IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little Director Mathew Weaver

May 27, 2026

THE ENTRUST GROUP FBO PATRICIA SCHULTZ
C/O MCHUGH BROMLEY PLLC
PO BOX 107
BOISE ID 83701

RE: Change in Ownership Water Right No(s): 63-30960

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on May 26, 2026 for the above referenced water rights. The Notice could not be processed because water right 63-30960 is not appurtenant to property owned by Entrust Group

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of $25 has been requested and will be mailed to McHugh Bromley PLLC under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
MAY 26 2026
DEPARTMENT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES DE ✓

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. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-30960	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James and Susan Marion
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): The Entrust Group, FBO Patricia Schultz
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   c/o McHugh Bromley PLLC PO Box 107 — Mailing address
   BOISE — City
   ID — State
   83701 — Zip
   208-287-0991 — Telephone
   cmchugh@mchughbromley.com — 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: 2017.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
   - ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
   - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
   - ☒ Filing fee (see instructions for further explanation):
     - o $25 per *undivided* water right.
     - o $100 per *split* water right.
     - o No fee is required for pending adjudication claims.
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Candice McHugh — Signature of new owner/claimant
   Attorney — Title, if applicable
   5/18/2026 — Date
   Candice McHugh — Print name

   Signature: _____ — Signature of new owner/claimant
   _____ — Title, if applicable
   _____ — Date
   _____ — Print name

For IDWR Office Use Only:

Receipted by KW Date 5/26/2026 Receipt No. C126412 Receipt Amt. $25.00

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

Name on W-9 _____ Approved by _____ Processed by _____ Date _____

RETURNED

State of Idaho
Department of Water Resources

Water Right

63-30960

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.03 0.06 0.12 0.18 0.24

Miles

Legend

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

N

RETURNED

Date created: 2/11/2026

First American Title™	Guarantee Face Page
	ISSUED BY **First American Title Insurance Company**
Guarantee	GUARANTEE NUMBER **5010500-0020600e**

Recorded Document Guaranty

First American Title™

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

For Reference:

File #: 897609
Loan #: -0-
Policy #: 5010500-0020600e

Issued By:

Pioneer Title Company of Canyon County, Inc.
610 South Kimball Ave.
Caldwell, ID 83605

his jacket was created electronically and constitutes an original document

RETURNED

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee

GUARANTEE CONDITIONS AND STIPULATIONS

1. **DEFINITION OF TERMS.**
   The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.
2. **NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT.**
   An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. **NO DUTY TO DEFEND OR PROSECUTE.**
   The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. **COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE.**
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final

RETURNED

determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured 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 Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY.

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

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

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

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

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

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(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. LIMITATION OF LIABILITY.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any 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 therefrom, adverse to the title, as stated herein.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. PAYMENT OF LOSS.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. ARBITRATION.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT.

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

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**

RETURNED

Docusign Envelope ID: 369149AF-4C49-486C-AB9C-9EE98DC289B6

First American Title™	Recorded Document Guarantee
	ISSUED BY **First American Title Insurance Company**
Application	GUARANTEE NUMBER **5010500-0020600e**

File No.: 897609

APPLICATION FOR THE ISSUANCE OF A CLTA RECORDED DOCUMENT GUARANTEE

Applicant, for the purpose of purchase, sale, lease or loan, is in the process of investigating the prior ownerships and uses of the Subject Property. As only a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Recorded Document Guarantee, which Guarantee will set forth and attach copies of the Designated Documents. The Guarantee is being provided to Applicant solely for the purpose of facilitating any innocent landowner or purchaser defenses which may be available under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended. It is provided for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Recorded Document Guarantee shall mean:

   a. **Applicant** - The party or parties which have executed this Application and which are shown as the Assured in the Guarantee.

   b. **CERCLA** - Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

   c. **Company** – First American Title Insurance Company.

   d. **Designated Documents** - Those documents specifically designated by Applicant in paragraphs 3a or 3b, and in Paragraph 4 and which describe the Subject Property or any portion thereof and which are not Excluded Documents.

   e. **Excluded Documents** - Any of the following:

      (i) documents indexed in the Company's title plant records by name only,

      (ii) documents pertaining to an estate or interest in minerals, gas and oil, or other hydrocarbon substances,

      (iii) documents pertaining to water rights, claims or title to water, or

      (iv) documents recorded or indexed outside the chain of title, whether or not the documents impart constructive notice to purchasers of the Subject Property for value and without knowledge.

   f. **Guarantee** - Recorded Document Guarantee.

   g. **Land Records** - Those records in which under state statutes the Designated Documents must be recorded in order to impart constructive notice to purchasers of the Subject Property for value and without knowledge.

   h. **Subject Property** - The real property described in the Application, but not including any severed mineral estate.

2. The Subject Property is described as follows: 2321 Sunny Ridge Road, Nampa, ID 83686 - R2016200000

3. Applicant hereby requests the Company to issue the Guarantee identifying only the following Designated Documents which are:

   a. ☒ currently posted in the Company's title plant and which were recorded in the Land Records from (04/10/1943) through (03/04/2025).

RETURNED

b. ☐ recorded and indexed in the grantor-grantee indices in the Land Records of (Name of County) (State) from (DATE) through (DATE).

4. Designated Documents as defined in paragraph 1(d) above:

a. ☒ Deeds

b. ☐ Leases and Subleases

c. ☐ Mortgages/Deeds of Trust

d. ☐ Environmental Protection Liens recorded pursuant to CERCLA

e. ☐ All documents

5. Applicant specifically instructs the Company to disclose in the Guarantee only the Designated Documents indicated above. Applicant understands that during the course of searching the records covered by the Guarantee the Company may find or have knowledge of documents of a type other than the Designated Documents requested by Applicant. Even if the Company knows or would have reason to know Applicant may have an interest in these other documents, Applicant imposes no duty or responsibility on the Company to disclose those documents or their content to Applicant either through the Guarantee or otherwise.

6. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND SUBMITS:

a. That the Company's sole obligation under the Guarantee, and this Application, shall be to conduct a search in accordance with the terms and provisions of this Application and to furnish copies of the Designated Documents to Applicant as a part of the Guarantee. The Company shall have no obligation to read, examine, or interpret the Designated Documents.

b. That the Company shall not be obligated under this Guarantee to pay any costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.

c. That the Guarantee is limited in scope and is not an abstract of title, title opinion, preliminary or title report, or commitment to issue title insurance.

d. That the Guarantee is not to be relied upon by Applicant or any other person as a representation of the status of title to the Subject Property.

e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Guarantee.

f. That the Guarantee is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

g. That the Guarantee does not assure that Applicant will be entitled to any innocent landowner or purchaser defenses which may be available under CERCLA.

RETURNED

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF DAMAGES WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE GUARANTEE. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITIES PURSUANT TO CERCLA. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED GUARANTEE UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS GUARANTEE, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS GUARANTEE ONLY IN THE EVENT THAT ENVIRONMENTAL HAZARDOUS WASTE OR TOXIC SUBSTANCE CLEAN-UP COSTS OR PENALTIES ARE ACTUALLY IMPOSED ON APPLICANT, OR AGAINST THE SUBJECT PROPERTY, SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO IDENTIFY AND ATTACH THE DESIGNATED DOCUMENTS TO THE GUARANTEE, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED APPLICANT TO FAIL TO COMPLY WITH THE REQUIREMENTS FOR DUE DILIGENCE INQUIRY OF PRIOR OWNERSHIPS AND USES IN CONNECTION WITH THE INNOCENT LANDOWNER OR PURCHASER DEFENSES UNDER CERCLA; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF $500.00.

ACCORDINGLY, APPLICANT REQUESTS THAT THE GUARANTEE BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE GUARANTEE.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTANDS ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

Executed this 5th day of February, 2026.

By: DocuSigned by: Patricia Schultz F342DD71D7FF450...
Applicant Signature

[This application must be signed by the Applicant itself or an attorney at law representing the Applicant.]

RETURNED

RECORDED DOCUMENT GUARANTEE

Guarantee No. 5010500-0020600e

File No. 897609

Liability Amount:	$3,000.00
Fee:	$0.00
Date of Guarantee:	02/05/2026

FIRST AMERICAN TITLE INSURANCE COMPANY
a California corporation, herein called the Company,
SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS GUARANTEE

EXECUTED ON THE 02/05/2026,
WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

GUARANTEES

Patricia Schultz

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance set forth in Schedule "A".

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at 114 East Fifth Street, Santa Ana, California 92701.

THIS GUARANTEE IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE OR COPY THEREOF AND SCHEDULE "A" ARE ATTACHED HERETO.

FIRST AMERICAN TITLE INSURANCE COMPANY

by Pioneer Title Company of Canyon County

Authorized Signature

 RETURNED

SCHEDULE A

File No. 897609

Recorded Document Guarantee No. **5010500-0020600e**

Date of Guarantee: 02/05/2026

Fee: $0.00

The attached Application was executed on 02/05/2026 by the following named applicant:

Patricia Schultz

The assurances referred to on the face page are that, based on a search of the records indicated in the Application referred to on the face page hereof, the following identified and attached documents constitute all of the Designated Documents requested in the Application.

Designated Documents:

Document: Warranty Deed
Dated: March 4, 2025
Executed by: The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as the The Entrust Group FBO Patricia A. Schultz 37230005023
To: Sunny Acre Partners, LLC, an Idaho limited liability company
Recorded: March 14, 2025
Instrument No.: 2025-008734

RESERVING unto Grantor 50% of any and all groundwater and wastewater rights appurtenant to said premises, including without limitation those certain State of Idaho Department of Water Resourses Water Right number 63-30960, and any and all rights to the delivery and use of surface water from canal companies, including without limitation the Nampa Meridian Irrigation District

Document: Personal Representative's Deed
Dated: December 13, 2017
Executed by: Karen Robertson and Virigina Westerberg, Personal Representative for the Estate of Jack D Stuart, deceased being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0006877
To: The Entrust Group, Inc., fbo Patricia A Schultz Account #7230005023
Recorded: January 17, 2018
Instrument No.: 2018-002163

Document: Personal Representative's Deed
Dated: December 13, 2017
Executed by: Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Daisy M Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0000421-C and does for valuable consideration
To: The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023
Recorded: December 15, 2017
Instrument No.: 2017-054737

Document: Warranty Deed
Dated: January 24, 2000
Executed by: Jack D. Stuart and Daisy M. Stuart, husband and wife
To: City of Nampa, a body politic and corporation of the State of Idaho, by and through its Mayor and

City Council
Recorded: March 17, 2000
Instrument No.: 200009338

Right of Way Deed

Document: Warranty Deed
Dated: March 6, 1964
Executed by: George L. Stuart and Lizzie Belle Stuart, husband and wife
To: Jack D. Stuart and Daisy M. Stuart, husband and wife
Recorded: March 12, 1964
Instrument No.: 546808

Document: Warranty Deed
Dated: April 3, 1943
Executed by: Ralph N. Smith and Emma B. Smith, husband and wife, and Adelaide M. Blakeslee, a single and unmarried woman
To: George L. Stuart and Lizzie Belle Stuart, husband and wife
Recorded: April 10, 1943
Instrument No.: 278414

RECORDED DOCUMENT GUARANTEE RETURNED

General Information

Owner: Sunny Acre Partners Llc
Mailing Address: Po Box 1422 Boise Id 83701-1422
Property Address: 2321 Sunny Ridge Rd
Neighborhood: 120700 N Dup, Tri, 4 Plex, Pre 2000

Parcel ID: 20162000 0
Property Class: 537 Res Impr on Cat 15
Deeded Acres: 4.2900
District: 208-00

Last updated: 2/01/2026 05:36:01 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
20162000 0	28514

Legal Descriptions

Description

03-2N-2W NW ASSELINS SUB LT 3 LS TX 1-3 AND 5-9 & LS N RDS & E ROW,, AN

D TX 01079 IN NENW

Ownership Transfer History

Instrument	Date	Owner	Grantee
2025008734	3/14/25	Multiple Owners	Sunny Acre Partners Llc
2018002163	1/17/18	Multiple Owners	Entrust Group Inc Fbo Patricia A Sch
2017054737	12/15/17	Stuart Jack D	Multiple Owners
20162000 0	5/20/10	Stuart Jack D	Stuart Jack D

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value

No modifier data is available for this record.

Net Taxable Value

Tax Year	Description	Value
2025	Original	942,400
2024	Original	928,200

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	523,300	419,100	942,400
2024	02- Assessment Update	523,300	404,900	928,200
2023	02- Assessment Update	523,300	365,100	888,400

RETURNED

Year	Reason	Land Value	Improvement Value	Total Value
2022	02- Assessment Update	391,760	239,400	631,160
2021	01- Revaluation	138,080	201,000	339,080

1 2 3 4 5 6 5 items per page 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
EXCESS LAND	3.34	$317,300
200K SCHEDULE	1.00	$200,000
Extra Rural Homesite	0.00	$6,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1966	n/a	n/a	1425	Fin SF
R02	D	DWELL	Dwelling	1948	n/a	n/a	961	Fin SF
R01	01	SMALL	Barn - Small or Hobby Stable	1966	30.00	28.00	840	SF
R02	01	UTLSHED	Residential Shed - Small Utility	1948	16.00	6.00	96	SF
R01	02	UTLSHED	Residential Shed - Small Utility	1966	13.00	9.00	117	SF

1 2 5 items per page 1 - 5 of 8 items

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage

No additional commercial improvements data is present.

Floor Areas

Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,425	1,425
Totals				Gross	Finished
				1425	1425

Property Record : R02

Gross	Finished
961	961

Commercial Floor Area

RETURNED

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description

No permits data is available.

RETURNED

Account Information

PIN: 20162000 0
Owner: SUNNY ACRE PARTNERS LLC
Property Address:
2321 Sunny Ridge Rd Nampa Id

AIN: 00550000003A
TAG: 208-00
Mailing Address:
1422 Boise Id 83701-1422

Tax Roll: Real Property
Legal Desc.:
03-2N-2W NW ASSELINS SUB LT 3 LS TX 1-3 AND 5-9 & LS N RDS & E ROW,, AND TX 01079 IN NENW

Last updated: 2/01/2026 05:36:01 PM

Tax Bills Due

Total Payable: $0.00

Pay Partial: ADD TO CART

Tax Charge History

2025 | BILL: 2025227914 | REAL PROPERTY | TOTAL PAID: $3,717.26
PAID

Taxing District Charge Breakdown

Installment	Due Date	Taxes And Charges Due
1	12/20/25	$0.00
2	6/20/26	$0.00

2024 | BILL: 2024320383 | REAL PROPERTY | TOTAL PAID: $4,022.48
PAID

Taxing District Charge Breakdown

2023 | BILL: 2023127822 | REAL PROPERTY | TOTAL PAID: $4,030.86
PAID

Taxing District Charge Breakdown

2022 | BILL: 2022127542 | REAL PROPERTY | TOTAL PAID: $2,768.66
PAID

Taxing District Charge Breakdown

2021 | BILL: 2021127005 | REAL PROPERTY | TOTAL PAID: $2,561.68
PAID

Taxing District Charge Breakdown

2020 | BILL: 2020127551 | REAL PROPERTY | TOTAL PAID: $2,670.54
PAID

Taxing District Charge Breakdown

2019 | BILL: 2019127910 | REAL PROPERTY | TOTAL PAID: $2,921.28
PAID

RETURNED

Taxing District Charge Breakdown

-- Payment History (Select to Expand)

*Select the "Tax Year" link to **View Tax Assessment Values** for the entire tax year.*

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2025	20162000 0	12/31/25	Titleone	U25.36094	$3,717.26
2024	20162000 0	3/21/25	Venture Title	U25.4814	$4,022.48
2023	20162000 0	12/13/23	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U23.32007	$4,030.86
2022	20162000 0	12/13/22	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U22.33423	$2,768.66
2021	20162000 0	5/23/22	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U22.11714	$1,280.84
2021	20162000 0	12/8/21	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U21.32909	$1,280.84
2020	20162000 0	6/21/21	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U21.22175	$1,335.27
2020	20162000 0	11/24/20	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	B20.17385	$1,335.27
2019	20162000 0	6/20/20	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U20.21663	$1,460.64
2019	20162000 0	12/18/19	Entrust Group Inc Fbo Patricia A Schultz Acct No 7230005023	U19.36523	$1,460.64

RETURNED

Taxing District Charges

For Tax Year: 2025	Net Tax: $3,680.46
PIN: 20162000 0	AIN: 00550000003A

For information regarding the charges listed here, please contact the respective taxing agency directly, or call 208-454-7354.

▲ Authority : *112 PEST CONTROL*

Fund	Exemption	Taxable Value	Rate	Gross Tax	State Credit	Net Tax
Pest Control	$0.00	942,400	0.000022519	$21.22	$0.00	$21.22
				Gross Tax	State Credit	Net Tax
				$21.22	$0.00	$21.22

▼ Authority : *653 CANYON AMBULANCE DISTRICT*

Gross Tax	State Credit	Net Tax
$262.87	$0.00	$262.87

▼ Authority : *668 MOSQUITO ABATEMENT*

Gross Tax	State Credit	Net Tax
$85.02	$0.00	$85.02

▼ Authority : *690 NAMPA HWY DIST #1*

Gross Tax	State Credit	Net Tax
$532.95	$0.00	$532.95

▼ Authority : *720 NAMPA FIRE*

Gross Tax	State Credit	Net Tax
$1,000.22	$0.00	$1,000.22

▼ Authority : *762 NAMPA SCHOOL DIST #131*

Gross Tax	State Credit	Net Tax
$267.72	$0.00	$267.72

▼ Authority : *775 COLLEGE OF WESTERN IDAHO*

Gross Tax	State Credit	Net Tax
$77.22	$0.00	$77.22

▼ Authority : *998 CANYON COUNTY*

Gross Tax	State Credit	Net Tax
$1,433.24	$0.00	$1,433.24

All Totals	Gross Tax	State Credit	Net Tax
	$3,680.46	$0.00	$3,680.46

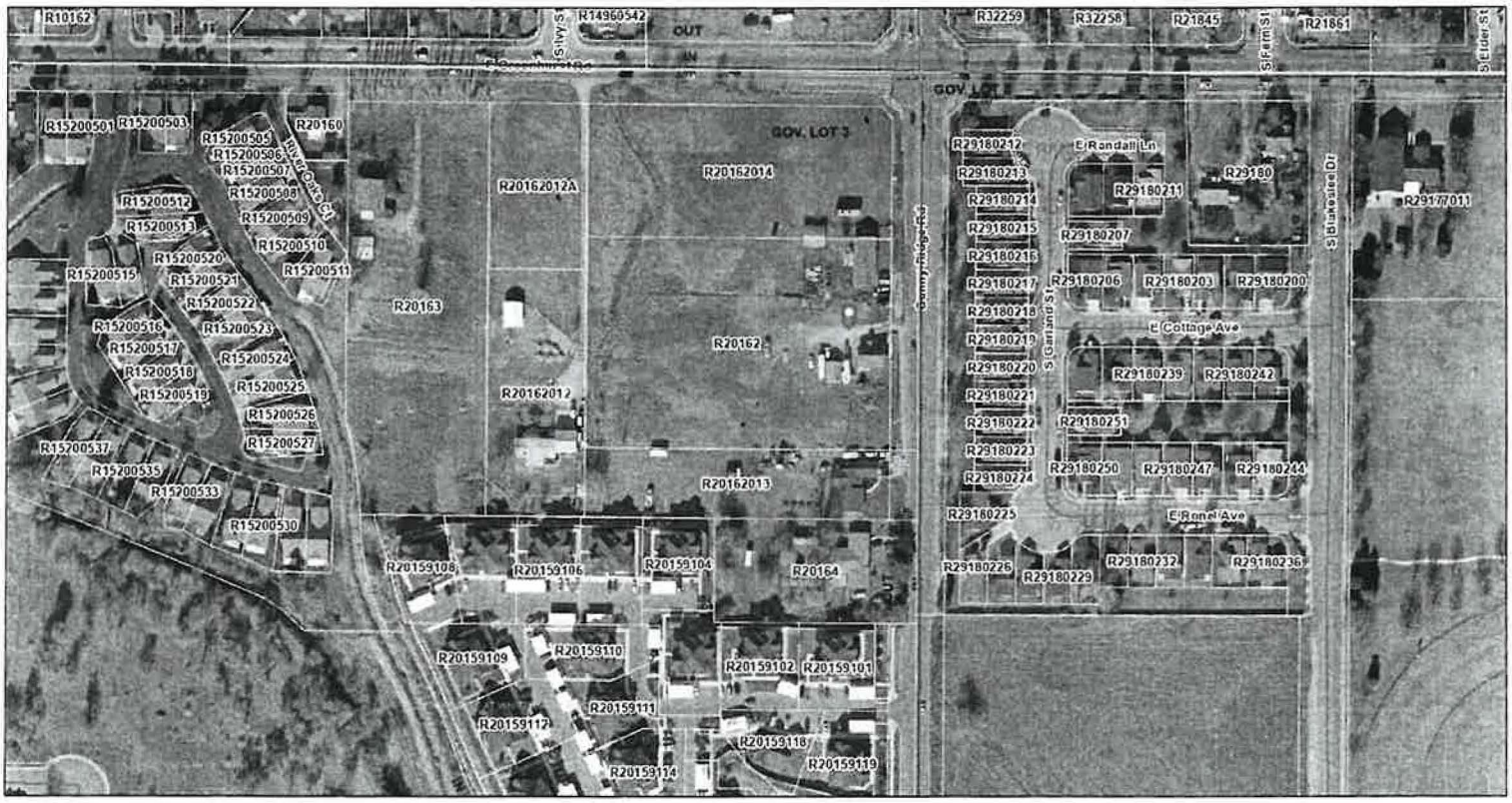
RETURNED

Payment History

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2025	20162000 0	12/31/25	TITLEONE	U25.36094	$3,717.26

RETURNED

Canyon County Assessor



2/2/2026, 1:51:45 PM

Imagery 2025

Red: Band_1

Green: Band_2

Blue: Band_3

Taxparcels

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Public

Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

RETURNED

2025-008734
RECORDED
03/14/2025 02:12 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=7 JWINSLOW $15.00
TYPE: DEED
VENTURE TITLE & ESCROW COMPANY
ELECTRONICALLY RECORDED

VENTURE
TITLE & ESCROW
File Number:V2310681

Warranty Deed

For value received,

The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023

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

Sunny Acre Partners, LLC, an Idaho limited liability company

whose current address is 2999 W. Moore Street, Boise, ID 83702

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit A

RESERVING unto Grantor 50% of any and all groundwater and wastewater rights appurtenant to said premises, including without limitation those certain State of Idaho Department of Water Resources Water Right number 63-30960, and any and all rights to the delivery and use of surface water from canal companies, inculding without limitation the Nampa Meridian Irrigation District

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all

RETURNED

lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

RETURNED

Dated: March 4, 2025

The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023

By: Timothy Leary
Its: Authorized Signer

State of _____,
County of _____, ss:

This record was signed or acknowledged before me on this _____ day of March 2025, by _____, as _____ of The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023.

See Attached
Notary Public
Residing In:
My Commission Expires:
(seal)

RETURNED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On March 13, 2025 before me, Charniece McGregory a Notary Public, personally appeared Timothy Liang
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Charniece McGregory
(Typed or Printed)

CHARNIECE MCGREGORY
COMM. #2476738
Notary Public · California
San Joaquin County
My Comm. Expires Dec. 18, 2027

(Seal)

EsInitials

RETURNED

Exhibit A

Legal Description of the Premises

PARCEL I:

A portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:
The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing West 200 feet along the section line; thence
South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence East and parallel to the North section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence
North 200 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200009338 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:
Beginning at the North quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

RETURNED

South 00°57'47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence
South 88°55'30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence
North 00°57'47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence
North 43°58'51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence
North 88°55'30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence
North 00°57'47" East to the North line of said Section 3; thence
South 88°55'30" East along the North line of said Section 3, a distance of 480.00 feet to the PLACE OF BEGINNING.

PARCEL II:

A tract of land in the Northeast corner of the Northwest quarter of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing 225 feet West of the Northeast corner of the Northwest quarter, Section 3, Township 2 North, Range 2 West, of the Boise Meridian in Canyon County, Idaho, and running thence
West along the section line 200 feet; thence
South and parallel with the East line of said quarter section 200 feet to a point; thence
East and parallel with the North line of said quarter section 200 feet to a point 225 feet from the East line of said quarter section; thence
North 200 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa, recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road as shown on the Official Plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the Northeast quarter of the Northwest quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:
Beginning at the North quarter corner of Section 3, Township 2 North, Range 2 West, Boise Meridian; thence
North 88°55'30" West (shown of record to be West) along the North line of said Section 3 a distance of 225.0 feet to the REAL POINT OF BEGINNING, being Grantors Northeast property corner as described in that certain Warranty Deed recorded June 29, 1993 as Instrument No. 9314750, records of Canyon County, Idaho; thence

RETURNED

South 0°57'47" West (shown of record to be South) 40.00 feet along Grantors Easterly property line to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 34+24.23 of the Greenhurst Road Survey of said Traffic Signal Project; thence
North 88°55'30" West, along said parallel line 200.02 feet to a point in Grantors Westerly property line and opposite said Highway Survey Station 32+24.21; thence
North 0°57'47" East (shown of record to be North) along Grantors Westerly property line to the North line of said Section 3 and being Grantors Northerly property line; thence
South 88°55'30" East (shown of record to be East) along the North line of said Section 3, a distance of 200.00 feet to the REAL POINT OF BEGINNING.

RETURNED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 636647 CH/LF

2018-002163
RECORDED
01/17/2018 02:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made December 13, 2017 by Grantor, Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Jack D Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0006877, and does for valuable consideration, hereby sell and convey to The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023, Grantee, whose address is
555 12th Street, Suite 1250, Oakland, Ca 94607

the following described real property situated in Canyon County, Idaho:

See Exhibit A attached hereto and made a part hereof.

together with all appurtenances pertaining thereto.

Estate of Jack D Stuart

Karen Robertson

Karen Robertson, Co Personal Representative

Virginia Westerberg, Co Personal Representative

State of IDAHO, County of CANYON

On this 15 day of December in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Robertson & Virginia Westerberg , Co Personal Representative's of the Estate of Jack D Stuart, deceased, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same as such Personal Representative.

Carrie Homburg

Residing at: _____
Commission Expires: _____

CARRIE HOMBURG
NOTARY PUBLIC
STATE OF IDAHO

Residing at: Melba, ID
Commission Expires: 3/10/2021

RETURNED

EXHIBIT A

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing

West 200 feet along the Section line; thence

South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence

East and parallel to the North Section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence

North 200 feet to the Pont of Beginning.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:

Beginning at the North Quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

South 00° 57" 47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence

South 88° 55' 30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence

North 00° 57' 47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence

North 43° 58' 51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence

North 88° 55' 30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence

North 00° 57' 47" East to the North line of said Section 3; thence

South 88° 55' 30" East along the North line of said Section 3, a distance of 480.00 feet to the Place of Beginning.

RETURNED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 636647 CH/LF

2017-054737
RECORDED
12/15/2017 12:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 BJBROWN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made December 13, 2017 by Grantor, Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Daisy M Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0000421-C, and does for valuable consideration, hereby sell and convey to The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023, Grantee, whose address is
555 12th Street Suite 1250, Oakland, CA 94607

the following described real property situated in Canyon County, Idaho:

See Exhibit A attached hereto and made a part hereof.

together with all appurtenances pertaining thereto.

Estate of Daisy M Stuart

Karen Robertson, Co Personal Representative

Virginia Westerberg, Co Personal Representative

State of IDAHO, County of CANYON

On this 15 day of December in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Robertson & Virginia Westerberg , Co Personal Representative's of the Estate of Daisy M Stuart, deceased, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same as such Personal Representative.

Residing at: _____
Commission Expires: _____

Residing at: Melba, ID
Commission Expires: 3/10/2023

CARRIE HOMBURG
NOTARY PUBLIC
STATE OF IDAHO

RETURNED

EXHIBIT A

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing

West 200 feet along the Section line; thence

South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence

East and parallel to the North Section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence

North 200 feet to the Pont of Beginning.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:

Beginning at the North Quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

South 00° 57" 47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence

South 88° 55' 30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence

North 00° 57' 47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence

North 43° 58' 51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence

North 88° 55' 30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence

North 00° 57' 47" East to the North line of said Section 3; thence

South 88° 55' 30" East along the North line of said Section 3, a distance of 480.00 feet to the Place of Beginning.

RETURNED

INSTRUMENT NO. 200009338

3

WARRANTY DEED

Project No. 02.1-99103
Key No. Nam1
Parcel No. 04 Parcel I.D. No. 02.1L04

THIS INDENTURE, Made this 24TH day of JANUARY, 2000, between JACK D. STUART and DAISY M. STUART, husband and wife, Grantors, and CITY OF NAMPA, a body politic and corporation of the State of Idaho, by and through its MAYOR and CITY COUNCIL, located at the 411 Third St So, Nampa, Idaho, 83651, Grantee.

WITNESSETH: That the Grantors, for value received, do by these presents, grant, bargain, sell and convey unto the Grantee, the following described real property situated in the County of CANYON, State of Idaho, to-wit:

A parcels of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of the Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the NE1/4NW1/4,of Section 3, Township 02 North, Range 02 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

Beginning at the North 1/4 corner of Section 3, T.2N. R.2W., B.M. being Grantors Northeast property corner as described in that certain Warranty Deed Recorded March 6, 1964 as Instrument No. 546808 records of Canyon County, Idaho; and thence S.0°57'47" W. 543.0 feet along the East line of the NE1/4NW1/4 of said Section 3 to Grantors Southeast Property corner; thence S. 88°55'30" W. along Grantors Southerly property line 40.0 feet to a point in a line parallel with and 40.0 feet Westerly of the centerline of the Sunny Ridge Road Survey of said Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence N. 0°57'47" E., along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence N. 43°58'51" W., leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence N. 88°55'30" W., along said last parallel line, 414.50 feet to a point in Grantors most Westerly property line and opposite said last Highway Survey Station 31+69.21; thence N. 0°57'47" E. along Grantors Easterly property line to the North line of said Section 3 and being Grantors Northerly property line; thence S. 88°55'30" E. along the North line of said Section 3,a distance of 480.00 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM all that portion thereof lying within the boundaries of the parcel of land described in that certain Warranty Deed Recorded June 29, 1993 as Instrument No. 9314750 records of said Canyon County.

The above conveyed by this instrument contains 0.727 acres, more or

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

WARRANTY DEED

Project No. 02.1-99103
Key No. Nam1
Parcel No. 04 Parcel I.D. No. 02.1L04

less, of which 0.458 acres are acknowledged to be existing rights-of-way of Greenhurst Road and Sunny Ridge Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee's assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are the owners in fee simple of said premises; that said premises are 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 reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that the Grantors will warrant and defend the same from all lawful claims whatsoever.

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

Jack D. Stuart
JACK D. STUART

Daisy M. Stuart
DAISY M. STUART

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

WARRANTY DEED

Project No. 02.1-99103
Key No. Naml
Parcel No. 04 Parcel I.D. No. 02.1L04

STATE OF Idaho)
) ss.
County of Canyon)

On this 24 day of January, 2000 ~~199~~, before me, the undersigned, a Notary Public in and for said State, personally appeared JACK D. STUART and DAISY M. STUART, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

(SEAL) EDWIN G. SCHILLER NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Nampa
My commission expires 8/24/2000

REQUEST NAMPA CITY OF
DATE Dec 2 FEE 2-00

C NOEL HALES
CANYON COUNTY RECORDER
BY C Laughlin DEP.

00 MAR 17 PM 12 13

RECORDED

200009338

Page 3

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

and recorded August 7, 1962 in book 242 on page 223 of the Mtg, Instrument No. 520873 Records of CC S of I, together, etc.

546807

JACK D.STUART and DAISY M.STUART, h and w
-TO-
GEORGE L.STUART and LIZZIE BELLE STUART, h and w

W.D.
Dated, March 6, 1964
Rec. Mar. 12, 1964. 11:48 AM
Book 289 D.Page 545.
Con.$7000.00
$7.70 IRSC.

Signed: Jack D.Stuart, Daisy M.Stuart
Ack. CCI. March 6, 1964 personally appeared JACK D.STUART and DAISY M.STUART, h and w before Richard L.Riordan N.P. in and for said State, Residing at Nampa, I.(S)
Commencing at the NErly or Erly corner of Lot 28 in Block 11 of said Nampa City Acres Addition to Nampa, I. as numbered and shown upon the official plat thereof on file and of record in the office of the ex-officio Recorder of said CC and running th SWrly along the SE bdry line of said Block 11 a dis. of 140 ft; th at r/a NWrly a dis. of 147 feet, m or l to a point on the middle line of Lot 27 in said Block 11; th NErly along the middle line of said Lot 27 a dis. of 140 ft to a point on the NErly bdry line of said Block 11; th SErly along said NErly bdry line of said Block 11 a dis. of 147 ft to the point of beg.,
together with all water rights, ditches and rights of way for ditches thereunto belonging or in anywise appertaining.

546808

GEORGE L.STUART and LIZZIE BELLE STUART, h and w
-TO-
JACK D.STUART and DAISY M.STUART, h and w

W.D.
Dated, March 6, 1964
Rec. Mar. 12, 1964. 11:50 AM
Book 289 D.Page 547.
Con.$7000.00
$7.70 IRSC.

RETURNED

Signed: George L.Stuart, Lizzie Belle Stuart
Ack. CCI. March 6, 1964 personally appeared George L.Stuart and Lizzie Belle Stuart h and w before Richard L.Riordan N.P. in and for said State Res. at Nampa, I.(S)
A tract of land containing 15 acres in the NE corner of the NW¼ of Sec. 3 T 2 NR 2 WBM in CCI, and particularly bounded and described as follows, to-wit:
COMMENCING at the NE corner of the NW¼ of Sec.3 T 2 NR 2 WBM in CCI and running th W along the Sec. line 819.75 ft; th S and par. with the E line of said ¼ Sec. 494 ft to the bank of the Lateral; th in a SErly dir. along the right, or SE edge of said Lateral to a point; th E and par. with the N line of said Quarter Sec. 760 ft to the E line of said ¼ Sec.; th N on said line, 808.5 ft to the place of beg.
Together with all water rights, ditches and rights of way for ditches thereto belonging or used in connection therewith.

546809

Daniel R.Marshall and Jolene Marshall, h and w
-TO-
J.W.Edwards and Violet L.Edwards, h and w

W.D.
Dated, Feby. 21, 1964
Rec. Mar. 12, 1964. 11:52 AM
Book 289 D.Page 549.
Con.$12,000.00
$6.60 IRSC.

Signed: Daniel R.Marshall, Jolene Marshall

Signed: A.I.Myers
Ack. C.C.I.Apr. 9, 1943 by A.I.Myers before Jessie D.Walker N.P. for the S.of I.Res.at ---I.(S)
NE¼ of the NE¼ Sec. 13 T 5 N.R. 5 WBM

278412

Anna Twitchell TO Amos Gould and Dora E.Gould,his wife — Sat.of Mtg Dated 4-8-1943 Rec. 4-10-43.9:3 AM Bk 40 Rel.,Page 150 92436

Signed: Anna Twitchell
Ack. Ada Co.I. Apr. 8, 1943 by Anna Twitchell before Frank J.Keenan N.P.for I.Res.at Boise,I.(S) Ada County.
Mtg dated Dec. 23, 1918 to John D.Clark, recorded in the office of the County Recorder of C.C.I. on Dec. 31, 1918, in Book 70 of Mtgs at page 231 thereof; which said Mtg was thereafter assigned transferred and set over by Imogene A.Clark, the duly appointed, qualified and acting administratrix (executrix) of the Last Will and Testament of said John D.Clark, deceased to S.H.Scott by that certain Assignment, dated April 3, 1920, recorded April 5, 1920 in Book 8 of Assn at page 236 thereof, in the office and records of the County Recorder of C.C.I.; which said Mtg was thereafter, sold, assigned, transferred and set over by S.H.Scott to Anna Twitchell, by that certain Assignment of Mtg dated Oct.1, 1920 recorded Dec. 11, 1920 in Book 7 of Assignments at page 471 thereof in the office and records of the County Recorder of C.C.I.; together etc.

278413.

IN THE PROBATE COURT OF THE C.OF C.S.OF I.
IN THE MATTER OF THE ESTATE OF John D.Clark, Deceased

LETTERS TESTAMENTARY. Filed 9-6-1919 Pro.Ct C.C.I. S.Ben Dunlap,Clerk Dated 9-6-1919 Rec. 4-10-43.9:5 A.M. Bk 10 Pro.Rec.,Page 375

THE LAST WILL OF John D.Clark, Deceased, a copy of which is hereto annexed, having been proved and recorded in the Probate Court of the C.of C. Imogene A.Clark who is named therein, is hereby appointed Executrix.
By order of the Court. Signed: S.Ben Dunlap,Clerk (S)
Oath appended . Signed: Imogene A.Clark S & S to before me, this 6th day of September A.D. 1919. Signed: S.Ben Dunlap ,Clerk (SEAL) Recorded in Minute Book 9 at Page 412.
S.of I.C.of C.SS. I hereby certify that the foregoing Letters Testamentary is a true & correct copy of the Orig. on file in this office & that said Letters Testamentary were in full force & effect from the issuance thereof 9-6-1919 to 4-17-1920, Dated 4-9-43, B.R.Riordan, Probate Judge and Ex-Officio Clerk of the Pro.Ct &CC I(S)

278414

Ralph N.Smith and Emma B.Smith, h & w, and Adelaide M.Blakeslee,a single and unmarried woman -TO- George L.Stuart and Lizzie Belle Stuart h & w — W.D. Dt 4-3-1943 Rec. 4-10-43 9:7 A.M. Bk 147 D.Page 616 Cons.$1800.00 $2.20 IRS

Signed: Ralph N.Smith, Emma B.Smith, Adelaide M.Blakeslee
Ack. C.C.I.Apr. 3, 1943 by Ralph N.Smith and Emma B.Smith,h & w and Adelaide M.Blakeslee,a single and unmarried woman before F.A.Hagelin N.P. for the S.of I.Res.at Nampa,I.(S)
A tract of land containing 15 acres in the NE corner of the NW¼ of Sec. 3 T 2 NR 2 WBM in C.C.I. and particularly bounded and described as follows, to wit: Com. at the NE corner of the NW¼ of Sec. 3 T 2 N.R. 2 WBM in C.C.I. and running th W along the Sec .line 819.75 ft; th S and par. with the E line of said ¼ Sec. 494 ft to the bank of the Lateral; th in a SErly dir. along the right, or SE edge, of said Lateral, to a point; th E and par. with the N line of said ¼ Sec. 750 ft to the E line of said ¼ Sec. th N on said line 808.5 ft to the place of beg.
Together with all water rights, ditches and rights of way for ditches thereto belonging or used in connection therewith.
W & D EXCEPT: All reservations to the U.S. as contained in the Patent for said lands; also except construction and other charges for irrigation and drainage of said lands, including such charges for irrigation and drainage as may have been funded under the Fact Finders' and Moratorium Bills; also except all Highway and Irrigation District Bonds and all existing rights of way for roads and ditches along or upon said lands; also except all taxes, dues and assessments of every kind and nature levied and assessed against said premises for the year 1937 and thereafter.

278415-16-17-18 Chattels & Mar.Lic.
278419

Robert W.Laughlin and Hattie E.Laughlin h & w during all the time they owned the within described property TO Thomas S.Moffatt and Inez J.Moffatt h & w — W.D. Dt 4-9-1943 Rec. 4-10-43. 9:57 A.M. Bk 147 D.Page 617 Cons.$4000.00 $2.20 IRSC

Signed: Robert W.Laughlin, Hattie E.Laughlin
Ack. C.C.I. Apr. 9, 1943 by Robert W.Laughlin and Hattie E.Laughlin,h & w before Ethel V.Giese N.P. in and for said State,Res.at Nampa,I.(S)
That portion of Lot 8 Neil's Acre Tracts to Nampa, C.C.I. according to the official plat thereof on file and of record in the office of the Recorder in C.C.I.desc.as follows, to-wit:
COMMENCING at Srly most corner of Lot 8; th NErly along NWrly boundary line of 11th Ave. N a distance of 57.5 ft; th at right angles NWrly parallel to side line of said Lot 8, to point where said line intersects Srly boundary line of Phyllis Canal; th along said Srly boundary line of said Phyllis Canal in SWrly direction to a point where said bdry line of said Canal intersects with SWrly bdry line of said Lot 8; th SErly along said SWrly bdry line of said Lot 8 to original point of beg., said property being SWrly ½ of lot 8, exclusive of that portion of said Lot 8, lying N of Phyllis Canal.
Subject to all unpaid balance due in the sum of $2273.68 as of May 1st, 1943, which the parties buying agree to assume and pay within terms of said Mortgage with the Federal Housing Administration.

278420

Geo.H. van de Steeg — Affd. Rec. 4-10-43.9:59 A.M. Bk 18 Misc.,Page 546

S.of I.C.of C.SS.
Geo.H. van de Steeg of Nampa, C.C.I. being first duly sworn deposes and says:
That he was well and personally acquainted with Samuel L.Kennedy, now deceased, and he knows of his own personal knowledge, that he was one and the same person as S.L.Kennedy, whose name appears in connection with title as pertaining to instruments of record and on file in the office of the Recorder of C.C.I. in connection with property desc. as follows, to-wit:
The S½ of the NE¼ of the SE¼ of Sec. 33 T 3 N.R. 2 WBM C.C.I.
Signed: Geo .H. van de Steeg
S & S to before me this 6th day of April 1943. Earl E.Garrity ------(N.P.Seal)

278421

Geo.Martineau and Clarinda Martineau,h & w during all the time they owned the within described property TO Carl Hoffman — Q.C.D. Dt 4-8-1943 Rec. 4-10-43.10:1 AM Bk 143 D.Page 476 Cons.$10.&og&vc

Signed: Geo.Martineau, Clarinda Martineau
Ack. C.C.I. Apr. 8, 1943 by Geo.Martineau and Clarinda Martineau h & w before Ethel V.Giese N.P. for the S.of I.Res.at Nampa,I.(S)
The S½ of the NE¼ of the SE¼ of Sec. 33 T 3 N.R. 2 WBM C.C.I.

RETURNED

First American Title™	Guarantee Face Page
	ISSUED BY **First American Title Insurance Company**
Guarantee	GUARANTEE NUMBER **5010500-0020602e**

Recorded Document Guarantee

First American Title™

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

For Reference:

File #: 897612
Loan #: -0-
Policy #: 5010500-0020602e

Issued By:

Pioneer Title Company of Canyon County, Inc.
610 South Kimball Ave.
Caldwell, ID 83605

his jacket was created electronically and constitutes an original document

RETURNED

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee

GUARANTEE CONDITIONS AND STIPULATIONS

1. **DEFINITION OF TERMS.**
   The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.
2. **NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT.**
   An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
3. **NO DUTY TO DEFEND OR PROSECUTE.**
   The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
4. **COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE.**
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final

RETURNED

determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured 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 Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY.

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

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

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

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

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

RETURNED

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. LIMITATION OF LIABILITY.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any 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 therefrom, adverse to the title, as stated herein.

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

9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. PAYMENT OF LOSS.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. ARBITRATION.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT.

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

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**

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Docusign Envelope ID: 4D26B206-D187-4475-BDBD-9DE1E498F639

First American Title™	Recorded Document Guarantee
	ISSUED BY **First American Title Insurance Company**
Application	GUARANTEE NUMBER **5010500-0020602e**

File No.: 897612

APPLICATION FOR THE ISSUANCE OF A CLTA RECORDED DOCUMENT GUARANTEE

Applicant, for the purpose of purchase, sale, lease or loan, is in the process of investigating the prior ownerships and uses of the Subject Property. As only a component of that investigation, Applicant hereby requests the Company to furnish Applicant with a Recorded Document Guarantee, which Guarantee will set forth and attach copies of the Designated Documents. The Guarantee is being provided to Applicant solely for the purpose of facilitating any innocent landowner or purchaser defenses which may be available under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended. It is provided for the sole use and benefit of Applicant and may not be used or relied upon by any other party.

1. The following terms when used in the Application and the Recorded Document Guarantee shall mean:

   a. **Applicant** - The party or parties which have executed this Application and which are shown as the Assured in the Guarantee.

   b. **CERCLA** - Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

   c. **Company** – First American Title Insurance Company.

   d. **Designated Documents** - Those documents specifically designated by Applicant in paragraphs 3a or 3b, and in Paragraph 4 and which describe the Subject Property or any portion thereof and which are not Excluded Documents.

   e. **Excluded Documents** - Any of the following:

      (i) documents indexed in the Company's title plant records by name only,

      (ii) documents pertaining to an estate or interest in minerals, gas and oil, or other hydrocarbon substances,

      (iii) documents pertaining to water rights, claims or title to water, or

      (iv) documents recorded or indexed outside the chain of title, whether or not the documents impart constructive notice to purchasers of the Subject Property for value and without knowledge.

   f. **Guarantee** - Recorded Document Guarantee.

   g. **Land Records** - Those records in which under state statutes the Designated Documents must be recorded in order to impart constructive notice to purchasers of the Subject Property for value and without knowledge.

   h. **Subject Property** - The real property described in the Application, but not including any severed mineral estate.

2. The Subject Property is described as follows: TBD Greenhurst Road, Nampa, ID 83686 - R2016201400

3. Applicant hereby requests the Company to issue the Guarantee identifying only the following Designated Documents which are:

   a. ☒ currently posted in the Company's title plant and which were recorded in the Land Records from (04/10/1943) through (05/02/2025).

RETURNED

b. ☐ recorded and indexed in the grantor-grantee indices in the Land Records of (Name of County) (State) from (DATE) through (DATE).

4. Designated Documents as defined in paragraph 1(d) above:

   a. ☒ Deeds

   b. ☐ Leases and Subleases

   c. ☐ Mortgages/Deeds of Trust

   d. ☐ Environmental Protection Liens recorded pursuant to CERCLA

   e. ☐ All documents

5. Applicant specifically instructs the Company to disclose in the Guarantee only the Designated Documents indicated above. Applicant understands that during the course of searching the records covered by the Guarantee the Company may find or have knowledge of documents of a type other than the Designated Documents requested by Applicant. Even if the Company knows or would have reason to know Applicant may have an interest in these other documents, Applicant imposes no duty or responsibility on the Company to disclose those documents or their content to Applicant either through the Guarantee or otherwise.

6. BY THE EXECUTION AND SUBMISSION OF THIS APPLICATION TO THE COMPANY, APPLICANT ACKNOWLEDGES AND SUBMITS:

   a. That the Company's sole obligation under the Guarantee, and this Application, shall be to conduct a search in accordance with the terms and provisions of this Application and to furnish copies of the Designated Documents to Applicant as a part of the Guarantee. The Company shall have no obligation to read, examine, or interpret the Designated Documents.

   b. That the Company shall not be obligated under this Guarantee to pay any costs, attorneys' fees, or expenses incurred in any action, proceeding, or other claim brought against Applicant.

   c. That the Guarantee is limited in scope and is not an abstract of title, title opinion, preliminary or title report, or commitment to issue title insurance.

   d. That the Guarantee is not to be relied upon by Applicant or any other person as a representation of the status of title to the Subject Property.

   e. That Applicant shall have no right of action against the Company, whether or not based on negligence, except under the terms and provisions of, and subject to all limitations of this Application and the Guarantee.

   f. That the Guarantee is not valid and the Company shall have no liability thereunder unless this Application is attached thereto.

   g. That the Guarantee does not assure that Applicant will be entitled to any innocent landowner or purchaser defenses which may be available under CERCLA.

RETURNED

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF DAMAGES WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE GUARANTEE. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITIES PURSUANT TO CERCLA. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED GUARANTEE UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS GUARANTEE, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS GUARANTEE ONLY IN THE EVENT THAT ENVIRONMENTAL HAZARDOUS WASTE OR TOXIC SUBSTANCE CLEAN-UP COSTS OR PENALTIES ARE ACTUALLY IMPOSED ON APPLICANT, OR AGAINST THE SUBJECT PROPERTY, SOLELY BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO IDENTIFY AND ATTACH THE DESIGNATED DOCUMENTS TO THE GUARANTEE, WHICH ERROR OR OMISSION BY THE COMPANY HAS CAUSED APPLICANT TO FAIL TO COMPLY WITH THE REQUIREMENTS FOR DUE DILIGENCE INQUIRY OF PRIOR OWNERSHIPS AND USES IN CONNECTION WITH THE INNOCENT LANDOWNER OR PURCHASER DEFENSES UNDER CERCLA; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF $500.00.

ACCORDINGLY, APPLICANT REQUESTS THAT THE GUARANTEE BE ISSUED WITH THIS LIMITATION AS A PART OF THE CONSIDERATION THAT APPLICANT GIVES THE COMPANY TO PREPARE AND ISSUE THE GUARANTEE.

APPLICANT CERTIFIES THAT HE HAS READ AND UNDERSTANDS ALL OF THE TERMS, LIMITATIONS AND CONDITIONS OF THIS APPLICATION.

Executed this 5th day of February , 2026.

DocuSigned by:

By: Patricia Schultz
F342DD71D7FF450...
Applicant Signature

[This application must be signed by the Applicant itself or an attorney at law representing the Applicant.]

RETURNED

RECORDED DOCUMENT GUARANTEE

Guarantee No. 5010500-0020602e

File No. 897612

Liability Amount:	$3,000.00
Fee:	$0.00
Date of Guarantee:	02/05/2026

FIRST AMERICAN TITLE INSURANCE COMPANY
a California corporation, herein called the Company,
SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS GUARANTEE

EXECUTED ON THE 02/05/2026,
WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

GUARANTEES

Patricia Schultz

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance set forth in Schedule "A".

Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at 114 East Fifth Street, Santa Ana, California 92701.

THIS GUARANTEE IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE APPLICATION REFERRED TO ABOVE OR COPY THEREOF AND SCHEDULE "A" ARE ATTACHED HERETO.

FIRST AMERICAN TITLE INSURANCE COMPANY

by Pioneer Title Company of Canyon County

Authorized Signature

RECORDED DOCUMENT GUARANTEE RETURNED

SCHEDULE A

File No. 897612

Recorded Document Guarantee No. **5010500-0020602e**

Date of Guarantee: 02/05/2026

Fee: $0.00

The attached Application was executed on 02/05/2026 by the following named applicant:

Patricia Schultz

The assurances referred to on the face page are that, based on a search of the records indicated in the Application referred to on the face page hereof, the following identified and attached documents constitute all of the Designated Documents requested in the Application.

Designated Documents:

Document: Deed
Dated: March 26, 2025
Executed by: Sunny Acre Partners, LLC
To: City of Nampa, an Idaho municipal corporation
Recorded: May 2, 2025
Instrument No.: 2025-015132

Right- of-Way Deed

Document: Deed
Dated: March 24, 2025
Executed by: Sunny Acre Partners, LLC
To: City of Nampa, an Idaho municipal corporation
Recorded: May 2, 2025
Instrument No.: 2025-015130

Right-of-Way Deed

Document: Warranty Deed
Dated: March 4, 2025
Executed by: The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #723005023
To: Sunny Acre Partners, LLC, an Idaho limited liability company
Recorded: March 14, 2025
Instrument No.: 2025-008734

RESERVING unto Grantor 50% of any and all groundwater and wastewater rights appurtenant to said premises, including without limitation those certain State of Idaho Department of Water Resourses Water Right number 63-30960, and any and all rights to the delivery and use of surface water from canal companies, including without limitation the Nampa Meridian Irrigation District

Document: Warranty Deed
Dated: March 25, 2019
Executed by: Richard D. Westerberg and Virginia K. Westerberg, husband and wife
To: The Entrust Group FBO Patricia A. Schultz #7230005023

Recorded: March 27, 2019
Instrument No.: 2019-012165

Document: Personal Representative's Deed
Dated: December 15, 2017
Executed by: Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Jack D. Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0006877
To: The Entrust Group., fbo Patricia A Schultz Account #730005023
Recorded: January 17, 2018
Instrument No.: 2018-002163

Document: Personal Representative's Deed
Dated: December 15, 2017
Executed by: Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Daisy M Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0006877
To: The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023
Recorded: December 15, 2017
Instrument No.: 2017-054737

Document: Correction Warranty Deed
Dated: April 14, 2000
Executed by: Richard Westerberg and Virginia K. Westerberg, husband and wife
To: City of Nampa, a body politic and corporation of the State of Idaho
Recorded: April 24, 2000
Instrument No.: 200014121

Right-of-Way Deed

Document: Warranty Deed
Dated: January 24, 2000
Executed by: Jack D. Stuart and Daisy M. Stuart, husband and wife
To: City of Nampa, a politic and corporation of the State of Idaho
Recorded: March 17, 2000
Instrument No.: 200009338

Right-of-Way Deed

Document: Warranty Deed
Dated: June 1, 1992
Executed by: Jack D. Stuart and Daisy M. Stuart, husband and wife
To: Richard D. Westerberg and Viriginia K. Westerberg, husband and wife
Recorded: June 29, 1993
Instrument No.: 9314750

Document: Warranty Deed
Dated: March 6, 1964
Executed by: George L. Stuart and Lizzie Belle Stuart, husband and wife
To: Jack D. Stuart and Daisy M. Stuart, husband and wife
Recorded: March 12, 1964
Instrument No.: 546808

Document: Warranty Deed
Dated: April 2, 1943

RECORDED DOCUMENT GUARANTEE RETURNED

Executed by: Ralph N. Smith and Emma B. Smith, husband and wife, and Adelaide M. Blakeslee, a single and unmarried woman
To: George L. Stuart and Lizzie Belle Stuart, husband and wife
Recorded: April 10, 1943
Instrument No.: 278414

RECORDED DOCUMENT GUARANTEE RETURNED

General Information

Owner: Sunny Acre Partners Llc
Mailing Address: Po Box 1422 Boise Id 83701-1422
Property Address: 0 Greenhurst Rd
Neighborhood: 120700 N Dup, Tri, 4 Plex, Pre 2000

Parcel ID: 20162014 0
Property Class: 515 Rural Res Sub Land
Deeded Acres: 0.6900
District: 208-00

Last updated: 2/01/2026 05:36:01 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
20162014 0	28519

Legal Descriptions

Description

03-2N-2W NW ASSELINS SUB TX 9 IN LT 3 IN NENW IN GOVT LT 3 LS RDS

Ownership Transfer History

Instrument	Date	Owner	Grantee
2025008734	3/14/25	Multiple Owners	Sunny Acre Partners Llc
2019012165	3/27/19	Westerberg Richard D	Entrust Group Fbo Patricia A Schultz

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value

No modifier data is available for this record.

Net Taxable Value

Tax Year	Description	Value
2025	Original	182,700
2024	Original	182,700

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	182,700	0	182,700
2024	02- Assessment Update	182,700	0	182,700
2023	02- Assessment Update	182,700	0	182,700
2022	02- Assessment Update	201,000	0	201,000
2021	01- Revaluation	79,000	0	79,000

RETURNED

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
200K SCHEDULE	0.74	$182,700

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units

No improvements data present.

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage

No additional commercial improvements data is present.

Floor Areas

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description

No permits data is available.

RETURNED

Account Information

PIN: 20162014 0
Owner: SUNNY ACRE PARTNERS LLC

AIN: 00550000003I
TAG: 208-00
Mailing Address:
1422 Boise Id 83701-1422

Tax Roll: Real Property
Legal Desc.:
03-2N-2W NW ASSELINS SUB TX 9 IN LT 3 IN NENW IN GOVT LT 3 LS RDS

Last updated: 2/01/2026 05:36:01 PM

Tax Bills Due

Total Payable: $724.58 ADD ALL TO CART

Pay Partial: ADD TO CART

Bills Due

2025 | PIN: 20162014 0 | REAL PROPERTY

PAST DUE $724.58

ADD TO CART

A partial payment is applied to the oldest due installment first. "Min. Due" is the amount due for all past due bills.

Taxing District Charge Breakdown

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
Past Due	1	12/20/25	$367.83	$0.00	$367.83
Due	2	6/20/26	$356.75	$0.00	$356.75

Tax Charge History

2024 | BILL: 2024320476 | REAL PROPERTY | TOTAL PAID: $791.76

PAID

Taxing District Charge Breakdown

Installment	Due Date	Taxes And Charges Due
1	12/20/24	$0.00
2	6/20/25	$0.00

2023 | BILL: 2023127253 | REAL PROPERTY | TOTAL PAID: $828.92

PAID

Taxing District Charge Breakdown

2022 | BILL: 2022127736 | REAL PROPERTY | TOTAL PAID: $881.70

PAID

Taxing District Charge Breakdown

2021 | BILL: 2021127783 | REAL PROPERTY | TOTAL PAID: $596.84

PAID

Taxing District Charge Breakdown

RETURNED

2020 | BILL: 2020127603 | REAL PROPERTY | TOTAL PAID: $703.80

PAID

Taxing District Charge Breakdown

2019 | BILL: 2019127986 | REAL PROPERTY | TOTAL PAID: $665.52

PAID

Taxing District Charge Breakdown

Payment History

*Select the "Tax Year" link to **View Tax Assessment Values** for the entire tax year.*

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2024	20162014 0	3/21/25	Venture Title	U25.4814	$791.76
2023	20162014 0	12/13/23	Entrust Group Fbo Patricia A Schultz 7230005023	U23.32005	$828.92
2022	20162014 0	12/13/22	Entrust Group Fbo Patricia A Schultz 7230005023	U22.33424	$881.70
2021	20162014 0	12/8/21	Entrust Group Fbo Patricia A Schultz 7230005023	U21.32911	$596.84
2020	20162014 0	6/21/21	Entrust Group Fbo Patricia A Schultz 7230005023	U21.22176	$351.90
2020	20162014 0	11/25/20	Entrust Group Fbo Patricia A Schultz 7230005023	U20.30569	$351.90
2019	20162014 0	6/20/20	Entrust Group Fbo Patricia A Schultz 7230005023	U20.22015	$332.76
2019	20162014 0	12/18/19	Entrust Group Fbo Patricia A Schultz 7230005023	U19.36486	$332.76

RETURNED

Taxing District Charges

For Tax Year: 2025	Net Tax: $713.50
PIN: 20162014 0	AIN: 005500000031

For information regarding the charges listed here, please contact the respective taxing agency directly, or call 208-454-7354.

▲ **Authority** : ***112 PEST CONTROL***

Fund	Exemption	Taxable Value	Rate	Gross Tax	State Credit	Net Tax
Pest Control	$0.00	182,700	0.000022519	$4.11	$0.00	$4.11

Gross Tax	State Credit	Net Tax
$4.11	$0.00	$4.11

▼ **Authority** : ***653 CANYON AMBULANCE DISTRICT***

Gross Tax	State Credit	Net Tax
$50.96	$0.00	$50.96

▼ **Authority** : ***668 MOSQUITO ABATEMENT***

Gross Tax	State Credit	Net Tax
$16.48	$0.00	$16.48

▼ **Authority** : ***690 NAMPA HWY DIST #1***

Gross Tax	State Credit	Net Tax
$103.32	$0.00	$103.32

▼ **Authority** : ***720 NAMPA FIRE***

Gross Tax	State Credit	Net Tax
$193.91	$0.00	$193.91

▼ **Authority** : ***762 NAMPA SCHOOL DIST #131***

Gross Tax	State Credit	Net Tax
$51.90	$0.00	$51.90

▼ **Authority** : ***775 COLLEGE OF WESTERN IDAHO***

Gross Tax	State Credit	Net Tax
$14.97	$0.00	$14.97

▼ **Authority** : ***998 CANYON COUNTY***

Gross Tax	State Credit	Net Tax
$277.85	$0.00	$277.85

All Totals				$713.50	$0.00	$713.50

RETURNED

Payment History

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid

No Data Message

RETURNED

Return | Accessibility | Print

Taxing District Charges

For Tax Year: 2024	Net Tax: $773.64
PIN: 20162014 0	AIN: 005500000031

For information regarding the charges listed here, please contact the respective taxing agency directly, or call 208-454-7354.

▲ **Authority** : ***112 PEST CONTROL***

Fund	Exemption	Taxable Value	Rate	Gross Tax	State Credit	Net Tax
Pest Control	$0.00	182,700	0.000024221	$4.43	$0.00	$4.43

Gross Tax	State Credit	Net Tax
$4.43	$0.00	$4.43

▼ **Authority** : ***653 CANYON AMBULANCE DISTRICT***

Gross Tax	State Credit	Net Tax
$18.00	$0.00	$18.00

▼ **Authority** : ***668 MOSQUITO ABATEMENT***

Gross Tax	State Credit	Net Tax
$17.11	$0.00	$17.11

▼ **Authority** : ***690 NAMPA HWY DIST #1***

Gross Tax	State Credit	Net Tax
$106.36	$0.00	$106.36

▼ **Authority** : ***720 NAMPA FIRE***

Gross Tax	State Credit	Net Tax
$205.93	$0.00	$205.93

▼ **Authority** : ***762 NAMPA SCHOOL DIST #131***

Gross Tax	State Credit	Net Tax
$121.82	$0.00	$121.82

▼ **Authority** : ***775 COLLEGE OF WESTERN IDAHO***

Gross Tax	State Credit	Net Tax
$15.56	$0.00	$15.56

▼ **Authority** : ***998 CANYON COUNTY***

Gross Tax	State Credit	Net Tax
$284.43	$0.00	$284.43

All Totals	Gross Tax	State Credit	Net Tax
	$773.64	$0.00	$773.64

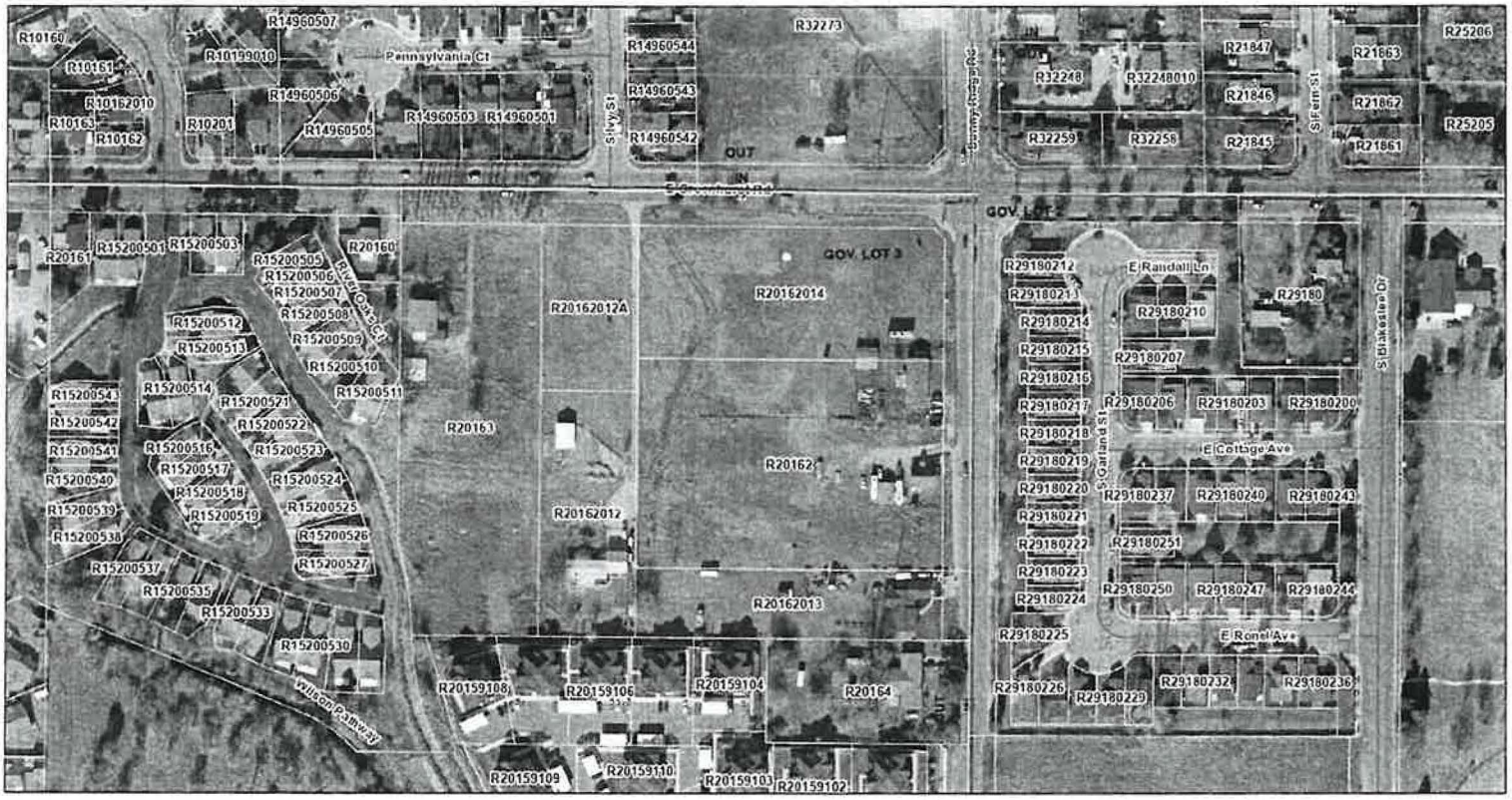
RETURNED

Payment History

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2024	20162014 0	3/21/25	VENTURE TITLE	U25.4814	$791.76

RETURNED

Canyon County Assessor



2/2/2026, 2:00:15 PM

Imagery 2025

Red: Band_1

Green: Band_2

Blue: Band_3

Taxparcels

Canyon County Roads

Canyon County Roads

Sections-Adjusted for Assessment

County

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Public

Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

RETURNED

DEED

On this 26th day of March, 2025, Grantor(s), Sunny Acre Partners, LLC, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the CITY OF NAMPA, an Idaho municipal corporation, Grantee, 411 3rd Street South, Nampa, ID 83651, the following described real property for right of way and such other uses as the City deems in the best interests of the public, to wit:

See Attached Exhibit "A" – Legal Description

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

And the Grantor(s) hereby fully warrant the title to said land and will defend the same against all lawful claims of all persons whomsoever.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

Grantor:

Sunny Acre Partners, LLC
Property Owner(s)

Sarah Cunningham, Managing Member

Grantee:

Daniel Badger , P.E.
City Engineer

For Gift Deeds, Nampa City Council approval
and the signature of the Mayor are required.

N/A

Debbie Kling
Mayor

Attested

N/A

Charlene Tim
City Clerk

2025-015132
RECORDED
05/02/2025 02:05 PM

00865047202500151320040047

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 MBROWN NO FEE
DEED
CITY OF NAMPA

RETURNED

STATE OF IDAHO)
Ada : ss
COUNTY OF ~~CANYON~~)

On this 26th day of March, 2025, before me, a Notary Public, in and for said State, personally appeared Sarah Cunningham, individually as the authorized signatory for Sunny Acres Partners, known or identified to me to be person whose name is subscribed to this instrument, and acknowledged to me that they executed the same on behalf of Sunny Acre Partners

Or

On this _____day of _____, _____, ~~before me, a Notary Public, in and for said State, personally appeared _____, known or identified to me to be the person(s) whose name(s) is(are) subscribed to this instrument.~~

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

(SEAL)

Notary Public for Idaho
Commission expires: 3/26/30

CALEB HITT
COMMISSION #20241102
NOTARY PUBLIC
STATE OF IDAHO

STATE OF IDAHO)
: ss
COUNTY OF CANYON)

On this 27th day of March, 2025, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Daniel Badger, P.E.**, City Engineer of the CITY OF NAMPA, known or identified to me to be person whose name is subscribed to this instrument, and acknowledged to me that they executed the same on behalf of the City of Nampa.

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

(SEAL)

NAKEATA GILLIAM NOTARY PUBLIC STATE OF IDAHO COMM NO. 20240025

Notary Public for Idaho
Commission expires: 10-23-2030

RETURNED

FOX LAND SURVEYS

HMH engineering

Greenhurst Crossing
Right of Way Dedication
617 Greenhurst Parcel
Legal Description

A portion of Lot 3 in Asselin's Subdivision situate in the Northwest 1/4 of Section 3, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, parcel (granted under *Warranty Deed Instrument No.2017-*056798), more *particularly described as follows:*

COMMENCEING at the Northeast corner of the Northwest 1/4 of Section 3 monumented as described in Corner Record Instrument No.2016014164 at the intersection of E. Greenhurst Road and Sunnyridge Road, thence along the northerly boundary of the Northwest 1/4 and the center line of E. Greenhurst Road, North 88°55'36" West, 480.00 feet to the northeast corner of Grantor's parcel and the **POINT OF BEGINNING;**

Thence along grantor's easterly boundary and the existing right of way, South 00°58'51" West, 50.00 feet;

Thence parallel with the northerly boundary of the Northwest 1/4, North 88°55'36" West, 140.00 feet to Grantor's westerly boundary;

Thence along said westerly boundary, North 00°58'51" East, 50.00 feet to the northerly boundary of the Northwest 1/4;

Thence along said northerly boundary, South 88°55'36" East, 140.00 feet to the **POINT OF BEGINNING.**

Containing 7,000 sq.ft. more or less

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager

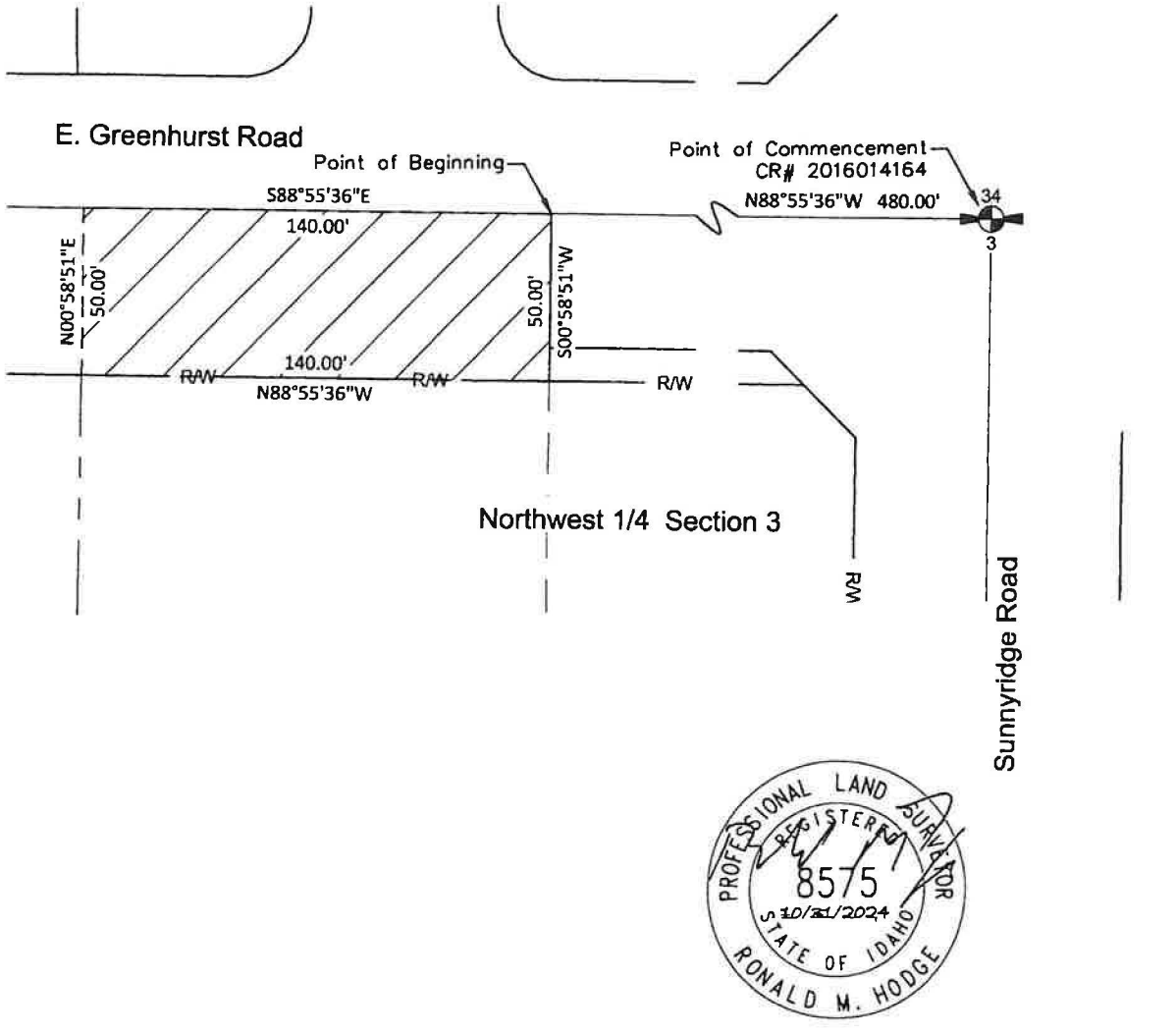


RETURNED

EXHIBIT

PROPOSED

RIGHT OF WAY DEDICATION MAP



PROFESSIONAL LAND SURVEYOR
REGISTERED
8575
10/31/2024
STATE OF IDAHO
RONALD M. HODGE

HMH ENGINEERING
(208) 342-7957

Scale 1" = 50'

GS022-02A Sketches.dwg

RETURNED

DEED

On this 24th day of March, 2025, Grantor(s), Sunny Acre Partners, LLC, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the CITY OF NAMPA, an Idaho municipal corporation, Grantee, 411 3rd Street South, Nampa, ID 83651, the following described real property for right of way and such other uses as the City deems in the best interests of the public, to wit:

See Attached Exhibit "A" – Legal Description

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

And the Grantor(s) hereby fully warrant the title to said land and will defend the same against all lawful claims of all persons whomsoever.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

Grantor:

Sunny Acre Partners, LLC
Property Owner(s)
Sarah Cunningham
Managing Member

Grantee:

Daniel Badger, P.E.
City Engineer

For Gift Deeds, Nampa City Council approval and the signature of the Mayor are required.

N/A

Debbie Kling
Mayor

Attested

N/A

Charlene Tim
City Clerk

2025-015130
RECORDED
05/02/2025 02:05 PM

00865045202500151300040043

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 MBROWN NO FEE
DEED
CITY OF NAMPA

RETURNED

STATE OF IDAHO)
: ss
COUNTY OF CANYON)

On this [redacted] day of [redacted], before me, a Notary Public, in and for said State, personally appeared [redacted], individually as the authorized signatory for [redacted], known or identified to me to be person whose name is subscribed to this instrument, and acknowledged to me that they executed the same on behalf of [redacted] See below

Or

On this 24th day of March, 2025, before me, a Notary Public, in and for said State, personally appeared Sarah Cunningham, known or identified to me to be the person(s) whose name(s) is(are) subscribed to this instrument.

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

(SEAL)

DALOUNY PHOTHISANE
Notary Public - State of Idaho
My Commission # 60500
My Commission Expires: 10/24/2030

Dalouny Phothisane
Notary Public for Idaho
Commission expires: 10/24/2030

STATE OF IDAHO)
: ss
COUNTY OF CANYON)

On this 27th day of March, 2025, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Daniel Badger, P.E.**, City Engineer of the CITY OF NAMPA, known or identified to me to be person whose name is subscribed to this instrument, and acknowledged to me that they executed the same on behalf of the City of Nampa.

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

(SEAL)

NAKEATA GILLIAM
NOTARY PUBLIC
COMM NO. 20243883
STATE OF IDAHO

Nakeata Gilliam
Notary Public for Idaho
Commission expires: 10-23-2030

RETURNED

FOX LAND SURVEYS

HMH engineering

Greenhurst Crossing
Right of Way Dedication
Sunny Acre Partners, LLC
#7230005023 Parcel
Legal Description

A portion of Lot 3 in Asselin's Subdivision situate in the Northwest 1/4 of Section 3, Township 2 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, parcel (granted under *Personal Representative's Deed Instrument No.2017-054737 & Warranty Deed Instrument No.2019-012165*), more *particularly described as follows:*

COMMENCEING at the Northeast corner of the Northwest 1/4 of Section 3 monumented as described in Corner Record Instrument No.2016014164 at the intersection of E. Greenhurst Road and Sunnyridge Road, thence along the easterly boundary of the Northwest 1/4 and the center line of Sunnyridge Road, South 00°58'51" West, 40.00 feet, Thence parallel with the northerly boundary of the Northeast 1/4 of the Northwest 1/4, North 88°55'36" West, 65.50 feet to the existing easterly right of way for Sunnyridge Road and the **POINT OF BEGINNING;**

Thence along said right of way, South 43°54'00" East, 14.14 feet;

Thence parallel with the northerly boundary of the Northwest 1/4, North 88°55'36" West, 424.47 feet to the easterly boundary of Warranty Deed Instrument #2017-056798;

Thence along said easterly boundary, North 00°58'51" East, 10.00 feet to the existing southerly right of way for E. Greenhurst Road;

Thence along said southerly right of way, South 88°55'36" East, 414.50 feet to the **POINT OF BEGINNING.**

Containing 4195 sq. ft. more or less

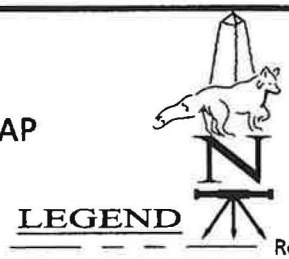
Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RETURNED

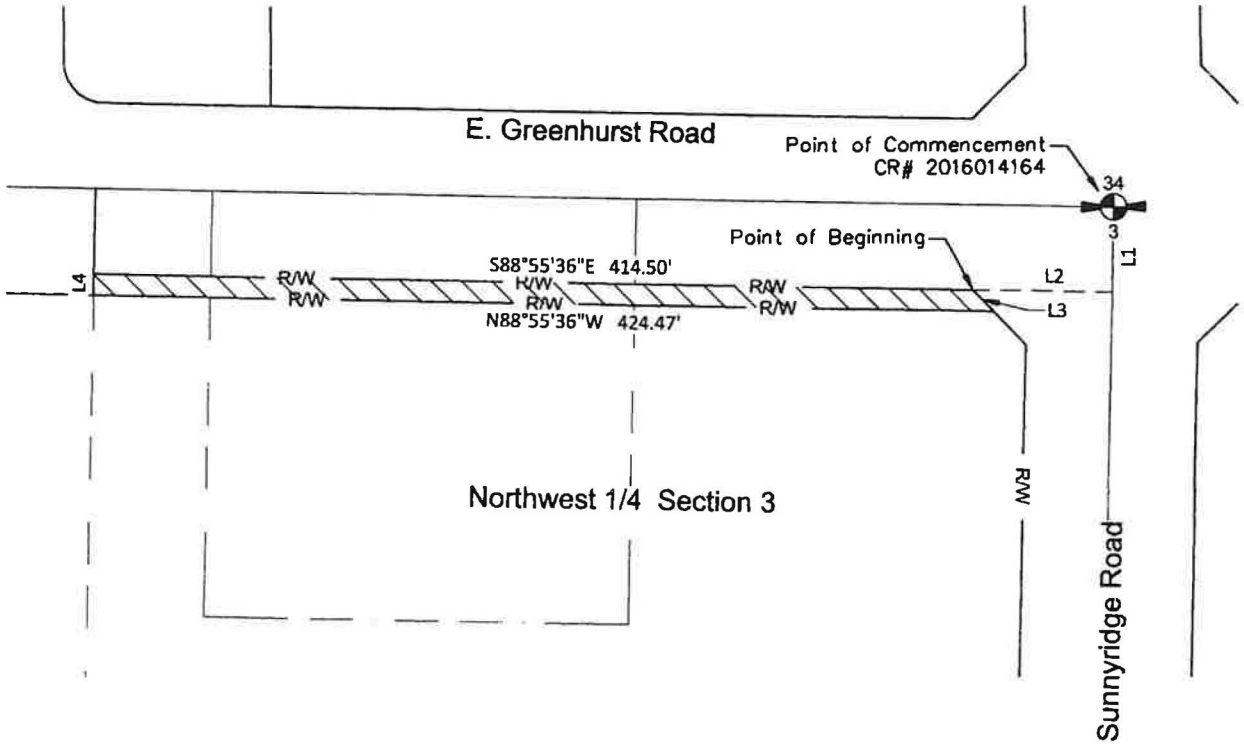
EXHIBIT 'B'

PROPOSED
RIGHT OF WAY DEDICATION MAP



LEGEND

Record Parcel Line
Section Line
R/W — Right-of-Way Line
Proposed Dedication Area
CR Corner Record



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00° 58' 51"W	40.00'
L2	N88° 55' 36"W	65.50'
L3	S43° 54' 00"E	14.14'
L4	N00° 58' 51"E	10.00'



HMH ENGINEERING
(208) 342-7957

Scale 1" = 80'

GS022-02A Sketches.dwg

RETURNED

02/05/2026 9:35 AM

2025-008734
RECORDED
03/14/2025 02:12 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=7 JWINSLOW $15.00
TYPE: DEED
VENTURE TITLE & ESCROW COMPANY
ELECTRONICALLY RECORDED

VENTURE
TITLE & ESCROW
File Number:V2310681

Warranty Deed

For value received,

The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023

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

Sunny Acre Partners, LLC, an Idaho limited liability company

whose current address is 2999 W. Moore Street, Boise, ID 83702

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Attached Exhibit A

RESERVING unto Grantor 50% of any and all groundwater and wastewater rights appurtenant to said premises, including without limitation those certain State of Idaho Department of Water Resources Water Right number 63-30960, and any and all rights to the delivery and use of surface water from canal companies, inculding without limitation the Nampa Meridian Irrigation District

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all

RETURNED

lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

RETURNED

Dated: March 4, 2025

The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023

By: Timothy Leary
Its: Authorized Signer

State of _____,
County of _____, ss:

This record was signed or acknowledged before me on this _____ day of March 2025, by _____, as _____ of The Entrust Group, Inc., FBO Patricia A. Schultz Account #7230005023 also shown of record as The Entrust Group FBO Patricia A. Schultz #7230005023.

See Attached
Notary Public
Residing In:
My Commission Expires:
(seal)

RETURNED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On March 13, 2025 before me, Charniece McGregory a Notary Public, personally appeared Timothy Liang,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Charniece McGregory
(Typed or Printed)

CHARNIECE McGREGORY
COMM. #2476738
Notary Public · California
San Joaquin County
My Comm. Expires Dec. 18, 2027

(Seal)

EsInitials

RETURNED

Exhibit A

Legal Description of the Premises

PARCEL I:

A portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:
The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing West 200 feet along the section line; thence
South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence East and parallel to the North section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence
North 200 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200009338 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 Asselin's Subdivision, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at Page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:
Beginning at the North quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

RETURNED

South 00°57'47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence
South 88°55'30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence
North 00°57'47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence
North 43°58'51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence
North 88°55'30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence
North 00°57'47" East to the North line of said Section 3; thence
South 88°55'30" East along the North line of said Section 3, a distance of 480.00 feet to the PLACE OF BEGINNING.

PARCEL II:

A tract of land in the Northeast corner of the Northwest quarter of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing 225 feet West of the Northeast corner of the Northwest quarter, Section 3, Township 2 North, Range 2 West, of the Boise Meridian in Canyon County, Idaho, and running thence
West along the section line 200 feet; thence
South and parallel with the East line of said quarter section 200 feet to a point; thence
East and parallel with the North line of said quarter section 200 feet to a point 225 feet from the East line of said quarter section; thence
North 200 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa, recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road as shown on the Official Plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the Northeast quarter of the Northwest quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:
Beginning at the North quarter corner of Section 3, Township 2 North, Range 2 West, Boise Meridian; thence
North 88°55'30" West (shown of record to be West) along the North line of said Section 3 a distance of 225.0 feet to the REAL POINT OF BEGINNING, being Grantors Northeast property corner as described in that certain Warranty Deed recorded June 29, 1993 as Instrument No. 9314750, records of Canyon County, Idaho; thence

RETURNED

South 0°57'47" West (shown of record to be South) 40.00 feet along Grantors Easterly property line to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 34+24.23 of the Greenhurst Road Survey of said Traffic Signal Project; thence
North 88°55'30" West, along said parallel line 200.02 feet to a point in Grantors Westerly property line and opposite said Highway Survey Station 32+24.21; thence
North 0°57'47" East (shown of record to be North) along Grantors Westerly property line to the North line of said Section 3 and being Grantors Northerly property line; thence
South 88°55'30" East (shown of record to be East) along the North line of said Section 3, a distance of 200.00 feet to the REAL POINT OF BEGINNING.

RETURNED

TitleOne
a title & escrow co.

2019-012165
RECORDED
03/27/2019 03:29 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Order Number: 19330532

Warranty Deed

For value received,

Richard D. Westerberg and Virginia K. Westerberg, husband and wife

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

The Entrust Group FBO Patricia A. Schultz #7230005023

whose current address is 555 12th Street, Suite 900 Oakland, CA 94607

the grantee, the following described premises, in Canyon County, Idaho, to wit:

A tract of land containing .92 acres, more or less, in the Northeast corner of the Northwest quarter of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing 225 feet West of the Northeast corner of the Northwest quarter, Section 3, Township 2 North, Range 2 West, of the Boise Meridian, in Canyon County, Idaho, and running thence
West along the section line 200 feet; thence
South and parallel with the East line of said quarter section 200 feet to a point; thence
East and parallel with the North line of said quarter section 200 feet to a point 225 feet from the East line of said quarter section; thence
North 200 feet to the Point of Beginning.

Excepting therefrom:

A parcel of land on the South side of the centerline of Greenhurst Road as shown on the Official Plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the Northeast quarter of the Northwest quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

Beginning at the North quarter corner of Section 3, Township 2 North, Range 2 West, Boise Meridian; thence
North 88°55'30" West (shown of record to be West) along the North line of said Section 3 a distance of 225.0 feet to the Real Point of Beginning, being Grantors Northeast property corner as described in that certain Warranty Deed recorded June 29, 1993 as Instrument No. 9314750, records of Canyon County, Idaho; thence
South 0°57'47" West (as shown of record to be South) 40.00 feet along Grantors Easterly property line to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 34+24.23 of the Greenhurst Road Survey of said Traffic Signal Project; thence
North 88°55'30" West, along said parallel line 200.02 feet to a point in Grantors Westerly property line and opposite said Highway Survey Station 32+24.21; thence
North 0°57'47" East (shown of record to be North) along Grantors Westerly property line to the North line of said Section 3 and being Grantors Northerly property line; thence
South 88°55'30" East (shown of record to be East) along the North line of said Section 3, a distance of 200.00 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are 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 all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (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. Whenever the context so requires, the singular number includes the plural.

RETURNED

Dated: March 25, 2019

Richard D. Westerberg

Virginia K. Westerberg

State of Idaho, County of Canyon, ss.

On this 24 day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard D. Westerberg and Virginia K. Westerberg, 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 they executed the same.

Notary Public
Residing In:
My Commission Expires:
(seal)

AMY BECK
COMMISSION #22119
NOTARY PUBLIC
STATE OF IDAHO

Residing in Nampa, ID
My Commission Expires 4/21/2024

RETURNED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 636647 CH/LF

2018-002163
RECORDED
01/17/2018 02:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made December 13, 2017 by Grantor, Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Jack D Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0006877, and does for valuable consideration, hereby sell and convey to The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023, Grantee, whose address is
555 12th Street, Suite 1250, Oakland, Ca 94607

the following described real property situated in Canyon County, Idaho:

See Exhibit A attached hereto and made a part hereof.

together with all appurtenances pertaining thereto.

Estate of Jack D Stuart

Karen Robertson

Karen Robertson, Co Personal Representative

Virginia Westerberg, Co Personal Representative

State of IDAHO, County of CANYON

On this 15 day of December in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Robertson & Virginia Westerberg , Co Personal Representative's of the Estate of Jack D Stuart, deceased, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same as such Personal Representative.

Carrie Homburg

Residing at: _____
Commission Expires: _____

CARRIE HOMBURG
NOTARY PUBLIC
STATE OF IDAHO

Residing at: Melba, ID
Commission Expires: 3/10/2021

RETURNED

EXHIBIT A

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing

West 200 feet along the Section line; thence

South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence

East and parallel to the North Section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence

North 200 feet to the Pont of Beginning.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:

Beginning at the North Quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

South 00° 57" 47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence

South 88° 55' 30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence

North 00° 57' 47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence

North 43° 58' 51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence

North 88° 55' 30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence

North 00° 57' 47" East to the North line of said Section 3; thence

South 88° 55' 30" East along the North line of said Section 3, a distance of 480.00 feet to the Place of Beginning.

RETURNED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2017-054737
RECORDED
12/15/2017 12:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 BJBROWN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 636647 CH/LF

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made December 13, 2017 by Grantor, Karen Robertson and Virginia Westerberg, Personal Representative for the Estate of Daisy M Stuart, deceased, being the duly qualified personal representative of such Estate filed in Canyon County, State of Idaho Probate No. CV-2013-0000421-C, and does for valuable consideration, hereby sell and convey to The Entrust Group, Inc., fbo Patricia A Schultz Account # 7230005023, Grantee, whose address is
555 12th Street Suite 1250, Oakland, CA 94607

the following described real property situated in Canyon County, Idaho:

See Exhibit A attached hereto and made a part hereof.

together with all appurtenances pertaining thereto.

Estate of Daisy M Stuart

Karen Robertson, Co Personal Representative

Virginia Westerberg, Co Personal Representative

State of IDAHO, County of CANYON

On this 15 day of December in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Robertson & Virginia Westerberg , Co Personal Representative's of the Estate of Daisy M Stuart, deceased, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same as such Personal Representative.

Residing at: _____
Commission Expires: _____

Residing at: Melba, ID
Commission Expires: 3/10/2023

CARRIE HOMBURG
NOTARY PUBLIC
STATE OF IDAHO

RETURNED

EXHIBIT A

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

The North 543 feet of the East 480 feet of Lot 3 of Asselin's Subdivision, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21, records of Canyon County, Idaho.

EXCEPTING THEREFROM the following described parcel:

A portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Beginning 225 feet West of the Northeast corner of Government Lot 3 of said Section 3, also being the Northeast corner of aforesaid Lot 3 of Asselin's Subdivision; thence continuing

West 200 feet along the Section line; thence

South and parallel to the East boundary of said Government Lot 3, 200 feet to a point; thence

East and parallel to the North Section line, 200 feet to a point that is 225 feet West of the aforesaid East boundary of said Government Lot 3; thence

North 200 feet to the Pont of Beginning.

AND ALSO EXCEPTING THEREFROM that portion for a road right of way to the City of Nampa recorded as Instrument No. 200014121 and more particularly described as follows:

A parcel of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of Lot 3 ASSELIN'S SUBDIVISION, Canyon County, Idaho, according to the plat of said subdivision filed January 21, 1910 in Book 3 of Plats at page 21 in the office of the County Recorder, Canyon County, Idaho and a portion of Government Lot 3 of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows, to-wit:

Beginning at the North Quarter corner of Section 3, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, being the Northeast corner of the land described in Warranty Deed recorded March 6, 1964 as Instrument No. 546808, records of Canyon County, Idaho and thence

South 00° 57" 47" West 543.00 feet along the East line of Government Lot 3 of said Section 3; thence

South 88° 55' 30" West 40.00 feet to a point in a line parallel with and 40.00 feet Westerly of the centerline of the Sunny Ridge Road Survey of Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence

North 00° 57' 47" East along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence

North 43° 58' 51" West, leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.00 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence

North 88° 55' 30" West, along said last parallel line, 414.50 feet to a point opposite said last Highway Survey Station 31+69.21; thence

North 00° 57' 47" East to the North line of said Section 3; thence

South 88° 55' 30" East along the North line of said Section 3, a distance of 480.00 feet to the Place of Beginning.

RETURNED

3

INSTRUMENT NO. 200014121

CORRECTION WARRANTY DEED

Project No. 02.1-99103
Key No. Nam1
Parcel No. 07 Parcel I.D. No. 02.1L07

THIS INDENTURE, Made this 14th day of April, 2000, between RICHARD D. WESTERBERG and VIRGINIA K. WESTERBERG, husband and wife, Grantors, and CITY OF NAMPA, a body politic and corporation of the State of Idaho, by and through its MAYOR and CITY COUNCIL, located at the 411 Third St So, Nampa, Idaho, 83651, Grantee.

WITNESSETH: That the Grantors, for value received, do by these presents, grant, bargain, sell and convey unto the Grantee, the following described real property situated in the County of CANYON, State of Idaho, to-wit:

A parcel of land on the South side of the centerline of Greenhurst Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the NE1/4NW1/4, of Section 3, Township 02 North, Range 02 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

Beginning at the North 1/4 corner of Section 3, T.2N. R.2W., B.M.; thence N. 88°55'30" **W.** (shown of record to be West) along the North line of said Section 3 a distance of 225.0 feet to the REAL POINT OF BEGINNING being Grantors Northeast property corner as described in that certain Warranty Deed Recorded June 29, 1993 as Instrument No. 9314750 records of Canyon County, Idaho; and thence S.0°57'47" W. (shown of record to be South) 40.00 feet along Grantors Easterly Property line to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 34+24.23 of the Greenhurst Road Survey of said Traffic Signal Project; thence N. 88°55'30" **W.**, along said parallel line, 200.02 feet to a point in Grantors Westerly property line and opposite said Highway Survey Station 32+24.21; thence N. 0°57'47" E. (shown of record to be North) along Grantors Westerly property line to the North line of said Section 3 and being Grantors Northerly property line; thence S. 88°55'30" E. (shown of record to be East) along the North line of said Section 3, a distance of 200.00 feet to the REAL POINT OF BEGINNING.

The above-described parcel contains 0.184 acres, more or less, of which 0.115 acres are acknowledged to be existing rights-of-way of Greenhurst Road.

The intent of this deed is to correct the bearing shown in bold and underlined in the above description that was in error in that certain Warranty Deed recorded February 7, 2000 as Instrument No. 200004405, records of Canyon County, State of Idaho.

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

CORRECTION WARRANTY DEED

Project No. 02.1-99103
Key No. Nam1
Parcel No. 07 Parcel I.D. No. 02.1L07

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee's assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are the owners in fee simple of said premises; that said premises are 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 reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that the Grantors will warrant and defend the same from all lawful claims whatsoever.

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

RICHARD D. WESTERBERG

VIRGINIA K. WESTERBERG

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

CORRECTION WARRANTY DEED

Project No. 02.1-99103
Key No. Naml
Parcel No. 07 Parcel I.D. No. 02.1L07

STATE OF IDAHO_____)
) ss.
County of CANYON_____)

On this 14th day of April, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD D. WESTERBERG and VIRGINIA K. WESTERBERG, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

SEAL L. TRABERT NOTARY PUBLIC STATE OF IDAHO (SEAL)

Notary Public for Idaho
Residing at Caldwell
My commission expires 6/9/03

200014121

RECORDED

00 APR 24 PM 2 43

G NOEL HALES
CANYON CNTY RECORDER
BY [signature] Dep.

REQUEST NAMPA CITY OF
FEE 2-00

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

INSTRUMENT NO. 200009338

3

WARRANTY DEED

Project No. 02.1-99103
Key No. Nam1
Parcel No. 04 Parcel I.D. No. 02.1L04

THIS INDENTURE, Made this 24TH day of JANUARY, 2000, between JACK D. STUART and DAISY M. STUART, husband and wife, Grantors, and CITY OF NAMPA, a body politic and corporation of the State of Idaho, by and through its MAYOR and CITY COUNCIL, located at the 411 Third St So, Nampa, Idaho, 83651, Grantee.

WITNESSETH: That the Grantors, for value received, do by these presents, grant, bargain, sell and convey unto the Grantee, the following described real property situated in the County of CANYON, State of Idaho, to-wit:

A parcels of land on the South side of the centerline of Greenhurst Road and the West side of the centerline of the Sunny Ridge Road as shown on the official plans of the Greenhurst/Sunny Ridge Roads Traffic Signal Project identified as Project No. 02.1-99103 and being a portion of the NE1/4NW1/4,of Section 3, Township 02 North, Range 02 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

Beginning at the North 1/4 corner of Section 3, T.2N. R.2W., B.M. being Grantors Northeast property corner as described in that certain Warranty Deed Recorded March 6, 1964 as Instrument No. 546808 records of Canyon County, Idaho; and thence S.0°57'47" W. 543.0 feet along the East line of the NE1/4NW1/4 of said Section 3 to Grantors Southeast Property corner; thence S. 88°55'30" W. along Grantors Southerly property line 40.0 feet to a point in a line parallel with and 40.0 feet Westerly of the centerline of the Sunny Ridge Road Survey of said Traffic Signal Project and opposite Highway Survey Station 115+42.92; thence N. 0°57'47" E., along said parallel line, 477.50 feet to a point opposite Highway Survey Station 110+65.42; thence N. 43°58'51" W., leaving said parallel line 36.10 feet, to a point in a line parallel with and 40.0 feet Southerly of the centerline and opposite Highway Survey Station 35+83.71 of the Greenhurst Road Survey of said Traffic Signal Project; thence N. 88°55'30" W., along said last parallel line, 414.50 feet to a point in Grantors most Westerly property line and opposite said last Highway Survey Station 31+69.21; thence N. 0°57'47" E. along Grantors Easterly property line to the North line of said Section 3 and being Grantors Northerly property line; thence S. 88°55'30" E. along the North line of said Section 3,a distance of 480.00 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM all that portion thereof lying within the boundaries of the parcel of land described in that certain Warranty Deed Recorded June 29, 1993 as Instrument No. 9314750 records of said Canyon County.

The above conveyed by this instrument contains 0.727 acres, more or

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

WARRANTY DEED

Project No. 02.1-99103
Key No. Naml
Parcel No. 04 Parcel I.D. No. 02.1L04

less, of which 0.458 acres are acknowledged to be existing rights-of-way of Greenhurst Road and Sunny Ridge Road.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee's assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are the owners in fee simple of said premises; that said premises are 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 reservations, restrictions, dedications, easements, right of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that the Grantors will warrant and defend the same from all lawful claims whatsoever.

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

Jack D Stuart
JACK D. STUART

Daisy M. Stuart
DAISY M. STUART

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

WARRANTY DEED

Project No. 02.1-99103
Key No. Naml
Parcel No. 04 Parcel I.D. No. 02.1L04

STATE OF Idaho)
) ss.
County of Canyon)

On this 24 day of January, 2000 ~~19~~, before me, the undersigned, a Notary Public in and for said State, personally appeared JACK D. STUART and DAISY M. STUART, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

(SEAL) EDWIN G. SCHILLER NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Nampa
My commission expires 8/24/2000

REQUEST NAMPA CITY OF
TIME Dec FEE 4-00

C NOEL HALES
CANYON CNTY RECORDER
BY C McLaughlin DEP.

00 MAR 17 PM 12 13

RECORDED

200009338

Page 3

RECORD AT THE REQUEST OF THE CITY OF NAMPA
FEE EXEMPT - I.C. 67-2301

RETURNED

WARRANTY DEED

FOR VALUE RECEIVED, Jack D. Stuart and Daisy M. Stuart, husband and wife,

the Grantors, do hereby grant, bargain, sell and convey unto Richard D. Westerberg and Virginia K. Westerberg, husband and wife,

the Grantees, whose address is 6105 East Powerline, Nampa, ID 83687

the following described premises, to-wit:

A tract of land containing .92 acre, more or less, in the Northeast corner of the NW¼, Section 3, Township 2 North, Range 2, West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows: COMMENCING 225 feet West of the Northeast corner of the NW¼, Section 3, Township 2 North, Range 2, West of the Boise Meridian, in Canyon County, Idaho, and running thence West along the section line, 200 feet; thence South and parallel with the East line of said 1/4 section 200 feet to a point; thence East and parallel with the North line of said 1/4 section, 200 feet to point 225 feet from the East line of said 1/4 section; thence North 200 feet to the point of beginning.

TOGETHER with all water rights, ditches and rights of way for ditches thereto belonging or used in connection therewith.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances

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

Dated: June 1, 1992.

x Jack D. Stuart
Jack D. Stuart

x Daisy M. Stuart
Daisy M. Stuart

STATE OF IDAHO, COUNTY OF Canyon

On this 4th day of June, 1992, before me, a notary public in and for said State, personally appeared Jack D. Stuart and Daisy M. Stuart, husband and wife,

known to me to be the persons who subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Nampa, Idaho
Commission Expires 5/21/1998

RICHARD L. RIORDAN NOTARY PUBLIC STATE OF IDAHO

REQUEST Virginia Westerberg
FEE 3.00

CANYON CNTY RECORDER
BY C. McLaughlin DEP

NEL

'93 JUN 29 PM 12 36

RECORDED

93 14750

RICHARD L. RIORDAN
ATTORNEY AT LAW
BOX 946
NAMPA, IDAHO 83651

RETURNED

and recorded August 7, 1902 in book 242 on page 223 of the Mtg, Instrument No. 520873 Records of CC S of I, together etc.

546807

JACK D.STUART and DAISY M.STUART, h and w
-TO-
GEORGE L.STUART and LIZZIE BELLE STUART, h and w

W.D.
Dated, March 6, 1964
Rec. Mar. 12, 1964. 11:48 AM
Book 289 D.Page 545
Con.$7000.00
$7.70 IRSC.

Signed: Jack D.Stuart, Daisy M.Stuart
Ack. CCI. March 6, 1964 personally appeared JACK D.STUART and DAISY M.STUART, h and w before Richard L.Riordan N.P. in and for said State, Residing at Nampa, I.(S)
Commencing at the NErly or Erly corner of Lot 28 in Block 11 of said Nampa City Acres Addition to Nampa, I. as numbered and shown upon the official plat thereof on file and of record in the office of the ex-officio Recorder of said CC and running th SWrly along the SE bdry line of said Block 11 a dis. of 140 ft; th at r/a NWrly a dis. of 147 feet, m or l to a point on the middle line of Lot 27 in said Block 11; th NErly along the middle line of said Lot 27 a dis. of 140 ft to a point on the NErly bdry line of said Block 11; th SErly along said NErly bdry line of said Block 11 a dis. of 147 ft to the point of beg.;
together with all water rights, ditches and rights of way for ditches thereunto belonging or in anywise appertaining.

546808

GEORGE L.STUART and LIZZIE BELLE STUART, h and w
-TO-
JACK D.STUART and DAISY M.STUART, h and w

W.D.
Dated, March 6, 1964
Rec. Mar. 12, 1964. 11:50 AM
Book 289 D.Page 547.
Con.$7000.00
$7.70 IRSC.

Signed: George L.Stuart, Lizzie Belle Stuart
Ack. CCI. March 6, 1964 personally appeared George L.Stuart and Lizzie Belle Stuart h and w before Richard L.Riordan N.P. in and for said State Res. at Nampa, I.(S)
A tract of land containing 15 acres in the NE corner of the NW¼ of Sec. 3 T 2 NR 2 WBM in CCI, and particularly bounded and described as follows, to-wit:
COMMENCING at the NE corner of the NW¼ of Sec. 3 T 2 NR 2 WBM in CCI and running th W along the Sec. line 819.75 ft; th S and par. with the E line of said ½ Sec. 494 ft to the bank of the Lateral; th in a SErly dir. along the right, or SE edge of said Lateral to a point; th E and par. with the N line of said Quarter Sec. 760 ft to the E line of said ½ Sec.; th N on said line, 808.5 ft to the place of beg.
Together with all water rights, ditches and rights of way for ditches thereto belonging or used in connection therewith.

546809

Daniel R.Marshall and Jolene Marshall, h and w
-TO-
J.W.Edwards and Violet L.Edwards, h and w

W.D.
Dated, Feby. 21, 1964
Rec. Mar. 12, 1964. 11:52 AM
Book 289 D.Page 549.
Con.$12,000.00
$6.60 IRSC.

Signed: Daniel R.Marshall, Jolene Marshall

RETURNED

Signed: A.I.Myers
Ack. C.C.I.Apr. 9, 1943 by A.I.Myers before Jessie D.Walker N.P. for the S.of I.Res.at ---I.(S)
NE¼ of the NE¼ Sec. 13 T 5 N.R. 5 WBM

278412

Anna Twitchell TO Amos Gould and Dora E.Gould,his wife — Sat.of Mtg Dated 4-8-1943 Rec. 4-10-43.9:3 AM Bk 40 Rel.,Page 150 92436

Signed: Anna Twitchell
Ack. Ada Co.I. Apr. 8, 1943 by Anna Twitchell before Frank J.Keenan N.P.for I.Res.at Boise,I.(S) Ada County.
Mtg dated Dec. 23, 1918 to John D.Clark, recorded in the office of the County Recorder of C.C.I. on Dec. 31, 1918, in Book 70 of Mtgs at page 231 thereof; which said Mtg was thereafter assigned transferred and set over by Imogene A.Clark, the duly appointed, qualified and acting administratrix (executrix) of the Last Will and Testament of said John D.Clark, deceased to S.H.Scott by that certain Assignment, dated April 3, 1920, recorded April 5, 1920 in Book 8 of Assn at page 236 thereof, in the office and records of the County Recorder of C.C.I.; which said Mtg was thereafter, sold, assigned, transferred and set over by S.H.Scott to Anna Twitchell, by that certain Assignment of Mtg dated Oct.1, 1920 recorded Dec. 11, 1920 in Book 7 of Assignments at page 471 thereof in the office and records of the County Recorder of C.C.I.; together etc.

278413.

IN THE PROBATE COURT OF THE C.OF C.S.OF I.
IN THE MATTER OF THE ESTATE OF John D.Clark, Deceased — LETTERS TESTAMENTARY. Filed 9-6-1919 Pro.Ct C.C.I. B.Ben Dunlap,Clerk Dated 9-6-1919 Rec. 4-10-43.9:5 A.M. Bk 10 Pro.Rec.,Page 375

THE LAST WILL OF John D.Clark, Deceased, a copy of which is hereto annexed, having been proved and recorded in the Probate Court of the C.of C. Imogene A.Clark who is named therein, is hereby appointed Executrix.
By order of the Court. Signed: S.Ben Dunlap,Clerk (S)
Oath appended . Signed: Imogene A.Clark S & S to before me, this 6th day of September A.D. 1919. Signed: S.Ben Dunlap ,Clerk (SEAL) Recorded in Minute Book 9 at Page 412.
S.of I.C.of C.SS.I hereby certify that the foregoing Letters Testamentary is a true & correct copy of the Orig.on file in this office & that said Letters Testamentary were in full force & effect from the issuance thereof 9-6-1919 to 4-17-1920, Dated 4-9-43, B.R.Riordan, Probate Judge and Ex-Officio Clerk of the Pro.Ct ofCC I(S)

278414

Ralph N.Smith and Emma B.Smith, h & w, and Adelaide M.Blakeslee,a single and unmarried woman -TO- George L.Stuart and Lizzie Belle Stuart h & w — W.D. Dt 4-3-1943 Rec. 4-10-43 9:7 A.M. Bk 147 D.Page 616 Cons.$1800.00 $2.20 IRS

Signed:Ralph N.Smith, Emma B.Smith, Adelaide M.Blakeslee
Ack. C.C.I.Apr. 3, 1943 by Ralph N.Smith and Emma B.Smith,h & w and Adelaide M.Blakeslee,a single and unmarried woman before F.A.Hagelin N.P. for the S.of I.Res.at Nampa,I.(S)
A tract of land containing 15 acres in the NE corner of the NW¼ of Sec. 3 T 2 NR 2 WBM in C.C.I. and particularly bounded and described as follows, to wit: Com. at the NE corner of the NW¼ of Sec. 3 T 2 N.R. 2 WBM in C.C.I. and running th W along the Sec .line 819.75 ft;th S and par. with the E line of said ¼ Sec. 494 ft to the bank of the Lateral; th in a SErly dir. along the right,or SE edge, of said Lateral,to a point; th E and par. with the N line of said ¼ Sec. 760 ft to the E line of said ¼ Sec. th N on said line 608.5 ft to the place of beg.
Together with all water rights,ditches and rights of way for ditches thereto belonging or used in connection therewith.
W & D EXCEPT:All reservations to the U.S. as contained in the Patent for said lands; also except construction and other charges for irrigation and drainage of said lands, including such charges for irrigation and drainage as may have been funded under the Fact Finders' and Moratorium Bills; also except all Highway and Irrigation District Bonds and all existing rights of way for roads and ditches along or upon said lands; also except all taxes,dues and assessments of every kind and nature levied and assessed against said premises for the year 1937 and thereafter.

278415-16-17-18 Chattels & Mar.Lic.

278419

Robert W.Laughlin and Hattie E.Laughlin h & w during all the time they owned the within described property TO Thomas S.Moffatt and Inez J.Moffatt h & w — W.D. Dt 4-9-1943 Rec. 4-10-43. 9:57 A.M. Bk 147 D.Page 617 Cons.$4000.00 $2.20 IRSC

Signed: Robert W.Laughlin, Hattie E.Laughlin
Ack. C.C.I. Apr. 9, 1943 by Robert W.Laughlin and Hattie E.Laughlin,h & w before Ethel V.Giese N.P. in and for said State,Res.at Nampa,I.(S)
That portion of Lot 8 Neil's Acre Tracts to Nampa, C.C.I. according to the official plat thereof on file and of record in the office of the Recorder in C.C.I.desc.as follows, to-wit:
COMMENCING at Srly most corner of Lot 8; th NErly along NWrly boundary line of 11th Ave. N a distance of 57.5 ft;th at right angles NWrly parallel to side line of said Lot 8,to point where said line intersects Srly boundary line of Phyllis Canal; th along said Srly boundary line of said Phyllis Canal in SWrly direction to a point where said bdry line of said Canal intersects with SWrly bdry line of said Lot 8; th SErly along said SWrly bdry line of said Lot 8 to original point of beg., said property being SWrly ½ of lot 8,exclusive of that portion of said Lot 8, lying N of Phyllis Canal.
Subject to all unpaid balance due in the sum of $2273.68 as of May 1st, 1943, which the parties buying agree to assume and pay within terms of said Mortgage with the Federal Housing Administration.

278420

Geo.H. van de Steeg — Affd. Rec. 4-10-43.9:59 A.M. Bk 18 Misc.,Page 546

S.of I.C.of C.SS.
Geo.H. van de Steeg of Nampa, C.C.I.being first duly sworn deposes and says:
That he was well and personally acquainted with Samuel L.Kennedy,now deceased,and he knows of his own personal knowledge,that he was one and the same person as S.L.Kennedy,whose name appears in connection with title as pertaining to instruments of record and on file in the office of the Recorder of C.C.I.in connection with property desc. as follows, to-wit:
The S½ of the NE¼ of the SE¼ of Sec. 33 T 3 N.R. 2 WBM C.C.I.
Signed: Geo .H. van de Steeg
S & S to before me this 6th day of April 1943. Earl E.Garrity ------(N.P.Seal)

278421

Geo.Martineau and Clarinda Martineau,h & w during all the time they owned the within described property TO Carl Hoffman — Q.C.D. Dt 4-8-1943 Rec. 4-10-43.10:1 AM Bk 143 D.Page 476 Cons.$10.&og&vo

RETURNED

Signed: Geo.Martineau, Clarinda Martineau
Ack. C.C.I. Apr. 8, 1943 by Geo.Martineau and Clarinda Martineau h & w before Ethel V.Giese N.P. for the S.of I.Res.at Nampa, I.(S)
The S½ of the NE¼ of the SE¼ of Sec. 33 T 3 N.R. 2 WBM C.C.I.

From: Hersley, Jean
Sent: Wednesday, May 27, 2026 8:53 AM
To: IdwrPayable
Subject: refund for OC 63-30960 to Entrust Group
Attachments: 63-30960 McHugh Bromley.docx

Please process the attached refund. Thank you.

Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942

Idaho Department of Water Resources Receipt

Receipt ID: C126412

Payment Amount	$25.00	Date Received	5/26/2026	Region	STATE
Payment Type	Check	Check Number	1775		
Payer	MCHUGH BROMLEY PLLC				
Comments	CHANGE OF OWNERSHIP FOR WR # 63-30960 FOR: THE ENTRUST GROUP, FBO PATRICIA SCHULTZ				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	56140	0229	21		1155

Signature Line (Department Representative)

Please refund $25. The ownership change was returned unprocessed.

McHugh Bromley PLLC
PO Box 107
Boise ID 83701

Thank you.

Jean