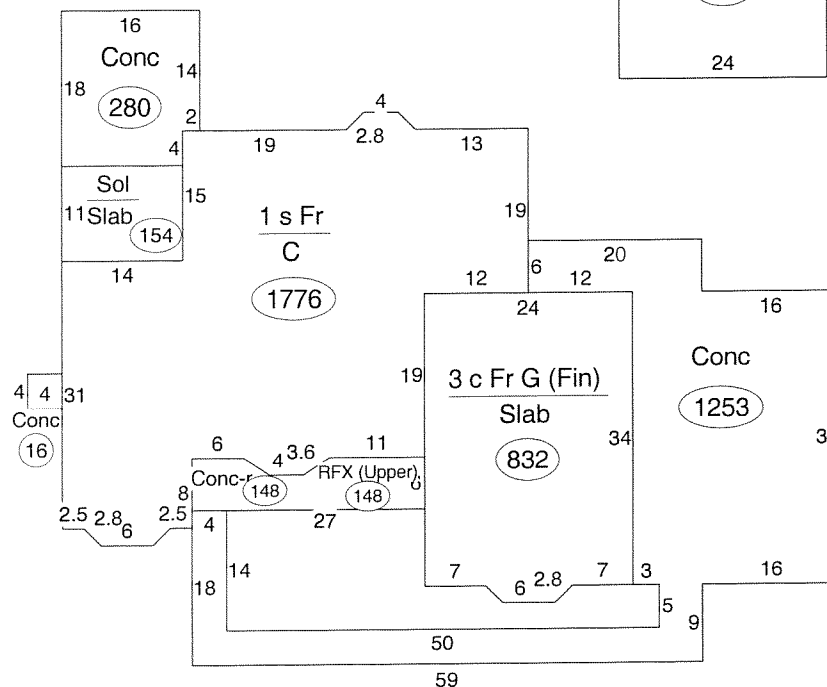
80 8
10

Shed

PoleBldg

576 24

24



	Construction	Base Area	Floor Area	Sq Ft	Value
1	Wood frame w/sh	1776	1.0	1776	95500

1776 Crawl ---- 0

TOTAL BASE 95500

Row Type Adjustment 1.00%
SUB-TOTAL 95500

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1500
Heating 0
Air Condition 2900
Frame/Siding/Roof 740
Plumbing Fixt: 10 6600

Other Features 965

SUB-TOTAL ONE UNIT 108205

SUB-TOTAL 0 UNITS 108205

Exterior Features
Description Value
SOL 8470
RFX/ 1290

Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 9760

SUB-TOTAL 117965

Quality Class/Grade Avg+

GRADE ADJUSTED VALUE 123860

(LCM: 100.00)

SPECIAL FEATURES

Description	Value
D :1STLFLUE	275
DISHWSHR	550
DISPOSER	200
FANHOOD	215
STL	1225
G01:AUTOOPEN	350
AUTOOPEN	350
IF	3
02 :D	-69

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :1STLFLUE	275	D	DWELL	0.00		Avg+	2005	2005	G	0.00	Y	0.00	1776	123860	0	0	100	100	123860
DISHWSHR	550	G01	ATTGAR	0.00	1	Avg+	2005	2005	G	15.95	Y	20.85	24x 34	17350	0	0	100	100	17350
DISPOSER	200	01	CONCP	0.00		Avg	2005	2005	G	0.00	N	0.00	0	4640	0	0	100	100	4640
FANHOOD	215	02	POLEBLDG	10.00		Avg	2006	2006	G	8.76	Y	8.76	24x 24	4980	0	0	100	100	4980
STL	1225	03	SHED	6.00	1	Avg	2007	2007	AV	7.80	N	7.80	8x 10	620	0	0	100	100	620
G01:AUTOOPEN	350	04	FENCERES	4.00		Avg	2006	2006	AV	7.45	N	7.45	832	6200	0	SV	100	100	6510
AUTOOPEN	350																		
IF	3																		
02 :D	-69																		

Data Collector/Date

wm 09/24/2009

Appraiser/Date

wm 09/29/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

157960

Instrument # 237577

EMMETT, GEM, IDAHO

2004-06-30

04:10:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Judy Evans

WARRANTY DEED

Order No.: AT-405045423

FOR VALUE RECEIVED

River Ridge Properties, LLC, an Idaho Company,
the grantor(s), do(es) hereby grant, bargain, sell and convey unto
William E. Tate and Karen S. Tate, husband and wife,
whose current address is

498 Eagle Vista Drive, Henderson, Nevada, 89102,

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

Lot 5, Block 1, a portion of RIVER RIDGE SUBDIVISION, as shown in Book 3 of Plats at
Page 34, records of Gem County, Idaho, and being a portion of the SW ¼ of Section 15,
Township 7 North, Range 1 East, B.M., Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes,
conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: June 24, 2004

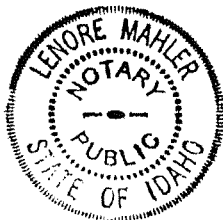
River Ridge Properties, LLC

Lon McConnell
By: Lon McConnell, Managing Member

State of Idaho }
County of Gem } ss.

On this 30th day of June, in the year 2004, before me, a Notary Public in and for said state, personally
appeared Lon McConnell, known or identified to me to be the managing member in the Limited Liability Company
known as River Ridge Properties, LLC, who executed the foregoing instrument, and acknowledged to me that he
executed the same in said LLC name.

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



Lenore Mahler

Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 18 April 2006

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Philip P & Kimberly A Zemaitis hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp.7N, R.1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

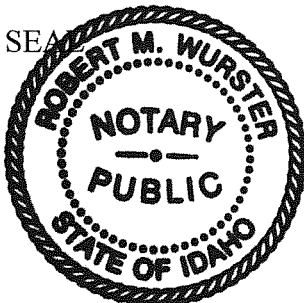
In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the 17th day of October, 2010.

Philip Zemaitis
Assignor (Lot 6) Philip Zemaitis

Kimberly A. Zemaitis
Assignor (Lot 6) Kimberly A. Zemaitis

State of Idaho)
County of Gem)ss

On this 17 day of October, 2010, personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408410

Parent Parcel Number

Property Address
9315 N HIGHWAY 52

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

ZEMAITIS PHILIP
9315 N HIGHWAY 52
HORSESHOE BEND, ID 83629-5085

07N 01E Sec 15 River Ridge Sub Lot 06
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
06

Tax ID RPC51450010060A

Printed 07/29/2010 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date			
04/12/2005	CLYDE DEVELOPMENT INC	Doc #: 242697	\$395000
04/12/2005	CLYDE DEVELOPMENT INC	Doc #: 242697	\$63000
03/28/2005	RIVER RIDGE PROPERTIES LLC	Doc #: 242343	\$0
04/11/2001	MCCONNEL, LON & JUDY	Doc #: 215981	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	3270	3270	26880	36880	46880	131000	46600
Market Value	B	0	0	296270	345680	345680	309280	291080
	T	3270	3270	323150	382560	392560	440280	337680

Site Description

Topography:
Level, Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Improving

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor				Influence		
		Soil ID	Acres		-or- Depth Factor	Base	Adjusted	Extended	Factor	Value	
		-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value			
		Frontage	Frontage	Depth							
Zoning:	1 02 IG Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	5.7400		1.00	540.00	540.00	3100			3100
Legal Acres:	2 10 Homesite Value		1.0000		1.00	37400.00	37400.00	37400		SV	37400
6.7400	3 10 Homesite Value		0.0		1.00	6100.00	6100.00	6100		SV	6100

AG09: AG Letter Yr 2009
NOT QUALIFIED wm

AG10: AG Letter Yr 2010
QUALIFIED wm

RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 6.7400

Supplemental Cards

TRUE TAX VALUE 46600

Supplemental Cards
TOTAL LAND VALUE

46600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 053 Newer convent'l 1.5 story
Occupancy: Single family

Story Height: 1.75
Finished Area: 2996
Attic: None
Basement: None

ROOFING

Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0, 1.75
Base Allowance 1.0, 1.75

EXTERIOR COVER

Hardboard 1.0, 1.75

INTERIOR FINISH

Drywall 1.0, 1.75

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 3
Family Rooms 2
Fireplaces: 2

HEATING AND AIR CONDITIONING

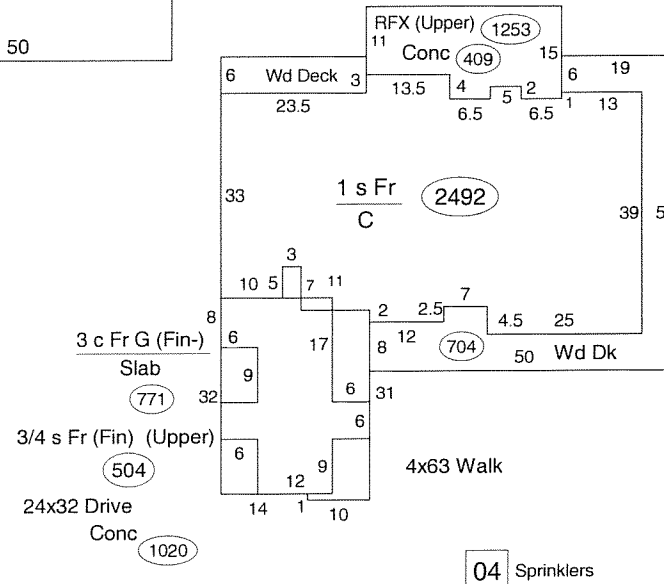
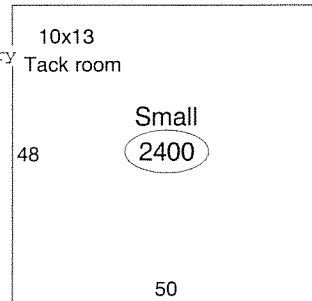
Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2492 0 504

PLUMBING

5 Fixt. Baths 1 5
4 Fixt. Baths 1 4
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 14

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	2492	1.0	2492	164710
1 Wood frame w/sh	504	1.75	504	11130

2492 Crawl ---- 0

TOTAL BASE 175840

Row Type Adjustment 1.00%
SUB-TOTAL 175840

0 Interior Finish	14260
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	3600
Heating	0
Air Condition	5160
Frame/Siding/Roof	3650
Plumbing Fixt: 14	15990

Other Features 3330

SUB-TOTAL ONE UNIT 221830

Description	Value	Garages
RFX/ 12460		0 Integral 0
		0 Att Garage 0
		0 Att Carports 0
		0 Bsmt Garage 0
		Ext Features 12460

SUB-TOTAL 234290

Quality Class/Grade Good

GRADE ADJUSTED VALUE 234290

(LCM: 100.00)

SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :COOKTOP	560	D	DWELL	0.00		Good	2005	2005	G	0.00	Y	0.00	2996	234290	0	0	100	100	234290
DISHWSHR	680	G01	ATTGAR	0.00	1	Good	2005	2005	G	17.92	Y	22.68	24x 32	17490	0	0	100	100	17490
DISPOSER	260	01	CONCP	0.00		Avg	2005	2005	G	0.00	N	0.00	0	3670	0	0	100	100	3670
LTUB	490	02	WDDK	0.00		Avg	2005	2005	G	0.00	N	0.00	0	4450	0	0	100	100	4450
LUXBATH	380	03	SMALL	12.00	1	Avg	2005	2005	G	11.95	N	11.95	48x 50	28680	0	0	100	100	28680
MICRO	780	04	Sprinkle	0.00		Avg	2005	2005	AV	0.00	N	0.00	0	0	0	SV	100	100	2500
OVEN	1050																		
STL	1800																		
STL	1800																		
G01:AUTOOPEN	350																		
AUTOOPEN	350																		
IF	3																		

Data Collector/Date

wm 09/24/2008

Appraiser/Date

wm 09/26/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

291080

Instrument # 242697

EMMETT, GEM, IDAHO

2005-04-12

03:55:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED



www.titleonecorp.com

40504 6259

Order No.: A0538512

CORPORATION WARRANTY DEED

For Value Received

CLYDE DEVELOPMENT INC.

A Corporation duly organized and existing under the laws of the State of IDAHO hereby Grant, Bargain, Sell and Convey unto

~~PHILIP~~
PHILIP P. ZEMAITIS and KIMBERLY A. ZEMAITIS, HUSBAND AND WIFE,

Whose current address is: 7510 W. LAKE HAZEL ROAD BOISE, ID 83709

The following described real estate, to wit:

LOT 6, A PORTION OF RIVER RIDGE SUBDIVISION, AS SHOWN IN BOOK 3 OF PLATS AT PAGE 34, RECORDS OF GEM COUNTY, IDAHO, AND BEING IN A PORTION OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, B.M., GEM COUNTY, IDAHO.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever.

The Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that it is free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee: and subject to restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, including irrigation and utility easements, (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. In constraining this Deed and where the context so requires, the singular includes the plural, and the masculine, includes the feminine and neuter.

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

Dated: 04/08/05

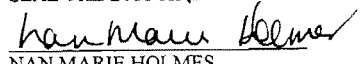
CLYDE DEVELOPMENT INC., by:


JAMES CLYDE, its PRESIDENT

STATE OF IDAHO
COUNTY OF ADA

ON THIS 11th DAY OF APRIL IN THE YEAR 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED, JAMES CLYDE KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THIS INSTRUMENT AND THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.


NAN MARIE HOLMES
RESIDING AT: BOISE
MY COMMISSION EXPIRES ON: 08/14/08



**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, _____ hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp.7N, R.1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the _____ day of _____, 2010.

Brandon Lubker
Assignor (Lot 7) Walker Building, LLC,,

Assignor (Lot 7) Walker Building, LLC,,

State of Idaho)
County of Gem)ss

On this 17th day of March, 2011, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



Kelly A. Galloway
Notary Public
My commission expires: 10-4-10

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408411
Parent Parcel Number

Property Address

Neighborhood
5145 River Ridge Subdivision
Property Class
515 515-Res Rural Sub Vacant
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

WALKER BUILDING LLC
7750 WESTRIDGE LN
EMMETT, ID 83617-5028

07N 01E Sec 15 River Ridge Sub Lot 07
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
07

Tax ID RPC51450010070A

TRANSFER OF OWNERSHIP

Date			
11/10/2005	BARNETT, ED LIVING TRUST	Doc #:	247286
	BARNETT, EDWARD R TRSTEE	\$110000	
07/19/2005	RIVER RIDGE PROPERTIES LLC	Doc #:	244661
		\$59000	
04/11/2001	MCCONNEL, LON & JUDY	Doc #:	215982
		\$0	

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2650	2650	65000	110000	128100	62910	2950
Market Value	B	0	0	0	0	0	0	0
	T	2650	2650	65000	110000	128100	62910	2950

Site Description

Topography:
Level, Rolling
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor						
Paved	Soil ID	Acres		-or-						
	-or-	-or-		Depth Factor						
Neighborhood:	Actual	Effective	Effective	-or-						
Static	Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence	Value	
	Land Type				Rate	Rate	Value	Factor		
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tb1 8)	SABS2	5.4660	1.00	540.00	540.00	2950			2950
Legal Acres:										
5.4660										

AG09: AG Letter Yr 2009
QUALIFIED wm
RY09: Review Year 2009

Supplemental Cards
MEASURED ACREAGE

5.4660

Supplemental Cards
TRUE TAX VALUE

2950

Supplemental Cards
TOTAL LAND VALUE

2950

Parcel 8411

INSTRU. NO. 247286
PAGES 1 OF 2

WARRANTY DEED

Order No.: AT-4050507066XX

FOR VALUE RECEIVED

Edward R. Barnett, Trustee of the Ed Barnett Living Trust dated May 12, 2004,

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

Walker Building, LLC.,

whose current address is

4600 Park Lane, Eagle, ID, 83617,

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

Lot 7, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, records of Gem County, Idaho.

SEE ATTACHED FOR CLEAR COPY

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: November 9, 2005

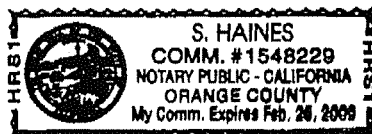
Edward R. Barnett, Trustee of the Ed Barnett Living Trust dated
May 12, 2004

[Signature] TRUSTEE
Edward R. Barnett, Trustee

State of California }
County of Orange } ss.

On this 9 day of November, in the year 2005, before me, a Notary Public in and for said state, personally appeared Edward R. Barnett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Edward R. Barnett Living Trust dated May 12, 2004, and acknowledged to me that Edward R. Barnett executed the same as Trustee.

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



S. Haines
Notary Public for the State of
Residing at:
Commission Expires:

WARRANTY DEED

Order No.: AT-4050507066XX

FOR VALUE RECEIVED

Edward R. Barnett, Trustee of the Ed Barnett Living Trust dated May 12, 2004,

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

Walker Building, LLC,,

whose current address is

4600 Park Lane, Eagle, ID, 83617,

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

**Lot 7, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of
Plats at Page 34, records of Gem County, Idaho.**

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: November 10, 2005

Edward R. Barnett, Trustee of the Ed Barnett Living Trust dated May
12, 2004

Edward R. Barnett, Trustee

State of _____ }
County of _____ } ss.
_____ }

On this _____ day of _____, in the year 2005, before me, a Notary Public in and for said state, personally appeared Edward R. Barnett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Edward R. Barnett Living Trust dated may. 12, 2004, and acknowledged to me that Edward R. Barnett executed the same as Trustee.

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
Residing at:
Commission Expires:

Instrument # 247286

EMMETT, GEM, IDAHO

2005-11-10 04:22:00 No. of Pages: 2

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

Judy Evans

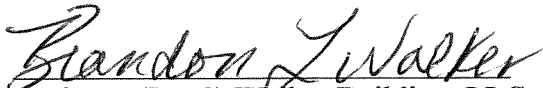
**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, _____ hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

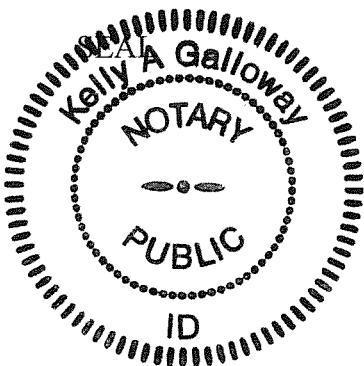
In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the _____ day of _____, 2010.

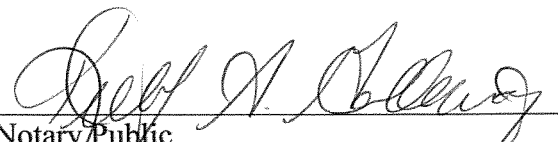

Assignor (Lot 8) Walker Building, LLC,,

Assignor (Lot 8) Walker Building, LLC,,

State of Idaho)
County of Gem)ss

On this 17th day of March, 2011, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.




Notary Public
My commission expires: 10-4-10

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408412
Parent Parcel Number

Property Address

Neighborhood
5145 River Ridge Subdivision
Property Class
515 515-Res Rural Sub Vacant
TAKING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

WALKER BUILDING LLC
7750 WESTRIDGE LN
EMMETT, ID 83617-5028

07N 01E Sec 15 River Ridge Sub Lot 08
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
08

Tax ID RPC51450010080A

Printed 07/29/2010 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
11/21/2005	BUTTERWORTH, MATTHEW & BUTTERWORTH, BARBARA	Doc #: 247541 \$78000
03/29/2005	RIVER RIDGE PROPERTIES LLC	Doc #: 242386 \$57750
04/11/2001	MCCONNEL, LON & JUDY	Doc #: 215983 \$0

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2750	2750	65000	110000	129900	63020	3060
Market Value	B	0	0	0	0	0	0	0
	T	2750	2750	65000	110000	129900	63020	3060

Site Description

Topography:
Level, Rolling
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:		Rating	Measured	Table	Prod. Factor						
Paved		Soil ID	Acreage		-or-						
		-or-	-or-		Depth Factor						
Neighborhood:		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
Static	Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	5.6670		1.00	540.00	540.00	3060			3060
Legal Acres:											
5.6670											

AG09: AG Letter Yr 2009
QUALIFIED wm
RY09: Review Year 2009

Supplemental Cards
MEASURED ACREAGE

5.6670

Supplemental Cards
TRUE TAX VALUE

3060

Supplemental Cards
TOTAL LAND VALUE

3060

Instrument # 247541

EMMETT, GEM, IDAHO

2005-11-21 04:05:14 No. of Pages: 2

Recorded for: ALLIANCE TITLE

SUSAN K. HOWARD

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

WARRANTY DEED

Order No.: AT-4050507085XX

FOR VALUE RECEIVED

Matthew Butterworth and Barbara Butterworth, husband and wife,
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Walker Building, LLC, an Idaho Limited Liability Company,

whose current address is

4600 Park Lane, Eagle, Idaho, 83616,

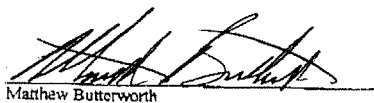
the grantee(s), the following described premises, in Gem County, Idaho. TO WIT:

Lots 8 and 9, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof,
filed in Book 3 of Plats at Page 34, records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: November 10, 2005

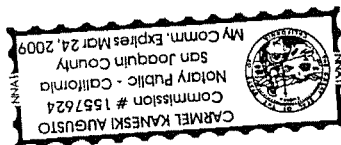

Matthew Butterworth


Barbara Butterworth

INSTRU. NO. 247541
PAGES 1 OF 2

State of California
County of San Joaquin

On this 17 day of November 2005, before me, a Notary Public in and for said state, personally appeared Matthew Butterworth and Barbara Butterworth, known or identified to me to be the person(s) whose name(s) was/were subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.



Carmel Kaneshi Augusto
Notary Public for the State of Calif.
Residing at: Modesto, CA
Commission Expires: March 24 2009

INSTRU. NO. 247541
PAGES 2 OF 2

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, _____ hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the _____ day of _____, 2010.

Brandon J Walker
Assignor (Lot 9) Walker Building, LLC.,

Brandon J Walker
Assignor (Lot 9) Walker Building, LLC.,

State of Idaho)
County of Gem)ss

On this 17th day of MARCH, 2011, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



Kelly A. Galloway
Notary Public
My commission expires: 10-4-16

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408413
Parent Parcel Number

Property Address

Neighborhood
5145 River Ridge Subdivision
Property Class
515 515-Res Rural Sub Vacant
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

WALKER BUILDING LLC
7750 WESTRIDGE LN
EMMETT, ID 83617-5028
07N 01E Sec 15 River Ridge Sub Lot 09
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
09

Tax ID RPC51450010090A

Printed 07/29/2010 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date			
11/21/2005	BUTTERWORTH, MATTHEW &	Doc #:	247541
	BUTTERWORTH, BARBARA	\$105000	
03/29/2005	RIVER RIDGE PROPERTIES LLC	Doc #:	242386
		\$57750	
04/11/2001	MCCONNEL, LON & JUDY	Doc #:	215984
		\$0	

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2970	2970	65000	110000	133900	63270	3310
Market Value	B	0	0	0	0	0	0	0
	T	2970	2970	65000	110000	133900	63270	3310

Site Description

Topography:
Level, Rolling
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:		Rating	Measured	Table	Prod. Factor						
Paved		Soil ID	Acreage		-or-						
		-or-	-or-		Depth Factor						
Neighborhood:		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
Static	Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	6.1320		1.00	540.00	540.00		3310		3310
Legal Acres:	6.1320										

AG09: AG Letter Yr 2009
QUALIFIED wm
RY09: Review Year 2009

Supplemental Cards
MEASURED ACREAGE 6.1320

Supplemental Cards
TRUE TAX VALUE 3310

Supplemental Cards
TOTAL LAND VALUE 3310

Instrument # 247541

EMMETT, GEM, IDAHO

2005-11-21 04:05:14 No. of Pages: 2

Recorded for : ALLIANCE TITLE

SUSAN K. HOWARD

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

WARRANTY DEED

Order No.: AT-4050307085XX

FOR VALUE RECEIVED

Matthew Butterworth and Barbara Butterworth, husband and wife,

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

Walker Building, LLC, an Idaho Limited Liability Company,

whose current address is

4600 Park Lane, Eagle, Idaho, 83616.

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

Lots 8 and 9, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof,
filed in Book 3 of Plats at Page 34, records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current: Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: November 10, 2005

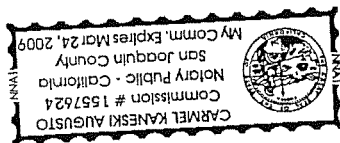

Matthew Butterworth


Barbara Butterworth

INSTRU. NO. 247541
PAGES 1 OF 2

State of California
County of San Joaquin

On this 17 day of November 2005, before me, a Notary Public in and for said state, personally appeared Matthew Butterworth and Barbara Butterworth, 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 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.



Carmel Kaneshi August
Notary Public for the State of Calif.
Residing at: Yuba CA
Commission Expires: March 24 2009

INSTRU. NO. 247541
PAGES 2 OF 2

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, BEN & KATHY HOUSE hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp.7N, R.1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 17 day of OCTOBER, 2010.

Ben House
Assignor (Lot 10) Ben House

Kathy House
Assignor (Lot 10) Kathy House

State of Idaho)
)ss
County of Gem)

On this 17 day of October, 2010 personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408414

Parent Parcel Number

Property Address
9225 N HIGHWAY 52

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

HOUSE BEN TRUST
9225 N HIGHWAY 52
HORSESHOE BEND, ID 83629

07N 01E Sec 15 River Ridge Sub Lot 10
Township 07N Range 01E Section 15 SubdivisionName
River Ridge Subdivision Lot
10

Tax ID RPC51450010100A

TRANSFER OF OWNERSHIP

Date			
09/24/2004	RIVER RIDGE PROPERTIES LLC	Doc #:	239101
		\$57000	
04/11/2001	MCCONNEL, LON & JUDY	Doc #:	215988
		\$0	

Printed 07/29/2010 Card No. 1 of 2

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	3350	3350	3350	3350	3350	47290	46690
Market Value	B	0	0	0	0	18520	276600	259640
	T	3350	3350	3350	3350	21870	323890	306330

Site Description

Topography:
Level, Rolling

Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:		Rating	Measured	Table	Prod. Factor				Influence	Value
Paved		Soil ID	Acres		-or- Depth Factor				Factor	
Neighborhood:		-or- Actual	-or- Effective	Effective	-or- Square Feet	Base	Adjusted	Extended		
Static		Frontage	Frontage	Depth		Rate	Rate	Value		
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tb1 8)	SABS2	5.9150		1.00	540.00	540.00	3190		3190
Legal Acres:	2 10 Homesite Value		1.0000		1.00	37400.00	37400.00	37400	SV	37400
6.9150	3 10 Homesite Value		0.0		1.00	6100.00	6100.00	6100	SV	6100

NC08: New Construction 2008
House \$298,400
OC08: Occupancy Date 2008
OCCUPIED DATE 06/28/2008 HOE SIGNED DONE GH
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 6.9150

Supplemental Cards

TRUE TAX VALUE 46690

Supplemental Cards
TOTAL LAND VALUE

46690

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 043 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 2824
Attic: None
Basement: None

ROOFING

Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Cement fiber siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 4

HEATING AND AIR CONDITIONING

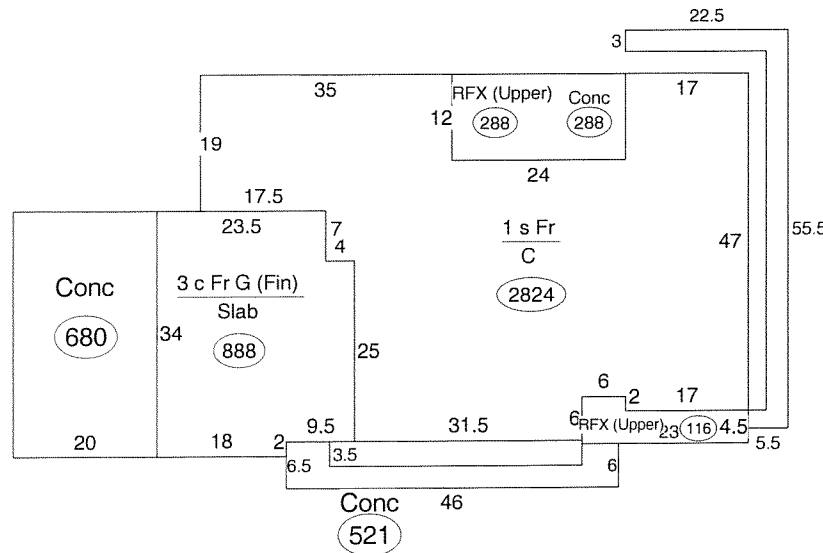
Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2824 0 0

PLUMBING

5 Fixt. Baths 1 5
4 Fixt. Baths 1 4
Kit Sink 1 1
Water Heat 1 1
Extra Fixt 1
TOTAL 12

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	2824	1.0	2824	183430

2824 Crawl ---- 0

TOTAL BASE 183430

Row Type Adjustment 1.00%
SUB-TOTAL 183430

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 4430
Heating 0
Air Condition 4860
Frame/Siding/Roof 3730
Plumbing Fixt: 12 18050

Other Features 3120

SUB-TOTAL ONE UNIT 217620

Exterior Features		SUB-TOTAL 0 UNITS		217620
Description	Value	Garages		
RFX/	2860	0 Integral		0
RFX/	1150	0 Att Garage		0

Ext Features 4010

SUB-TOTAL 221630

Quality Class/Grade Good

GRADE ADJUSTED VALUE 221630

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol Depr	Market Depr	% Adj Comp	Value	
D :1STLFLUE	415	D	DWELL	0.00		Good	2008	2008	G	0.00	Y	0.00	2824	221630	0	0	98	100	217200
1STLFLUE	415	G01	ATTGAR	0.00	1	Good	2008	2008	G	17.75	Y	23.81	28x 34	21140	0	0	100	100	21140
CNTRLVAC	1400	01	CONCP	0.00		Avg	2008	2008	AV	0.00	N	0.00	680	3830	0	0	100	100	3830
DISHWSHR	680																		
DISPOSER	260																		
LTUB	980																		
MICRO	780																		
SAB	3700																		
STL	1800																		
STL	1800																		
TOILET	770																		
G01:AUTOOPEN	350																		
AUTOOPEN	350																		
FINISHLO	5																		
INSULATN	0																		

Data Collector/Date

wm 06/24/2008

Appraiser/Date

wm 06/27/2006

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

242170

INSTRU. NO. 239101
PAGES 1 OF 2

Instrument # 239101

EMMETT, GEM, IDAHO

2004-09-24 03:57:00 No. of Pages: 2

Recorded for: ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Fee: 6.00

Judy Swan

WARRANTY DEED

Order No.: AT-405045699

FOR VALUE RECEIVED

River Ridge Properties, LLC,

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

Ben House and Kathy House, Trustees of the Ben and Kathy House 2003 Family Trust,

whose current address is

1305 Ginnywood Court, Modesto, California, 95355,

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

Lot 10 in Block 1 of River Ridge Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page 34, Official Records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: September 21, 2004

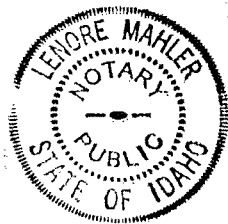
River Ridge Properties, LLC

Don McConnell
By: Don McConnell, Managing Member

State of Idaho }
 } ss.
County of Gem }

On this 23rd day of September, in the year 2004, before me, a Notary Public in and for said state, personally appeared Lon McConnell, known or identified to me to be the managing member in the Limited Liability Company known as River Ridge Properties, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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



Lendore Mahler

Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 4/18/06

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Debra & Wes Stoddard hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the 1st day of Feb, 2010.

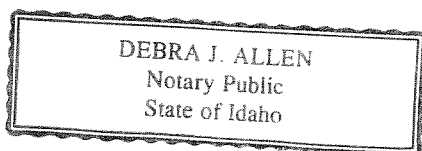
Wes Stoddard
Assignor (Lot 11) Wes Stoddard

Debra Stoddard
Assignor (Lot 11) Debra Stoddard

State of Idaho)
County of Ada)ss

On this 1st day of February, 2011, personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

SEAL



Debra J. Allen
Notary Public
My commission expires: Nov. 25, 2011

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408415
Parent Parcel Number

Property Address

Neighborhood
5145 River Ridge Subdivision
Property Class
515 515-Res Rural Sub Vacant
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

STODDARD WES
12272 W HIDDEN VALLEY ST
BOISE, ID 83709-7398

07N 01E SEC 16 & 15 River Ridge Sub Lot 11
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Lot 11

Tax ID RPC51450010110A

TRANSFER OF OWNERSHIP

Date			
08/12/2004	RIVER RIDGE PROPERTIES LLC	Doc #: 238398	\$59000
04/11/2001	MCCONNEL, LON & JUDY	Doc #: 215989	\$0

Printed 07/29/2010 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	4170	4170	4170	4170	4170	4640	4640
Market Value	B	0	0	0	0	0	0	0
	T	4170	4170	4170	4170	4170	4640	4640

Site Description

Topography:
Level, Rolling
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:	Rating	Measured	Table	Prod. Factor						
Paved	Soil ID	Acreage		-or-						
Neighborhood:	-or-	-or-		Depth Factor						
Static	Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		Value
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor		
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	8.5960	1.00	540.00	540.00	4640			4640
Legal Acres:										
8.5960										

AG09: AG Letter Yr 2009
QUALIFIED wm
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 8.5960

Supplemental Cards

TRUE TAX VALUE 4640

Supplemental Cards
TOTAL LAND VALUE

4640

Instrument # 238398

EMMETT, GEM, IDAHO

2004-08-12

10:58:23 No. of Pages: 1

Recorded for : ALLIANCE TITLE

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

WARRANTY DEED

Order No.: AT-405045424

FOR VALUE RECEIVED

River Ridge Properties, LLC, an Idaho Company,

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

Wes Stoddard and Debra Stoddard, husband and wife,

whose current address is

262 Evergreen Drive, Boise, Idaho, 83716,

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

Lot 11, Block 1, a portion of RIVER RIDGE SUBDIVISION, as shown in Book 3 of Plats at Page 34, records of Gem County, Idaho, and being a portion of the SW ¼ of Section 15, Township 7 North, Range 1 East, B.M., Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: August 5, 2004

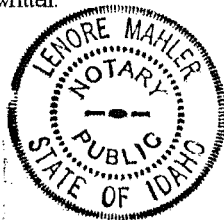
River Ridge Properties, LLC


By: Lon McConnell, Managing Member

State of Idaho }
County of Gem } ss.

On this 6th day of August, in the year 2004, before me, a Notary Public in and for said state, personally appeared Lon McConnell, known or identified to me to be the Managing Member in the Limited Liability Company known as River Ridge Properties, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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: Emmett, Idaho
Commission Expires: 4/18/06

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, _____ hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 31st day of March, 2010.
2011

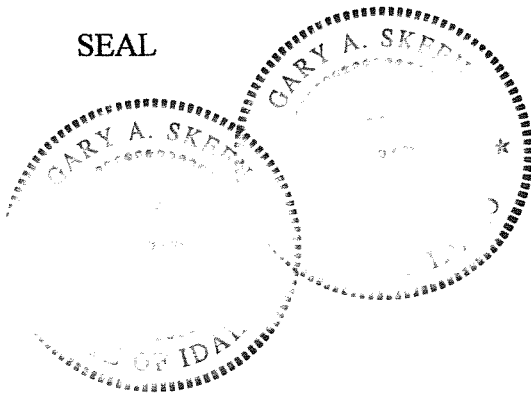
Timothy Biggers
Assignor (Lot 12) Timothy Biggers

Desiree L. Biggers
Assignor (Lot 12) Desiree L. Biggers

State of Idaho)
County of Ada)ss

On this 31st day of March, 2011, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.

SEAL



Gary A. Skeen
Notary Public
My commission expires: 03-21-2012

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408416

Parent Parcel Number

Property Address
9190 N HIGHWAY 52

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

BIGGERS TIMOTHY
9190 N HIGHWAY 52
HORSESHOE BEND, ID 83629

07N 01E Sec 16 River Ridge Sub Lot 12, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 12

Tax ID RPC51450010120A

TRANSFER OF OWNERSHIP

Date			
11/08/2001	BIGGERS, TIMOTHY	Doc #:	219381
		\$0	
04/27/2001	RIVER RIDGE PROPERTIES LLC	Doc #:	216256
		\$39000	
04/11/2001	MCCONNEL, LON & JUDY	Doc #:	215990
		\$0	

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	49800	51100	71100	116100	137900	124700	83300
Market Value	B	122950	126680	137920	165350	165350	143130	133340
	T	172750	177780	209020	281450	303250	267830	216640

Site Description

Topography:
Level, Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor				Influence		
		Soil ID	Acreage		-or- Depth Factor	Base	Adjusted	Extended	Factor		
		-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value			
		Frontage	Frontage	Depth							
Zoning:	1 15 Rural Res Sub up to 1 Acre					39400.00	39400.00	39400			39400
	2 12 or 15 Rural Res Over 1Ac					6.42	6.42	37800			37800
	5.8840										
	3 12+ Site improvements to Land										
			0.0		1.00	6100.00	6100.00	6100		SV	6100

RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 5.8840

Supplemental Cards

TRUE TAX VALUE 83300

Supplemental Cards
TOTAL LAND VALUE

83300

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 042 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 1758
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 8
Bedrooms 3
Formal Dining Rooms 1
Fireplaces: 2

HEATING AND AIR CONDITIONING

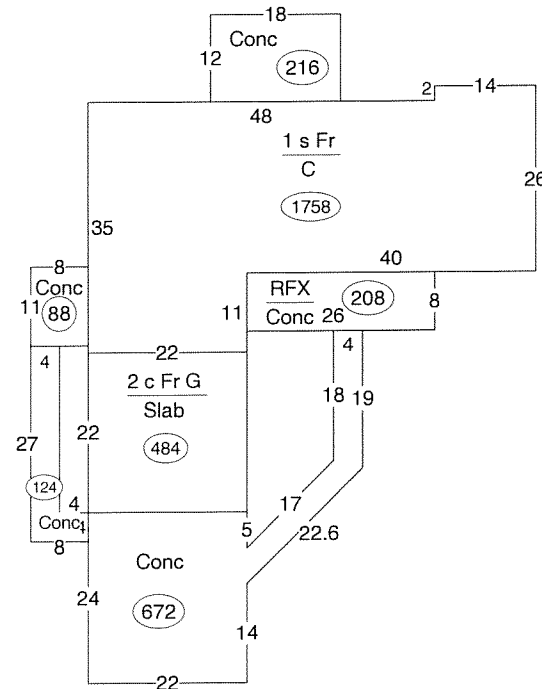
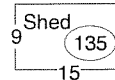
Primary Heat: Forced hot air-elec
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1758 0 0

PLUMBING

5 Fixt. Baths 1 5
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date



02 3R Wd Fence
504'

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1758	1.0	1758		94660

1758 Crawl ---- 0

TOTAL BASE 94660

Row Type Adjustment 1.00%
SUB-TOTAL 94660

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1525
Heating 0
Air Condition 2870
Frame/Siding/Roof 740
Plumbing Fixt: 10 8690

Other Features 750

SUB-TOTAL ONE UNIT 109235
SUB-TOTAL 0 UNITS 109235

Exterior Features Description	Value	Garages
CONCP 570		0 Integral 0
CONCP 550		0 Att Garage 0
RFX/ 1820		0 Att Carports 0
CONCP 1760		0 Bsmt Garage 0
CONCP 230		Ext Features 5260
CONCP 330		

SUB-TOTAL 114495
Quality Class/Grade Avg+

GRADE ADJUSTED VALUE 120220

(LCM: 100.00)

SPECIAL FEATURES

Description Value

D :1STLFLUE 275
DISHWSHR 550
DISPOSER 200
LTUB 440
WDSTOVE 1250
WHBATHRM 1650
G01:AUTOOPEN 350
IF 3

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol Depr	Market Adj	% Comp	Value	
D :1STLFLUE	275	D	DWELL	0.00		Avg+	2001	2001	G	0.00	Y	0.00	1758	120220	0	0	98	100	117820
DISHWSHR	550	G01	ATTGAR	0.00	1	Avg+	2001	2001	G	17.37	Y	22.22	22x 22	10750	0	0	100	100	10750
DISPOSER	200	01	SHED	7.00	1	Low	2003	2003	AV	7.09	N	4.61	9x 15	620	5	0	100	100	590
LTUB	440	02	FENCERES	0.00		Low		2006	AV	8.30	N	8.30	504	4180	0	SV	100	100	4180
WDSTOVE	1250																		
WHBATHRM	1650																		
G01:AUTOOPEN	350																		
IF	3																		

Data Collector/Date

tr 10/30/2008

Appraiser/Date

tr 11/03/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

133340

FA-9094

QUITCLAIM DEED

FOR VALUE RECEIVED

I, Timothy Biggers,

do hereby convey, release, remise and forever quitclaim

unto Timothy Biggers and Desirea L. Biggers

whose address is:

9190 N. Hwy 52, Horseshoe Bend, ID 83629

the following described premises, to wit:

Lot 12, Block 1, River Ridge Subdivision, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2, 2000 as Instrument No. 211717, records of Gem County, Idaho.

Instrument # 219381

EMMETT, GEM, IDAHO

2001-11-08 03:24:00 No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE CO

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: OPHD

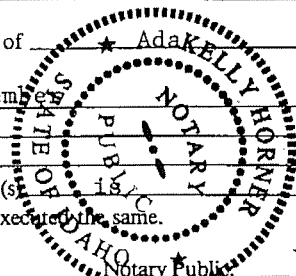
together with their appurtenances.

Dated: November 6, 2001

Timothy L. Biggers

STATE OF Idaho, County of Ada, ss.

On this 6th day of November, in the year of 2001, before me
Kelly Horner, a notary public,
personally appeared, Timothy Biggers
known or identified to me to be the person(s) whose name(s) _____
instrument, and acknowledged to me that he executed the same.



Notary Public

Residing at: Boise, Idaho.

My Commission Expires: 4/09/03

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Jon K Young & Ann C Young hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

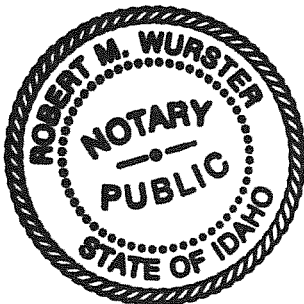
In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the _____ day of _____, 2010.

[Signature]
Assignor (Lot 13) Jon K. Young
[Signature]
Assignor (Lot 13) Ann C. Young

State of Idaho)
)ss
County of Gem)

On this 17 day of October, 2010 personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

SEAL



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION
PARCEL NUMBER
RP00408417
Parent Parcel Number

Property Address
5280 MONTOUR RD
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP
YOUNG JON K
5280 MONTOUR RD
EMMETT, ID 83617-5017

07N 01E Sec 16 River Ridge Sub Lot 13, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 13

Tax ID RPC51450010130A
TRANSFER OF OWNERSHIP

Date		
08/15/2003	RIVER RIDGE PROPERTIES LLC	Doc #: 231079
07/23/2003	RIVER RIDGE PROPERTIES LLC	Doc #: 230512
04/11/2001	MCCONNEL, LON & JUDY	Doc #: 215991

RESIDENTIAL

VALUATION RECORD								
Assessment Year		01/01/2005	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		Value Update	Use Changed	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	45000	2870	65000	116100	138100	124900	83400
Market Value	B	0	0	0	331810	331810	285360	267680
	T	45000	2870	65000	447910	469910	410260	351080

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static

LAND DATA AND CALCULATIONS

	Rating	Measured	Table	Prod. Factor						
	Soil ID	Acres		-or-						
	-or-	-or-		Depth Factor						
	Actual	Effective	Effective	-or-						
	Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence		Value
Land Type					Rate	Rate	Value	Factor		
Zoning:	1 15 Rural Res Sub up to 1 Acre				39400.00	39400.00	39400			39400
Legal Acres:	2 12 or 15 Rural Res Over 1Ac				6.41	6.41	37900			37900
5.9090	3 12+ Site improvements to Land	0.0		1.00	6100.00	6100.00	6100		SV	6100

Amount	Date
--------	------

SUMMARY OF IMPROVEMENTS

```
(LCM: 100.00)
```

This Warranty Deed is being rerecorded
to correct the ease- **WARRANTY DEED**
ment description.

Order No.: 405034221

FOR VALUE RECEIVED

River Ridge Properties, L.L.C.,

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

Jon K. Young and Ann C. Young, Husband and Wife,

whose current address is 1216 N. 58th Street, Nampa, Idaho, 83651,

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

TRACT I

Lot 13, a portion of River Ridge Subdivision as shown in Book 3 of Plats at Page 34, records of Gem County, Idaho, and being in a portion of the SW $\frac{1}{4}$ of Section 15, Township 7 North, Range 1 East, B.M., Gem County, Idaho.

TRACT II

~~TOGETHER WITH AND SUBJECT TO a 40.00 foot wide ingress and egress easement in that portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 7 North, Range 1 East, B.M., Gem County, Idaho, lying 20.00 feet each side of the following described line:~~

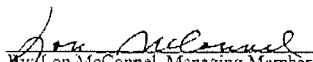
~~BEGINNING at the Northeast corner of Lot 12, River Ridge Subdivision as shown in Book 3 of Plats at Page 34, records of Gem County, Idaho, marked by a 5/8" iron pin with plastic cap PLS 6552; thence South 80°37'56" East, 289.91 feet, along the East line of said Lot 12, and a portion of Lot 13, to the terminus of this easement.~~

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: July 18, 2003

River Ridge Properties, L.L.C.

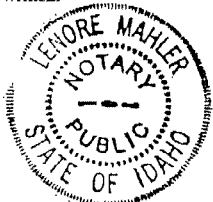

By: Lon McConnel, Managing Member

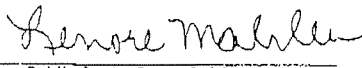
State of Idaho

County of Gem

On this 22nd day of July, in the year 2003, before me, a Notary Public in and for said state, personally appeared Lon McConnel, known or identified to me to be the Managing Member in the Limited Liability Company known as River Ridge Properties, LLC who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

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: Emmett, Idaho
Commission Expires: 4-18-06

Instrument # 230512

EMMETT, GEM, IDAHO

2003-07-23

03:59:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Judy Edwards

STATE OF IDAHO)
County of Gem) ss.

I certify that the foregoing is a true
and correct copy of the instrument of
as Instrument No. 230512

8-15-03

S. Howard

Recorder

Judy Edwards Deputy



TRACT II

Legal Description
40.00 foot wide easement

A 40.00 foot wide ingress and egress easement over, under and across a portion of Lot 11 of River Ridge Subdivision as shown in Book 3 of Plats at page 34, records of Gem County, Idaho in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 7 North, Range 1 East, Boise Meridian, lying east of and adjacent to the following described line:

Beginning at the northwest corner of Lot 11 of River Ridge Subdivision as shown in Book 3 of Plats at page 34, records of Gem County, Idaho;
Thence South $00^{\circ}37'56''$ East, 289.91 feet, along the west line of said Lot 11, to the terminus of this easement.

The limits of said easement shall be extended or shortened at the beginning, terminus and all angle points, so as to make for a continuous and uniform width of access throughout.

Instrument # 231079

EMMETT, GEM, IDAHO

2003-08-15

03:52:00 No. of Pages: 3

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 9.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Judy Evans

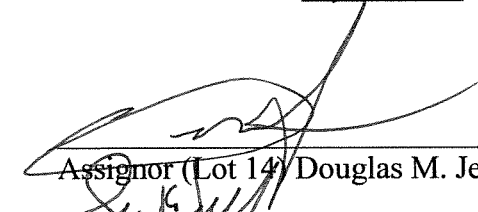
**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

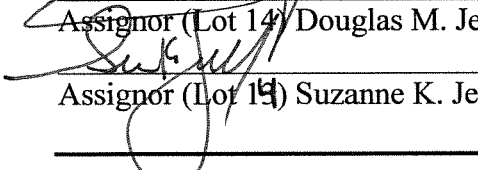
I, or we, Douglas M & Suzanne K Jewell hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the 17th day of February, 2010
11.

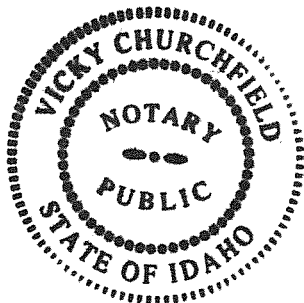

Assignor (Lot 14) Douglas M. Jewell

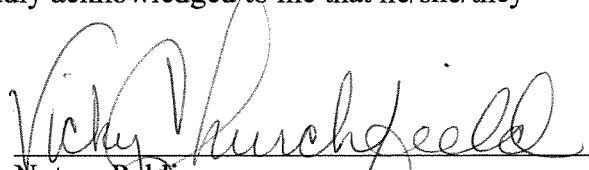

Assignor (Lot 14) Suzanne K. Jewell

State of Idaho)
County of Gem)ss

On this 17 day of Feb, 2011, personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

SEAL




Notary Public

My commission expires: Sept. 26, 2013

ADMINISTRATIVE INFORMATION		OWNERSHIP	Tax ID RPC51450010140A		Printed 07/29/2010 Card No. 1 of 1	
PARCEL NUMBER RP00408418		JEWELL DOUGLAS M 5250 MONTOUR RD	TRANSFER OF OWNERSHIP			
Parent Parcel Number		EMMETT, ID 83617	Date			
Property Address 5250 MONTOUR RD		07N 01E Sec 16 River Ridge Sub Lot 14, Blk 1 Township 07N Range 01E Section 16 Quarter Section SE SubdivisionName River	11/01/2002	JEWELL, DOUGLAS M & SUZANNE	Doc #:	225243
Neighborhood 5145 River Ridge Subdivision		Ridge Subdivision Block 1 Lot 14	07/12/2002	RIVER RIDGE PROPERTIES LLC	\$0	Doc #: 223338
			04/11/2001	MCCONNEL, LON & JUDY	\$45500	Doc #: 215992
					\$0	

RESIDENTIAL

TAXING DISTRICT INFORMATION		VALUATION RECORD							
Jurisdiction	23	Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Area	001	Reason for Change	5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
District	004-00	VALUATION	L	14490	18490	26490	36490	46490	46760
		Market Value	B	129220	144930	157600	189020	188890	170520
			T	143710	163420	184090	225510	235380	217280
									205010

Site Description

Topography:
Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
5.9330

LAND DATA AND CALCULATIONS

Land Type		Rating	Measured	Table	Prod. Factor	Base		Adjusted	Extended	Influence	Value	
		Soil ID	Acreage		-or- Depth Factor	Rate		Rate	Value	Factor		
		-or- Actual	-or- Effective	Effective	-or- Square Feet							
		Frontage	Frontage	Depth								
1	01 IA Swt,Ola,Mntr,Prl (Tb1 8)	SABS2	4.9330		1.00	540.00	540.00		2660		SV	2660
2	10 Homesite Value		1.0000		1.00	37400.00	37400.00		37400		SV	37400
3	10 Homesite Value		0.0		1.00	6100.00	6100.00		6100			6100

INFO: Misc.		Supplemental Cards	Supplemental Cards
Updated Grade for 2005 wc	Added 2 lean-to's, shed & fence		
for 2009. wm		MEASURED ACREAGE	5.9330
RY09: Review Year 2009			TRUE TAX VALUE
			46160

QUITCLAIM DEED

ORDER NO.: 405003481

FOR VALUE RECEIVED, Douglas M. Jewell and Suzanne Jewell, husband and wife,

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

Douglas M. Jewell and Suzanne K. Jewell, husband and wife,

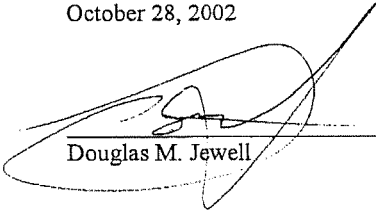
whose current address is: 5250 Montour Road, Emmett, Idaho, 83617,

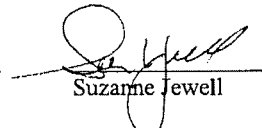
the following described premises:

Lot 14, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2, 2000, Instrument No. 211717, records of Gem County, Idaho.

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

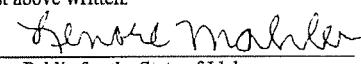
October 28, 2002


Douglas M. Jewell


Suzanne Jewell

State of Idaho }
 }ss
County of Gem }

On this 28th day of October 2002, before me, a Notary Public in and for said state, personally appeared Douglas M. Jewell and Suzanne Jewell, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged to me that they executed 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: Emmett, Idaho
Commission Expires:

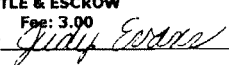
Instrument # 225243

EMMETT, GEM, IDAHO

2002-11-01 04:20:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD Fee: 3.00

Ex-Officio Recorder Deputy 

Index to: DEED

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, William F. Brinkley hereby assigns the water rights to the
River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge
Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the
registered agent and President being Franklin J. Gatfield, and the official address of the
Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand
and seal below the 5 day of March, ~~2010~~ 2011

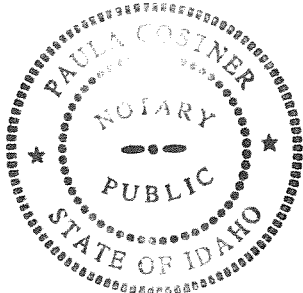
William F. Brinkley
Assignor (Lot 15) William F. Brinkley

Assignor (Lot 15)

State of Idaho)
County of Gem)ss

On this 5 day of March, 2011, personally appeared before me
the signer(s) of the above instrument, who duly acknowledged to me that he/she/they
executed the same.

SEAL



Paula Cosiner
Notary Public
My commission expires: 05-01-2014

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408419
Parent Parcel Number

Property Address
5230 MONTOUR RD

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

BRINKLEY WILLIAM F
5230 MONTOUR RD
EMMETT, ID 83617

07N 01E Sec 16 River Ridge Sub Lot 15, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 15

Tax ID RPC51450010150A

Printed 07/29/2010 Card No. 1 of 2

TRANSFER OF OWNERSHIP

Date			
06/01/2009	BRINKLEY, WILLIAM F & EILEEN M	Doc #: 272243	
	BRINKLEY, EILEEN M	\$0	
06/01/2007	BRINKLEY, WILLIAM F	Doc #: 272245	
		\$0	
09/27/2005	BRADSHAW CONSTRUCTION LLC	Doc #: 246107	
		\$204140	
04/12/2005	BRINKLEY, WILLIAM F & EILEEN M	Doc #: 242683	
		\$0	
04/02/2002	RIVER RIDGE PROPERTIES LLC	Doc #: 221650	
		\$45000	

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	2890	2890	26500	36500	46500	46780	46180
Market Value	B	19700	26050	270590	316150	316150	290020	272910
	T	22590	28940	297090	352650	362650	336800	319090

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
Legal Acres:
5.9570

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor				Influence		
		Soil ID	Acreage		-or- Depth Factor	Base	Adjusted	Extended	Factor	Value	
		-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value			
		Frontage	Frontage	Depth							
Land Type	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.9570		1.00	540.00	540.00		2680		2680
	2 10 Homesite Value		1.0000		1.00	37400.00	37400.00		37400	SV	37400
	3 10 Homesite Value		0.0		1.00	6100.00	6100.00		6100	SV	6100

INFO: Misc. Information
Added pole bldg & sprinklers for 2009. wm
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 5.9570

Supplemental Cards

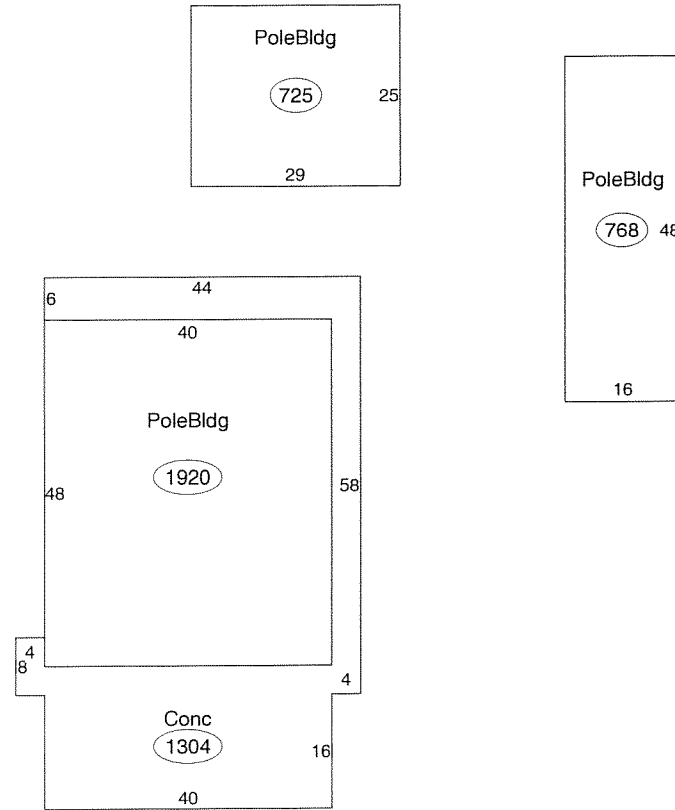
TRUE TAX VALUE 46180

Supplemental Cards
TOTAL LAND VALUE

46180

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol Depr	Market Depr	% Adj Comp	Value	
02 :ISO	0	01	POLEBLDG	16.00		Avg	2003	2003	AV	8.48	N	8.48	40x 48	19700	5	0	100	100	18720
D	-92	02	POLEBLDG	8.00		Avg	2004	2004	AV	8.42	Y	7.91	16x 48	6610	5	0	100	100	6280
SHOP	624	03	POLEBLDG	10.00		Avg+	2007	2007	AV	8.43	Y	8.64	25x 29	6170	0	0	100	100	6170
03 :ISO	0																		
D	-87																		

Data Collector/Date

wm 09/24/2008

Appraiser/Date

wm 09/26/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

31170

Accommodation

INSTRU. NO.	<u>272245</u>
PAGES	<u>1</u> OF <u>2</u>

Instrument # 272245

EMMETT, GEM, IDAHO

6-1-2009 03:18:00 No. of Pages: 2

Recorded for : PIONEER TITLE CO OF GEM COUNTY

SHELLY GANNON

Fee: 6.00

Ex-Officio Recorder Deputy *Shelly Gannon*

Index to: PERSONAL REPRESENTATIVE DEED

WHEN RECORDED

RETURN TO:

McAnaney & Associates, PLLC

1101 W. River Street, Suite 100

Boise, Idaho 83702

PERSONAL REPRESENTATIVE'S DEED

GRANTOR, William F. Brinkley, in his official capacity as the Personal Representative of the Estate of Eileen M. Brinkley (District Court for Gem County, Idaho, Case No. CV 2008-690), does hereby REMISE, RELEASE, DEED AND CONVEY unto GRANTEE William F. Brinkley, an unmarried man, all of Grantor's right, title, and interest in and to certain real property located in Gem County, Idaho and described as follows:

See Exhibit A attached hereto.

This conveyance is made together with all water, ditch and mineral rights, tenements, hereditaments and appurtenances thereunto belonging. In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument this 12 day of May, 2009.

William F. Brinkley

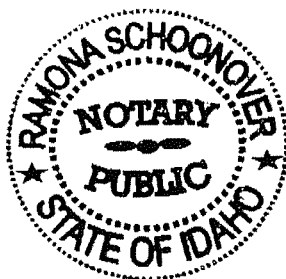
William F. Brinkley, Personal Representative of the Estate of Eileen M. Brinkley

STATE OF IDAHO)

: ss.

County of Gem)

On this 12 day of May, 2009, before me, the undersigned, a Notary Public, personally appeared William F. Brinkley, in his official capacity as the Personal Representative of the Estate of Eileen M. Brinkley, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Ramona Schoonover

Notary Public for Idaho

Residing at:

My commission expires: Residing in Caldwell, Idaho

My Commission expires: 12-23-2010

PERSONAL REPRESENTATIVE'S DEED - 1

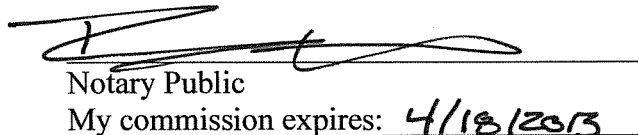
M:\Clients\Brinkley, William F. & Eileen M. - 08100\08100.002 - Estate of Eileen M. Brinkley\PR Deed Gem County.doc

EXHIBIT A - LEGAL DESCRIPTION

Lot 15, Block 1, RIVER RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL
Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2
2000 AS Instrument No. 211717, records of Gem County, Idaho.

PERSONAL REPRESENTATIVE'S DEED - 2

M:\Clients\Brinkley, William F. & Eileen M. - 08100\08100.002 - Estate of Eileen M. Brinkley\PR Deed Gem County.doc



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408420

Parent Parcel Number

Property Address
5200 MONTOUR RD

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

MACKINNON BARRIE M
5200 MONTOUR RD
EMMETT, ID 83617

07N 01E Sec 16 River Ridge Sub Lot 16, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 16

Tax ID RPC51450010160A

TRANSFER OF OWNERSHIP

Date			
08/06/2003	MACKINNON, BARRIE M	\$0	Doc #: 230848
11/12/2002	MCCONNEL, LON & JUDY		Doc #: 225406
	% MACKINNON, BARRY M	\$45000	
11/12/2002	% WHITAKER, ROBERT J		Doc #: 225406
	% WHITAKER, ROBERT	\$0	
01/31/2001	MCCONNEL, LON & JUDY	\$43500	Doc #: 214934

Printed 07/29/2010 Card No. 1 of 2

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	14520	18520	26520	36520	46520	46790	46190
Market Value	B	234930	269560	295830	349880	349880	327630	306680
	T	249450	288080	322350	386400	396400	374420	352870

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
5.9810

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor				Influence		
		Soil ID	Acreege		-or- Depth Factor	Base	Adjusted	Extended	Factor	Value	
		-or- Actual	-or- Effective	Effective	-or- Square Feet	Rate	Rate	Value			
		Frontage	Frontage	Depth							
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.9810		1.00	540.00	540.00	2690		SV	2690
Legal Acres:	2 10 Homesite Value		1.0000		1.00	37400.00	37400.00	37400		SV	37400
5.9810	3 10 Homesite Value		0.0		1.00	6100.00	6100.00	6100			6100

INFO: Misc.
House has Built-In refrigerator and small fireplace on counter in corner of kitchen.; Updated Grade for 2005. wc Added asphalt & more brick patio for 2009. wm
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 5.9810

Supplemental Cards

TRUE TAX VALUE 46190

Supplemental Cards
TOTAL LAND VALUE

46190

IMPROVEMENT DATA

8	Shed
4	(32)

PHYSICAL CHARACTERISTICS

Style: 052 Newer convent'l 1.5 story
Occupancy: Single family

Story Height: 1.5
Finished Area: 624
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.5
Base Allowance 1.5

EXTERIOR COVER

Wood board & batten 1.5

INTERIOR FINISH

Drywall 1.5

ACCOMMODATIONS

Finished Rooms 2
Family Rooms 1

HEATING AND AIR CONDITIONING

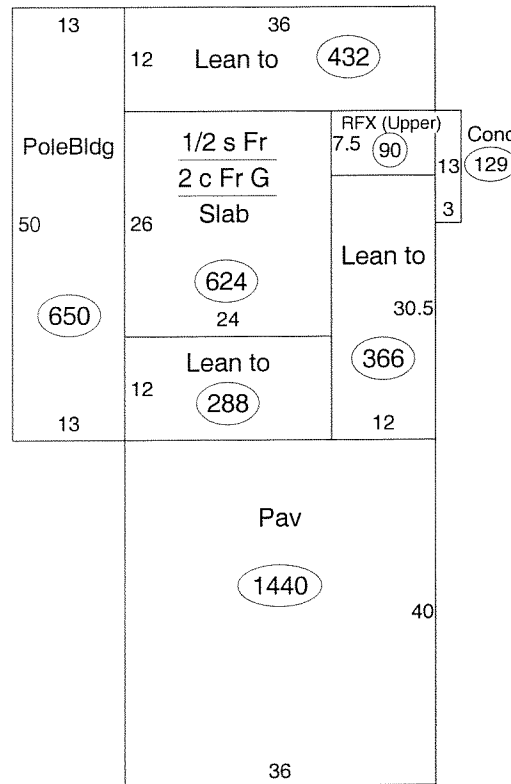
Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

	#
3 Fixt. Baths	1 3
Kit Sink	1 1
Water Heat	1 1
TOTAL	5

REMODELING AND MODERNIZATION

Amount	Date



				Finished		
	Construction	Base Area	Floor Area	Sq Ft	Value	
1	Wood frame w/sh	624	1.5	624	6690	
				0 Crawl	----	0
TOTAL BASE					6690	
Row Type				Adjustment	1.00%	
				SUB-TOTAL	6690	
0				Interior Finish	14070	
0				Ext Lvg Units	0	
0				Basement Finish	0	
				Fireplace(s)	0	
				Heating	0	
				Air Condition	0	
				Frame/Siding/Roof	180	
				Plumbing Fixt: 5	2475	
				Other Features	550	
				SUB-TOTAL ONE UNIT	23965	
Exterior Features				SUB-TOTAL 0 UNITS	23965	
Description		Value	Garages			
			0 Integral			0
			0 Att Garage			0
			0 Att Carports			0
			0 Bsmt Garage			0
			Ext Features			0
				SUB-TOTAL	23965	
Quality Class/Grade				Avg-		
GRADE ADJUSTED VALUE				22050		

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :DISHWSHR	550	D	DWELL	0.00		Avg-	2001	2001	G	0.00	Y	0.00	624	22050	0	0	100	100	22050
G01:AUTOOPEN	350	G01	ATTGAR	0.00	1	Avg-	2001	2001	G	16.87	Y	18.86	24x 26	11770	0	0	100	100	11770
IF	3	01	POLEBLDG	12.00		Avg	2001	2001	G	7.56	Y	7.11	12x 13	4540	0	0	100	100	4540
01 :ISO	0	02	LEANTO	8.00	1	Avg	2001	2001	G	3.78	Y	5.53	12x 24	1590	0	0	100	100	1590
D	-78	03	LEANTO	12.00	1	Avg	2001	2001	G	4.00	N	4.00	12x 36	1730	0	0	100	100	1730
02 :C	1	04	LEANTO	8.00	1	Avg	2001	2001	G	3.71	Y	5.46	12x 31	2790	0	0	100	100	2790
04 :C	1	05	SHED	6.00	1	Avg	2003	2003	AV	11.45	N	11.45	4x 8	370	5	0	100	100	350
		06	CONCP	0.00		Avg	2001	2001	AV	0.00	N	0.00	129	330	5	0	100	100	310
		07	PAV	0.00		Low	2007	2007	F	0.75	N	0.75	36x 40	1080	5	SV	100	100	1030

Data Collector/Date

wm 09/18/2008

Appraiser/Date

wm 09/22/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

46160

Instrument # 230848

EMMETT, GEM, IDAHO

2003-08-06

04:13:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

Judy Evans

QUITCLAIM DEED

ORDER NO.: 405034146

FOR VALUE RECEIVED, Barrie M. Mackinnon, a single woman

do(es) hereby convey, release, remise and forever quitclaim unto

Barrie M. Mackinnon, an Unmarried Woman

whose current address is: **5200 Montour Rd., Emmett, ID 83617**

the following described premises:

Lot 16, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2, 2000 as Instrument No. 211717, records of Gem County, Idaho.

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

July 30, 2003

Barrie M. Mackinnon

State of Idaho

County of Gem

}
}ss
}

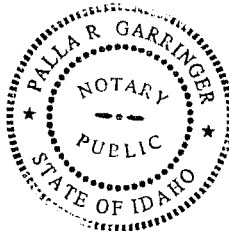
On this 31st day of July 2003, before me, a Notary Public in and for said state, personally appeared Barrie M. Mackinnon

known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged to me that they executed 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.

Paula R. Garringer
Notary Public for the State of Idaho

Residing at: Emmett

Commission Expires: 11-25-2008



**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Kenneth C. + Susan R. Pierce hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp. 7N, R. 1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the 17th day of October, 2010.

Kenneth C. Pierce, Jr.

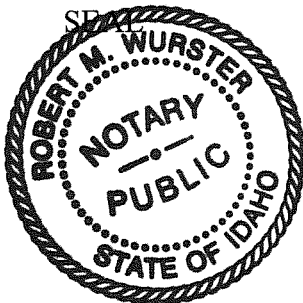
Assignor (Lot 17) Kenneth C. Pierce, Jr.

Susan R. Pierce

Assignor (Lot 17) Susan R. Pierce

State of Idaho)
)ss
County of Gem)

On this 17 day of October, 2010 personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408421
Parent Parcel Number

Property Address
5120 MONTOUR RD
Neighborhood
5145 River Ridge Subdivision
Property Class
537 537-Res Impr on Cat 15
TAXING DISTRICT INFORMATION
Jurisdiction 23
Area 001
District 004-00

OWNERSHIP

PIERCE KENNETH
5120 MONTOUR RD
EMMETT, ID 83617

07N 01E Sec 16 River Ridge Sub Lot 17, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 17

Tax ID RPC51450010170A

TRANSFER OF OWNERSHIP

Date			
10/20/2005	PIERCE, KENNETH JR & SUSAN R	Doc #: 246659	\$0
08/02/2004	COLEMAN, KEVIN L & REBECCA A	Doc #: 238230	\$55000
10/20/2000	MCCONNEL, LON & JUDY	Doc #: 213570	\$43500

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change		5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	43600	18530	26530	36530	46530	46800	46200
Market Value	B	1110	1120	225490	270360	270360	235600	219170
	T	44710	19650	252020	306890	316890	282400	265370

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Static

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor						
	Soil ID	Acres		-or-						
	-or-	-or-		Depth Factor						
	Actual	Effective	Effective	-or-						
	Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence	Value	
					Rate	Rate	Value	Factor		
Zoning:	1 01 IA Swt,Ola,Mntr,Prl (Tb1 8)	SABS2	5.0060	1.00	540.00	540.00	2700			2700
Legal Acres:	2 10 Homesite Value		1.0000	1.00	37400.00	37400.00	37400		SV	37400
6.0060	3 10 Homesite Value		0.0	1.00	6100.00	6100.00	6100		SV	6100

INFO: Misc. Information
Added sprinklers, shed & lean-to; updated conc for 2009. wm
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 6.0060

Supplemental Cards

TRUE TAX VALUE 46200

Supplemental Cards
TOTAL LAND VALUE

46200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 064 Newer convent'l 2/2+ stor
Occupancy: Single family

Story Height: 2.0
Finished Area: 3031
Attic: None
Basement: None

ROOFING

Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Slab	1.0
Sub and joists	1.75, 2.0
Base Allowance	1.0, 1.75, 2.0

EXTERIOR COVER

Cement fiber siding 1.0, 1.75, 2.0

INTERIOR FINISH

Drywall	1.0, 1.75, 2.0
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ACCOMMODATIONS

Finished Rooms	12
Bedrooms	3
Family Rooms	3
Formal Dining Rooms	1
Fireplaces:	2

HEATING AND AIR CONDITIONING

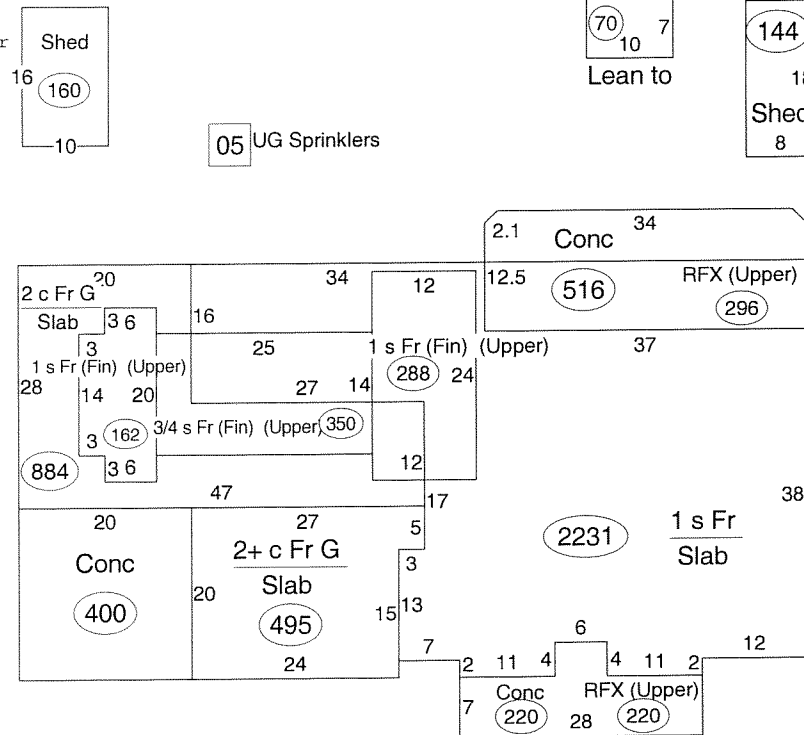
	Lower	Full	Part
	/Bsmt	1	Upper
Air Cond	0	2231	450
			350

PLUMBING

	#	
5 Fixt. Baths	1	5
3 Fixt. Baths	2	6
2 Fixt. Baths	1	2
Kit Sink	1	1
Water Heat	1	1
TOTAL		15

REMODELING AND MODERNIZATION

Amount	Date
--------	------



	Construction	Base Area	Floor Area	Sq Ft	Value
1	Wood frame w/sh	2231	1.0	2231	117470
1	Wood frame w/sh	350	1.75	350	6580
1	Wood frame w/sh	450	2.0	450	22190

0 Crawl -5890

TOTAL BASE	140350
------------	--------

Row Type Adjustment	1.00%
SUB-TOTAL	140350

0 Interior Finish	7890
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	1500
Heating	0
Air Condition	4940
Frame/Siding/Roof	1560
Plumbing Fixt: 15	11515

Other Features	2870
----------------	------

SUB-TOTAL ONE UNIT 170625

SUB-TOTAL 0 UNITS 170625

Exterior Features		SUB-TOTAL 0 UNITS	170625
Description	Value	Garages	
RFX/	2580	0 Integral	0
RFX/	1920	0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	4500

SUB-TOTAL	175125
Quality Class/Grade	Avg+

GRADE ADJUSTED VALUE	183880
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(LCM: 100.00)

SPECIAL FEATURES

[illegible]

SUMMARY OF IMPROVEMENTS

Data Collector/Date

wm 09/18/2008

Appraiser/Date

WM 09/26/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

219170

Instrument # 238230

EMMETT, GEM, IDAHO

2004-08-02

04:06:00 No. of Pages: 1

Recorded for : ALLIANCE TITLE & ESCROW

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

[Signature]

WARRANTY DEED

Order No.: AT-405045525

FOR VALUE RECEIVED

Kevin L. Coleman and Rebecca A. Coleman, husband and wife,

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

Kenneth C. Pierce, Jr. and Susan R. Pierce, husband and wife,

whose current address is

2613 E. Amity Avenue, Nampa, Idaho, 83686,

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

Lot 17 in Block 1 of River Ridge Subdivision, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 34, Official Records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: July 29, 2004

[Signature]
Kevin L. Coleman

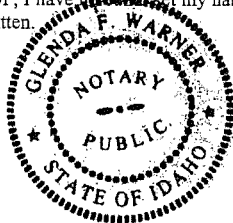
[Signature]
Rebecca A. Coleman

State of Idaho

}
}ss

County of Ada

On this 29th day of July 2004, before me, a Notary Public in and for said state, personally appeared Kevin A. Coleman and Rebecca A. Coleman, 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 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: Boise, Id.
Commission Expires: May 1, 2009

I, or we, Franklin J. & Selma Hatfield hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

Notary Public
My commission expires: 4/18/2013

RP00408422

GATFIELD FRANKLIN J

5110 MONTOUR RD

537

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408422

Parent Parcel Number

Property Address
5110 MONTOUR RDNeighborhood
5145 River Ridge SubdivisionProperty Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

GATFIELD FRANKLIN J

5110 MONTOUR RD

EMMETT, ID 83617-5016

07N 01E Sec 16 & 21 River Ridge Sub Lot 18, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 18

Tax ID RPC51450010180A

TRANSFER OF OWNERSHIP

Date

06/12/2000

MCCONNEL, LON & JUDY

Doc #: 211816
\$57000

Printed 07/29/2010 Card No. 1 of 2

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2004	01/01/2005	01/01/2006	01/01/2007	01/01/2008	01/01/2009	01/01/2010
Reason for Change	5Y Reval	Value Update	Value Update	Value Update	Value Update	5Y Reval	Value Update
VALUATION	L	15020	19020	27020	37020	47350	46750
Market Value	B	142970	150780	193940	230410	195680	182620
	T	157990	169800	220960	267430	243030	229370

Site Description

Topography:
RollingPublic Utilities:
ElectricStreet or Road:
PavedNeighborhood:
Static

Zoning: 1 01 IA Swt,Ola,Mntr,Prl (Tbl 8)

Legal Acres: 2 10 Homesite Value

7.0270 3 10 Homesite Value

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-						
Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence		Value
				Rate	Rate	Value	Factor		
SABS2	6.0270		1.00	540.00	540.00	3250			3250
	1.0000		1.00	37400.00	37400.00	37400		SV	37400
	0.0		1.00	6100.00	6100.00	6100		SV	6100

INFO: Misc.
Conc stands alone for 2006. wm
RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 7.0270

Supplemental Cards

TRUE TAX VALUE 46750

Supplemental Cards
TOTAL LAND VALUE

46750

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 043 Newer conventional 1 story
Occupancy: Single family

Story Height: 1.0
Finished Area: 1848
Attic: None
Basement: None

ROOFING

Material: Enamel steel
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Slab 1.0
Base Allowance 1.0

EXTERIOR COVER

Hardboard 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 8
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-propane

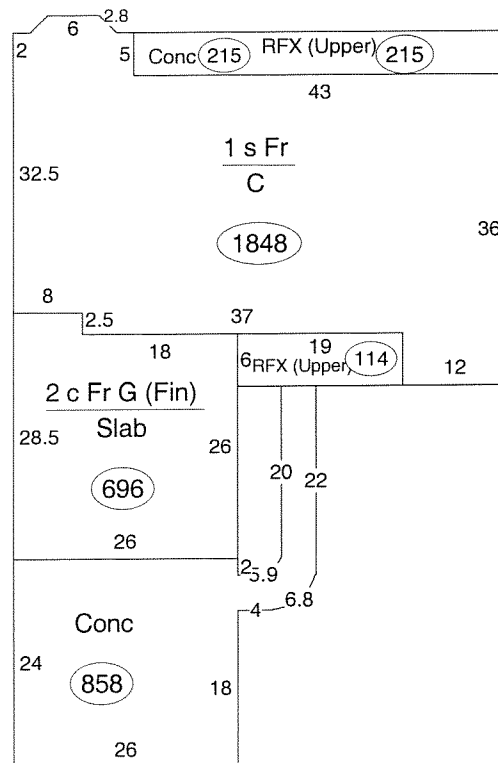
	Lower	Full	Part
/Bsmt	1	Upper	Upper
Air Cond	0	1848	0

PLUMBING

	#
5 Fixt. Baths	1
3 Fixt. Baths	1
Kit Sink	1
Water Heat	1
TOTAL	10

REMODELING AND MODERNIZATION

Amount	Date
--------	------



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	1848	1.0	1848	98990

1848 Crawl ---- 0

TOTAL BASE 98990

Row Type Adjustment 1.00%
SUB-TOTAL 98990

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	1225
Heating	0
Air Condition	3010
Frame/Siding/Roof	1890
Plumbing Fixt: 10	7040

Other Features 2295

SUB-TOTAL ONE UNIT 114450
SUB-TOTAL 0 UNITS 114450

Description	Value	Garages
RFX/ 1880	0 Integral	0
RFX/ 1000	0 Att Garage	0
	0 Att Carports	0
	0 Bsmt Garage	0
	Ext Features	2880

SUB-TOTAL 117330
Quality Class/Grade Avg+

GRADE ADJUSTED VALUE 123200

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value	
D :COOKTOP	400	D	DWELL	0.00		Avg+	2002	2002	G	0.00	Y	0.00	1848	123200	0	0	98	100	120740
DISHWSHR	550	G01	ATTGAR	0.00	1	Avg+	2002	2002	G	16.49	Y	22.22	26x 29	15470	0	0	100	100	15470
LTUB	440	01	CONCP	0.00		Avg	2002	2002	G	0.00	N	0.00	858	2750	0	0	100	100	2750
MICRO	620																		
OVEN	725																		
STL	1225																		
G01:AUTOOPEN	350																		
AUTOOPEN	350																		
IF	3																		
INSULATN	0																		

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

138960

wm 09/18/2008

wm 09/22/2008

Neigh 5145 AV

WARRANTY DEED

Order No.:405000586

FOR VALUE RECEIVED

Lon McConnel and Judy McConnel, Husband and Wife

the grantors do hereby grant, bargain, sell and convey unto

Franklin J. Gatfield and Delma Gatfield, Husband and Wife

whose current address is

12022 LaGrande Boise, ID 83709

the grantees, the following described premises, in Gem County, Idaho, TO WIT:

Lot 18, Block 1, RIVER RIDGE SUBDIVISION, according to the Official Plat thereof, filed in Book 3 of Plats at Page 34, recorded June 2, 2000 as Instrument No. 211717, records of Gem County, Idaho.

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 they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that they will warrant and defend the same from all lawful claims whatsoever.

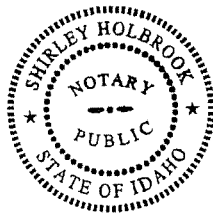
Dated: June 9, 2000

Lon McConnel
Lon McConnel

Judy McConnel
Judy McConnel

State of Idaho }
County of Gem } ss.

On this 9th day of June, in the year 2000, before me, a Notary Public in and for said state, personally appeared Lon McConnel and Judy McConnel 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Shirley Holbrook
Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 04/19/2006

Instrument # 211816

EMMETT GEM, IDAHO

2000-06-12 11:12:00 No. of Pages: 1

Recorded for: ALLIANCE TITLE

SUSAN K. HOWARD

Fee: 3.00

Ex-Officio Recorder Deputy Sue Spencer

Index to: DEED

**Water Rights for
River Ridge Subdivision Homeowner's Association, Inc.**

I, or we, Robert Amy Heleniak hereby assigns the water rights to the River Ridge Subdivision Homeowner's Association, Inc.

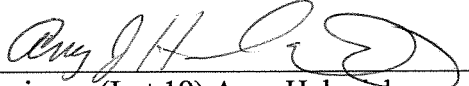
RE: Appurtenant Portion of Water Rights
Water Right 65-10463A
Payette River
Twp.7N, R.1E, Sec 22, Gem County, Idaho

All right, title and interest in said water rights are hereby assigned River Ridge Subdivision Homeowner's Association, Inc., an Idaho Non-Profit Corporation with the registered agent and President being Franklin J. Gatfield, and the official address of the Corporation being 5110 Montour Road, Emmett, Idaho 83617.

In Acknowledgment of the above assignment ASSIGNORS have set their hand and seal below the 17 day of October, 2010.



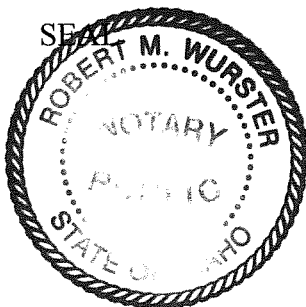
Assignor (Lot 19) Robert Heleniak



Assignor (Lot 19) Amy Heleniak

State of Idaho)
)ss
County of Gem)

On this 17 day of October, 2010 personally appeared before me the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.




Notary Public
My commission expires: 4/18/2013

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP00408423

Parent Parcel Number

Property Address
5100 MONTOUR RD

Neighborhood
5145 River Ridge Subdivision

Property Class
537 537-Res Impr on Cat 15

TAXING DISTRICT INFORMATION

Jurisdiction 23

Area 001

District 004-00

OWNERSHIP

HELENIAC ROBERT
5100 MONTOUR RD
EMMETT, ID 83617

07N 01E Sec 16 & 21 River Ridge Sub Lot 19, Blk 1
Township 07N Range 01E Section 16 Quarter Section SE
SubdivisionName River
Ridge Subdivision Block 1 Lot 19

Tax ID RPC51450010190A

TRANSFER OF OWNERSHIP

Date		
07/27/2001	RIVER RIDGE PROPERTIES LLC	Doc #: 217684
04/11/2001	MCCONNEL, LON & JUDY	\$44000 Doc #: 215994
		\$0

RESIDENTIAL

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
Legal Acres:
5.0100

LAND DATA AND CALCULATIONS										
Land Type	Rating	Measured Soil ID -or- Actual Frontage	Effective Acreage -or- Effective Frontage	Table Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 02 IG Swt,Ola,Mntr,Prl (Tbl 8)	SABS2	4.0100			1.00	540.00	540.00	2170		2170
2 10 Homesite Value		1.0000			1.00	37400.00	37400.00	37400	SV	37400
3 10 Homesite Value		0.0			1.00	6100.00	6100.00	6100	SV	6100

INFO: Misc. Information

Added shed & conc for 2009. wm

RY09: Review Year 2009

Supplemental Cards

MEASURED ACREAGE 5.0100

Supplemental Cards

TRUE TAX VALUE 45670

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 054 Newer convent'l 1.5 story
Occupancy: Single family

Story Height: 1.75
Finished Area: 2512
Attic: None
Basement: None

ROOFING

Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Sub and joists 1.0, 1.75
Base Allowance 1.0, 1.75

EXTERIOR COVER

Brick veneer 1.0
Hardboard 1.0, 1.75

INTERIOR FINISH

Drywall 1.0, 1.75

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-propane

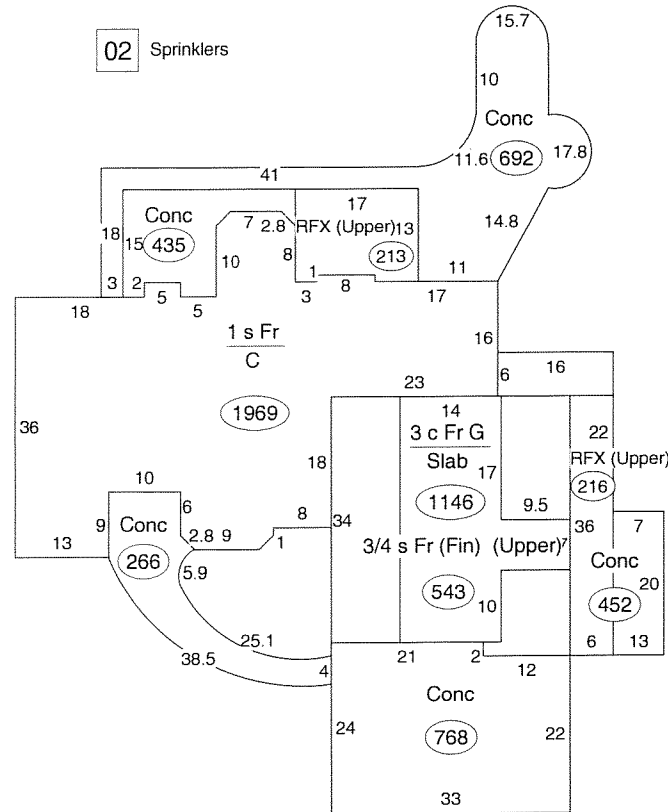
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1969 0 543

PLUMBING

5 Fixt. Baths 1 5
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 10

REMODELING AND MODERNIZATION

Amount Date



		Base Area		Floor Area		Finished Sq Ft	Value
Construction							
1 Wood frame w/sh		1969	1.0	1969		104910	
1 Wood frame w/sh		543	1.75	543		10210	

1969 Crawl ---- 0

TOTAL BASE		115120	
Row Type	Adjustment	1.00%	
SUB-TOTAL		115120	
0 Interior Finish		12250	
0 Ext Lvg Units		0	
0 Basement Finish		0	
Fireplace(s)		1225	
Heating		0	
Air Condition		4100	
Frame/Siding/Roof		2310	
Plumbing Fixt: 10		9155	
Other Features		1370	
SUB-TOTAL ONE UNIT		145530	
SUB-TOTAL 0 UNITS		145530	
Exterior Features			
Description	Value		
RFX/	1860		
RFX/	1890		
Garages			
0 Integral		0	
0 Att Garage		0	
0 Att Carports		0	
0 Bsmt Garage		0	
Ext Features		3750	
SUB-TOTAL		149280	
Quality Class/Grade		Avg+	
GRADE ADJUSTED VALUE		156740	

(LCM: 100.00)

SPECIAL FEATURES

Description		Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value	
D	:BARSINK	465	D	DWELL	0.00		Avg+	2001	2001	G	0.00	Y	0.00	2512	156740	0	0	100	100	156740
	DISHWSHR	550	G01	ATTGAR	0.00	1	Avg+	2001	2001	G	15.95	Y	22.12	36x 33	25350	0	0	100	100	25350
	DISPOSER	200	02	Sprinkl	0.00		Avg	2003	2003	AV	0.00	N	0.00	0	0	0	SV	100	100	1000
	LTUB	440	03	CONCP	0.00		Good	2001	2001	G	0.00	N	0.00	435	3530	0	0	100	100	3530
	MICRO	620	04	CONCP	0.00		Avg	2001	2001	AV	0.00	N	0.00	768	3810	5	0	100	100	3620
	STL	1225	05	SHED	7.00	1	Avg	2005	2005	AV	7.35	N	7.35	10x 12	880	0	0	100	100	880
	WHBATHRM	1650																		
G01:	AUTOOPEN	350																		
	AUTOOPEN	350																		
	FINISHLO	4																		

Data Collector/Date

wm 09/18/2008

Appraiser/Date

wm 09/23/2008

Neighborhood

Neigh 5145 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

191120

WARRANTY DEED

Order No.:405002402

FOR VALUE RECEIVED

River Ridge Properties, LLC,

the grantor, does hereby grant, bargain, sell and convey unto

Robert Heleniak and Amy Heleniak, husband and wife,

whose current address is

328 Comstock Drive, N. Huntingdon, PA, 15642,

the grantee, the following described premises, in Gem County, Idaho, TO WIT:

Lot number 19, a portion of River Ridge Subdivision as shown in Book 3 of Plats at Page 34, records of Gem County, Idaho, and being in a portion of the SW ¼ of Section 15, Township 7 North, Range 1 East, B.M., Gem County, Idaho.

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 (s)he is the owner in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: July 24, 2001

River Ridge Properties, LLC

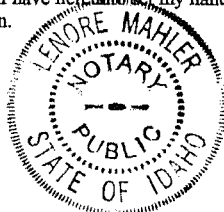
By: Judy McConnell
Judy McConnell, Managing Member

By: Lon McConnell, Managing Member

State of Idaho }
County of Gem } ss.
}

On this 26th day of July, in the year 2001, before me, a Notary Public in and for said state, personally appeared Lon McConnell and Judy McConnell, known or identified to me to be the managing members in the Limited Liability Company known as River Ridge Properties, LLC, who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC name.

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



Genore Mahler
Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 4-18-2006

Instrument # 217684

EMMETT, GEM, IDAHO
2001-07-27 04:03:24 No. of Pages: 1
Recorded for : ALLIANCE TITLE & ESCROW
SUSAN K. HOWARD Fee 3.00
Ex-Officio Recorder Deputy *[Signature]*
Index to: DEED