

DEF

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
wh 32-7034B					
wh 32-7034C					

SUPPORT DATA

2. The following **REQUIRED** information must be submitted with this form:

IN FILE # 32-7034B

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s)

George and Ruth Hansen

4. New Owner/Claimant(s)

Kristine Larsen

Name Connector (Check one): [] and, [] or, [] and/or

New Mailing Address

267 West 4650 North

City, State and ZIP Code

Rexburg, Idaho 83440

New Telephone Number

(208) 317-3576

5. Date you acquired the property

Apr. 1 29, 2009

RECEIVED

MAY 29 2009

Department of Water Resources
 Eastern Region

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)

Kristine Larsen

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

Received by BMM Date 5/29/05 Fee \$50
 Receipted by _____ Date _____ Receipt No. E035085
 Processed by _____ AJ Date _____ WR _____ Date _____

FIRST AMERICAN TITLE

290631-RI

WHEN RECORDED RETURN TO:

Billy G. DuPree, Jr.
P.O. Box 723
Rexburg, Idaho 83440

Microfile No. 53120
29 DAY APR 2009
At 04 O'Clock 27 M
Clark Co. Recorder Lisa Black
Fee \$9.00
MSerrano Deputy
Recorded at Request of
FIRST AMERICAN TITLE - RI

WARRANTY DEED

BLF Land, LLC, an Idaho limited liability company, P.O. Box 188, Hamer, Idaho 83425, as GRANTOR, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Kristine Larsen, an unmarried woman dealing with her sole and separate property, 267 West 4650 North, Rexburg, Idaho 83440, as GRANTEE, and to GRANTEE'S heirs and assigns forever, all of the property situated in Clark County, Idaho described on the attached Exhibit A.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

SUBJECT to real property taxes and assessments not yet due and payable and all existing patent reservations, easements, rights of way, reservations of oil, gas, mineral, hydrocarbon, geothermal and carbon dioxide deposits and rights, protective and restrictive covenants, zoning ordinances, applicable building codes and other agreements and laws and regulations apparent or of record.

GRANTOR, for itself and its successors and assigns, does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEE, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name to this instrument this 29th day of April, 2009.

GRANTOR:

BLF LAND, LLC

By Blaine Larsen
Blaine Larsen, President/Manager

email
RECEIVED

JUN 04 2009

Department of Water Resources
Eastern Region

STATE OF IDAHO)
 :SS
County of Clark)

On this 25th day of April, in the year 2009, before me, a Notary Public in and for said State, personally appeared Blaine Larsen, known or identified to me (or proved to me on the oath of _____), to be the President/Manager of the limited liability company that executed this instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.



Stanley Swanson
Notary Public for Idaho
Residing at: 2222 3rd St
My Commission Expires: 1.3.15

EXHIBIT A

Real Property

Township 10 North, Range 34 East of the Boise Meridian, Clark County, Idaho

Section 34: NW1/4

EXCEPTING THEREFROM: State Highway 22

ALSO EXCEPTING THEREFROM: County road along the West side of said property.

Section 34: NE1/4

TOGETHER WITH WATER RIGHTS NOS. 32-7043B (NW1/4) and 32-7043C (NE1/4).

SUBJECT TO:

Matters disclosed in a survey by Elmer Likes, dated July 1979, recorded July 13, 1979, as Instrument No. 33950.

Distribution Right Of Way Easement granted to PacifiCorp, an Oregon corporation, recorded March 27, 1998 as Instrument No. 47669.
(N1/2 34-10N-34)

FIRST AMERICAN TITLE

546607-RI

WHEN RECORDED RETURN TO:

Billy G. DuPree, Jr.
P.O. Box 723
Rexburg, Idaho 83440

Microfile No. 53117
29 DAY APR 2009
At 04 O'Clock 17 M
Clark Co. Recorder Lisa Black
Fee \$24.00
MSerrano Deputy
Recorded at Request of
FIRST AMERICAN TITLE - RI

WARRANTY DEED

BLF Land, LLC, an Idaho limited liability company, P.O. Box 188, Harner, Idaho 83425, as GRANTOR, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Kristine Larsen, an unmarried woman dealing with her sole and separate property, 267 West 4650 North, Rexburg, Idaho 83440, as GRANTEE, and to GRANTEE'S heirs and assigns forever, all of the property situated in Clark County, Idaho described on the attached Exhibit A.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

ALSO TOGETHER with nonexclusive perpetual easements on, over and across existing roads situated on the real property described on the attached Exhibit B for ingress to and egress from the above-described real property.

SUBJECT to real property taxes and assessments not yet due and payable and all existing patent reservations, easements, rights of way, reservations of oil, gas, mineral, hydrocarbon, geothermal and carbon dioxide deposits and rights, protective and restrictive covenants, zoning ordinances, applicable building codes and other agreements and laws and regulations apparent or of record.

SUBJECT TO nonexclusive perpetual easements on, over and across existing roads situated on the above-described real property for ingress to and egress from the real property described on the attached Exhibit C.

Exhibits A, B and C are incorporated herein by reference and made a part of this Warranty Deed.

GRANTOR, for itself and its successors and assigns, does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEE, her heirs and assigns forever against the lawful claims of all persons.

email
RECEIVED

JUN 04 2009

Department of Water Resources
Eastern Region

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name to this instrument this 23rd day of April, 2009.

GRANTOR:

BLF LAND, LLC

By Blaine Larsen
Blaine Larsen, President/Manager

STATE OF IDAHO)
 :SS
County of Clark)

On this 27th day of April, in the year 2009, before me, a Notary Public in and for said State, personally appeared Blaine Larsen, known or identified to me (or proved to me on the oath of _____), to be the President/Manager of the limited liability company that executed this instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.



Stanley Swanson
Notary Public for Idaho
Residing at: 2222 Falls Rd
My Commission Expires: 1.3.15

EXHIBIT A

Real Property

(Encompassing Pivot 240)

Parcel 4B

Part of Section 29, Township 9 North, Range 36 East, B.M., Clark County, Idaho, more particularly described as follows:

Beginning at a point that is N89°53'26"W 367.51 feet along the section line and S00°06'34"W 1,022.75 feet from the NE corner of said Section 29, said point being in on the westerly right-of-way of Interstate Highway 15 and running thence S00°00'24"W 3,266.95 feet along said right-of-way; thence N89°40'37"W 1,164.42 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S00°00'57"E a radial distance of 2,771.80 feet whose chord bearing is S87°07'33"W with a chord distance of 276.43 feet; thence westerly along the arc through a central angle of 05°42'59" a distance of 276.54 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S05°57'57"E a radial distance of 3,069.50 feet whose chord bearing is S81°51'35"W with a chord distance of 232.90 feet; thence westerly along the arc through a central angle of 04°20'54" a distance of 232.96 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N00°51'33"W a radial distance of 1,044.47 feet whose chord bearing is N80°08'29"W with a chord distance of 388.49 feet; thence westerly along the arc through a central angle of 21°26'09" a distance of 390.76 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N18°55'20"E a radial distance of 1,794.92 feet whose chord bearing is N59°18'01"W with a chord distance of 732.73 feet; thence northwesterly along the arc through a central angle of 23°33'18" a distance of 737.91 feet; thence N30°47'01"W 565.93 feet; thence N31°40'08"W 342.79 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N70°02'53"E a radial distance of 1,319.39 feet whose chord bearing is N00°15'34"E with a chord distance of 911.66 feet; thence northerly along the arc through a central angle of 40°25'22" a distance of 930.84 feet; thence N30°59'58"E 933.53 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N64°42'00"W a radial distance of 774.76 feet whose chord bearing is N10°58'04"E with a chord distance of 383.57 feet; thence northerly along the arc through a central angle of 28°39'52" a distance of 387.60 feet; thence N89°59'40"E 2,595.92 feet to the POINT OF BEGINNING.

TOGETHER WITH a nonexclusive perpetual easement on, over and across existing roads situated on the real property described on the attached Exhibit B for ingress to and egress from the above-described property.

SUBJECT TO nonexclusive perpetual easements on, over and across existing roads situated on the above-described real property for ingress to and egress from the real property described on the attached Exhibit C.

EXHIBIT B

Easement Property

Parcel 1

Part of the South 1/2 of Section 29, Township 9 North, Range 36 East, B.M., Clark County, Idaho, more particularly described as follows:

Beginning at a point that is N89°53'26"W 1,802.11 feet along the section line and S00°06'34"W 4,299.74 feet from the NE corner of said Section 29 and running thence South 446.10 feet; thence N88°24'22"W 252.77 feet; thence S00°16'48"E 18.21 feet; thence N89°33'32"W 1,080.50 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N74°02'20"W a radial distance of 1,647.97 feet and whose chord bearing is N04°29'40"W with a chord distance of 1151.87 feet; thence northerly along the arc through a central angle of 40°54'41" a distance of 1,176.71 feet; thence S31°40'08"E 342.79 feet to the point of curve of a non tangent curve to the left of which the radius point lies N42°28'39"E a radial distance of 1,794.92 feet and whose chord bearing is S59°18'00"E with a chord distance of 732.73 feet; thence southeasterly along the arc through a central angle of 23°33'18" a distance of 737.91 feet to the point of curve of a non tangent curve to the left of which the radius point lies N20°28'33"E a radial distance of 1,054.26 feet whose chord bearing is S80°08'29"E with a chord distance of 388.49 feet; thence easterly along the arc through a central angle of 21°14'03" a distance of 390.72 feet to a point of reverse curve of which the radius point lies S10°38'02"E a radial distance of 2,676.16 feet whose chord bearing is N81°51'36"E with a chord distance of 232.90 feet; thence northeasterly along the arc through a central angle of 4°59'16" a distance of 232.97 feet to the POINT OF BEGINNING.

EXHIBIT C

Easement Property

Parcel 3

Part of Sections 7, 8, 17, 18, 19 and 20, Township 9 North, Range 36 East, B.M. and part of Section 13, Township 9 North, Range 35 East, B.M., Clark County, Idaho, more particularly described as follows:

Beginning at a point that is N89°12'00"W 310.58 feet along the east-west center line and S00°48'00"W 1,528.01 feet from the East 1/4 corner of said Section 8 and running thence S00°00'24"W 9,415.36 feet; thence N89°59'36"W 2,652.48 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S84°05'33"W a radial distance of 887.68 feet whose chord bearing is N16°54'01"W with a chord distance of 338.53 feet; thence northerly along the arc through a central angle of 21°59'06" a distance of 340.61 feet; thence N30°01'28"W 805.67 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S60°46'39"W a radial distance of 884.89 feet whose chord bearing is N56°17'49"W with a chord distance of 805.51 feet; thence northwesterly along the arc through a central angle of 54°08'56" a distance of 836.29 feet; thence N88°10'12"W 894.49 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N05°25'21"E a radial distance of 1,072.68 feet whose chord bearing is N60°05'57"W with a chord distance of 888.92 feet; thence northwesterly along the arc through a central angle of 48°57'23" a distance of 916.55 feet; thence N30°18'59"W 406.20 feet; thence N31°31'32"W 444.27 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S67°25'17"W a radial distance of 617.71 feet whose chord bearing is N50°53'42"W with a chord distance of 586.01 feet; thence northwesterly along the arc through a central angle of 56°37'57" a distance of 610.56 feet; thence N88°12'11"W 685.82 feet; thence N88°44'52"W 1,782.07 feet; thence N06°33'19"W 1,646.51 feet; thence N52°25'21"W 1,693.00 feet to a point on the east-west center line of said Section 13; thence S89°34'30"E 508.15 feet along said east-west center line to the East 1/4 corner of said Section 13; thence N00°22'30"E 1,282.76 feet along the section line; thence N53°28'03"E 488.56 feet; thence N67°30'27"E 578.71 feet; thence N20°37'09"E 978.04 feet; thence N44°49'50"E 634.86 feet; thence N46°53'35"E 1,023.35 feet; thence S89°42'27"E 1,085.77 feet; thence S30°00'00"E 2,098.34 feet; thence East 1,816.42 feet; thence N30°00'00"E 1,861.01 feet; thence N89°56'55"E 2,514.05 feet to the POINT OF BEGINNING.

Parcel 6

Part of Sections 19, 20, 29, 30, 31 and 32, Township 9 North, Range 36 East, B.M., Clark County, Idaho, more particularly described as follows:

Beginning at the SW corner of said Section 30 and running thence N00°22'30"E 3,960.03 feet along the section line to the North 1/16 corner of said Section 30; thence S89°53'07"E 1,051.94 feet along the north line; thence N00°23'48"E 1,315.23 feet to a point on the section line between Sections 19 and 30; thence N02°12'19"E 705.26 feet; thence N32°24'29"E 1,646.40 feet; thence East 1,817.03 feet; thence N31°32'14"E 1,754.75 feet; thence N79°41'31"E 514.88 feet; thence S88°10'12"E 894.49 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S06°37'43"W a radial distance of 884.89 feet whose chord bearing is S56°17'49"E with a chord distance of 805.51 feet; thence southeasterly along the arc through a central angle of 54°08'56" a distance of 836.29 feet; thence S30°01'28"E 805.67 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S62°06'27"W a radial distance of 887.68 feet whose chord bearing is S16°54'00"E with a chord distance of 338.53 feet; thence southerly along the arc through a central angle of 21°59'06" a distance of 340.61 feet; thence continue southerly along said curve through a central angle of 36°10'26", a distance of 560.44 feet; thence S29°41'49"W 443.22 feet; thence S27°16'04"W 587.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S72°32'26"E a radial distance of 922.70 feet whose chord bearing is S02°27'16"E with a chord distance of 628.56 feet; thence southerly along the arc through a central angle of 39°49'41" a distance of 641.40 feet; thence S41°52'42"E 179.94 feet; thence S32°12'49"E 463.67 feet; thence S30°18'13"E 368.39 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S63°18'46"W a radial distance of 774.76 feet whose chord bearing is S00°41'38"E with a chord distance of 679.11 feet; thence southerly along the arc through a central angle of 51°59'14" a distance of 702.98 feet; thence S30°59'58"W 933.53 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S69°31'45"E a radial distance of 1,319.39 feet whose chord bearing is S00°15'34"W with a chord distance of 911.66 feet; thence southerly along the arc through a central angle of 40°25'22" a distance of 930.84 feet; thence S31°40'08"E 342.79 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S57°01'50"W a radial distance of 1,636.81 feet whose chord bearing is S08°28'08"E with a chord distance of 1,357.58 feet; thence southerly along the arc through a central angle of 49°00'04" a distance of 1,399.85 feet; thence S10°28'18"W 393.57 feet; thence S46°36'14"W 1,142.44 feet; thence N88°03'52"W 1,653.44 feet; thence N32°51'39"W 705.97 feet to a point on the section line between Sections 30 and 31; thence N89°53'07"W 4,244.59 feet along the section line to the POINT OF BEGINNING. LESS those portions of the following described property situated South and West of an existing fence line:

Township 9 North, Range 36 E.B.M., Clark County, Idaho

Section 30: Lots 2, 3 and 4
SE1/4SW1/4
SW1/4SE1/4

Form No. 1056.06
ALTA Loan Policy (6-17-06)
1100301P050600



Policy No. 296634-RI
Policy Page 1

LOAN POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 17 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
 - (a) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (b) failure of any person or Entity to have authorized a transfer or conveyance;
 - (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;

(f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or

(g) a defective judicial or administrative proceeding.

10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.

11. The lack of priority of the lien of the Insured Mortgage upon the Title

(a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land when the improvement or work is either

(i) contracted for or commenced on or before Date of Policy; or

(ii) contracted for, commenced, or continued after Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on Date of Policy to advance; and

(b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.

12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.

13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title

(a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or

(b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

First American Title Insurance Company

BY

Dennis J. Hetherington

PRESIDENT

ATTEST

Christy Hetherington

SECRETARY

Countersigned:

James T. Hetherington



SCHEDULE A

First American Title Insurance Company

**First American Title Company
110 N. Clark Street
Rigby, ID 83442**

File No.: **296634-RI**
Loan No.:
Address Reference: **farm ground , ID**

Policy No.: **296634-RI**

Amount of Insurance: **\$593,500.00**
Date of Policy: **April 29, 2009 at 4:28 P.M.**

Premium: **\$75.00**

1. Name of Insured:

Idaho AgCredit, FLCA, a wholly owned subsidiary of Idaho Agricultural Credit Association, its successors and assigns, as their interests may appear, as defined in the paragraph entitled "Definitions of Terms" contained in this Policy.

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

Fee Simple

3. Title is vested in:

Kristine Larsen, an unmarried woman dealing with her sole and separate property

4. The Insured Mortgage, and its assignments, if any, are described as follows:

**Real Estate Mortgage dated April 02, 2009 to secure an indebtedness of \$593,500.00
Recorded: April 29, 2009 as Instrument No. 53121
Mortgagor: Kristine Larsen, aka P. Kristine Larsen, aka Peggy Kristine Larsen
Mortgagee: Idaho AgCredit, FLCA, a wholly owned subsidiary of Idaho Agricultural Credit Association**

5. The Land referred to in this policy is described as follows:

**Township 10 North, Range 34 East of the Boise Meridian, Clark County, Idaho
Section 34: NW¼**

**Excepting therefrom: State Highway 22.
ALSO Excepting therefrom: County road along the West side of said property.**

Section 34: NE¼

6. This policy incorporates by reference those ALTA endorsements selected below:

- ☐ 4-06 (Condominium)
- ☐ 4.1-06
- ☐ 5-06 (Planned Unit Development)
- ☐ 5.1-06
- ☐ 6-06 (Variable Rate)
- ☐ 6.2-06 (Variable Rate--Negative Amortization)
- ☐ 8.1-06 (Environmental Protection Lien) Paragraph b refers to the following state statute(s):
- ☐ 9-06 (Restrictions, Encroachments, Minerals)
- ☐ 13.1-06 (Leasehold Loan)
- ☐ 14-06 (Future Advance-Priority)
- ☐ 14.1-06 (Future Advance-Knowledge)
- ☐ 14.3-06 (Future Advance-Reverse Mortgage)
- ☐ 22-06 (Location) the type of improvement is a and the street address is as shown above.

SCHEDULE B

File No. 296634-RI

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B- Part II,] This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any liens, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2009 taxes are an accruing lien, not yet payable.
8. Matters disclosed in a survey by Elmer Likes, dated July 1979, recorded July 13, 1979, as Instrument No. 33950.
9. Distribution Right Of Way Easement granted to PacifiCorp, an Oregon corporation, recorded March 27, 1998 as Instrument No. 47669.

SCHEDULE B

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

NONE



First American Title Company

110 N. Clark Street, Rigby, ID 83442
Phone (208)745-8715 - Fax (208)745-8716

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Indebtedness": The obligation secured by the Insured Mortgage including one evidenced by electronic means authorized by law, and if that obligation is the payment of a debt, the Indebtedness is the sum of
 - (i) the amount of the principal disbursed as of Date of Policy;
 - (ii) the amount of the principal disbursed subsequent to Date of Policy;
 - (iii) the construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the Land or related to the Land that the Insured was and continued to be obligated to advance at Date of Policy and at the date of the advance;
 - (iv) interest on the loan;
 - (v) the prepayment premiums, exit fees, and other similar fees or penalties allowed by law;
 - (vi) the expenses of foreclosure and any other costs of enforcement;
 - (vii) the amounts advanced to assure compliance with laws or to protect the lien or the priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title;

- (viii) the amounts to pay taxes and insurance; and
- (ix) the reasonable amounts expended to prevent deterioration of improvements; but the Indebtedness is reduced by the total of all payments and by any amount forgiven by an Insured.
- (e) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) the owner of the Indebtedness and each successor in ownership of the Indebtedness, whether the owner or successor owns the Indebtedness for its own account or as a trustee or other fiduciary, except a successor who is an obligor under the provisions of Section 12(c) of these Conditions;
 - (B) the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as these terms are defined by applicable electronic transactions law;
 - (C) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (D) successors to an Insured by its conversion to another kind of Entity;
 - (E) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured, or
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;
 - (F) any government agency or instrumentality that is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness secured by the Insured Mortgage, or any part of it, whether named as an Insured or not;
 - (ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.
- (f) "Insured Claimant": An Insured claiming loss or damage.
- (g) "Insured Mortgage": The Mortgage described in paragraph 4 of Schedule A.
- (h) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (i) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (j) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (k) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (l) "Title": The estate or interest described in Schedule A.
- (m) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured after acquisition of the Title by an Insured or after conveyance by an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured of any claim of title or interest that is adverse to the Title or the lien of the Insured Mortgage, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title or the lien of the Insured Mortgage, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage.

All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(ii) To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options provided for in subsections (a)(i) or (ii), all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in those subsections, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the least of

(i) the Amount of Insurance,

(ii) the Indebtedness,

(iii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or

(iv) if a government agency or instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage in satisfaction of its insurance contract or guaranty.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In the event the Insured has acquired the Title in the manner described in Section 2 of these Conditions or has conveyed the Title, then the extent of liability of the Company shall continue as set forth in Section 8(a) of these Conditions.

(d) In addition to the extent of liability under (a), (b), and (c), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, or establishes the lien of the Insured Mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title or to the lien of the Insured Mortgage, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

(a) All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment. However, any payments made prior to the acquisition of Title as provided in Section 2 of these Conditions shall not reduce the Amount of Insurance afforded under this policy except to the extent that the payments reduce the Indebtedness.

(b) The voluntary satisfaction or release of the Insured Mortgage shall terminate all liability of the Company except as provided in Section 2 of these Conditions.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

12. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) The Company's Right to Recover

Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Insured's Rights and Limitations

(i) The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if it does not affect the enforceability or priority of the lien of the Insured Mortgage.

(ii) If the Insured exercises a right provided in (b)(i), but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company shall be required to pay only that part of any losses insured against by this policy that shall exceed the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's right of subrogation.

(c) The Company's Rights Against Noninsured Obligors

The Company's right of subrogation includes the Insured's rights against noninsured obligors including the rights of the Insured to indemnities,

guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

The Company's right of subrogation shall not be avoided by acquisition of the Insured Mortgage by an obligor (except an obligor described in Section 1(e)(i)(F) of these Conditions) who acquires the Insured Mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond, and the obligor will not be an Insured under this policy.

13. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or lien of the Insured Mortgage or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

16. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title or the lien of the Insured Mortgage that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 1 First American Way, Santa Ana, CA 92707, Attn: Claims Department.

POLICY OF TITLE INSURANCE

