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Report

Date: June 22, 2009

To: rich@pickettauctions.com

From: Amy Smith

Property Profile

Address: 4945 Elmore Rd.

Assessment Number: 07N05W230461

Assessed Value: \$99,330.00

**Please contact Payette County Assessor for Square
Footage and Year built at 208- 642-6012**

Thanks for doing business with us!

*The Information provided is Deemed Reliable, but is Not Guaranteed.

NOTICE: This report is based on a search of our tract indices of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

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327816

P19995

WARRANTY DEED

FOR VALUE RECEIVED, the Grantor, HENRY E. WILLIAMS, a single man, of 4945 Elmore Road, Fruitland, Idaho 83619, does hereby grant, bargain, sell and convey unto JOHN L. LIMBAUGH and MAUREEN A. LIMBAUGH, husband and wife, of 1661 Pennington Drive, Ontario, Oregon 97914, the Grantees, all of his right, title and interest in and to the following described lands and premises, located in Payette County, Idaho, to-wit:

A portion of the S~~1/2~~NE~~1/4~~NE~~1/4~~ of Sec. 23, Twp. 7 N., R. 5 W., B.M., Payette County, Idaho, lying North of the drain ditch more particularly described as follows:

Beginning at the NE corner of the S~~1/2~~NE~~1/4~~NE~~1/4~~ of Sec. 23, Twp. 7 N., R. 5 W., B.M.; thence South along the East boundary of said S~~1/2~~NE~~1/4~~NE~~1/4~~ a distance of 430 feet, more or less, to the North boundary of a certain drain ditch; thence Westerly along the North boundary of said drain ditch to a point 300 feet West of the East boundary of said S~~1/2~~NE~~1/4~~NE~~1/4~~; thence Northerly to a point on the North boundary of said S~~1/2~~NE~~1/4~~NE~~1/4~~ which point is 240 feet West of the NE corner of said S~~1/2~~NE~~1/4~~NE~~1/4~~; thence East along the North boundary of said S~~1/2~~NE~~1/4~~NE~~1/4~~ a distance of 240 feet to the Point of Beginning.

SUBJECT TO a Life Estate as set out in paragraph 4 below.

Together with any and all water, water rights, ditches, ditch rights, minerals, mineral leases and any and all irrigation rights appurtenant to said lands or in any-wise connected therewith.

Subject to all outstanding reservations, easements, rights-of-way, restrictions, dedications, mineral leases, mineral reservations and mineral conveyances of record.

Grantor reserves a 24 foot wide ingress-egress easement over and along an existing roadway, to be appurtenant to land to the West.

TO HAVE AND TO HOLD the said premises, together

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with their appurtenances unto the said Grantees, their heirs and assigns forever, and the said Grantor does hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that they are free from all encumbrances, except as set forth hereinabove and that he will warrant and defend the same from all lawful claims whatsoever.

Reserving, however, unto the Grantor a Life Estate for the benefit of and use of the Grantor during the remainder of his life or until such time as he may subsequently release the Life Estate by a written Release.

Dated: The 15th day of July, 2005.

Henry E. Williams
HENRY E WILLIAMS

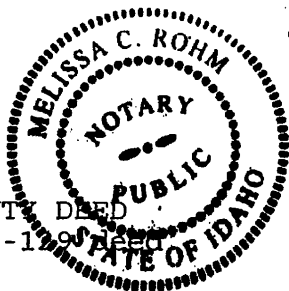
Instrument # 327816

PAYETTE COUNTY
2005-07-15 04:46:00 No. of Pages: 2
Recorded for : AMERITITLE
BETTY J DRESSEN Fee: 6.00
Ex-Officio Recorder Deputy *Kathryn J. Fisher*
Index to: WARRANTY DEED *Deeds*

STATE OF IDAHO)
) : SS.
County of Payette)

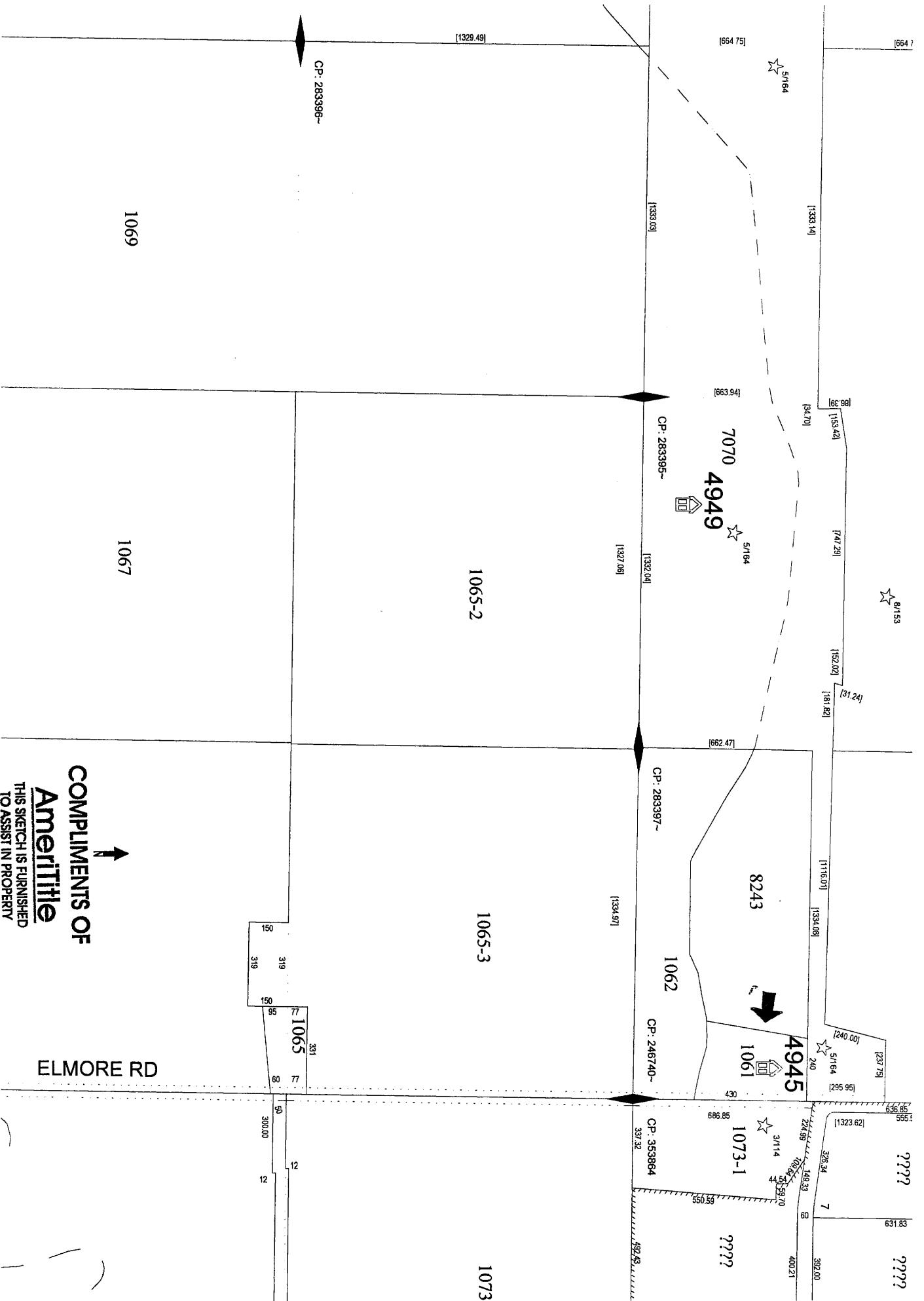
On this 15th day of July, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared HENRY E. WILLIAMS, known to me to be the person whose name is subscribed to the foregoing Warranty Deed and acknowledged to me that he executed the same as the Grantor.

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



Melissa C. Rohm
Notary Public for Idaho
Residing at *Bozeman, MT*
My Comm. Expires: *09-03-05*

WARRANTY DEED
gsb 05-17-00



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PIN: **07N05W230461** TAG: **TAG 004-0000** Current owner: **WILLIAMS HENRY E LIFE EST**
 AIN: **0010610000** TIF: Ownership type: **Life Estate**
 Status: **Active** Case: Situs address: **4945 ELMORE RD**
 Geocode: Plan: Description: **SEC 23-7-5 TAX 5 IN NENE S**
 Rev acct: **0000703284** Roll type: **Real Property** Class: **512- Rural residential tracts**

Year/Bill 2008-104078 *Mass Default* Print | Print Stmt | Bill Detail

Total Due 06/22/2009

Bill type: Original

Owner of record:

Bill dates: November 10, 2008

WILLIAMS HENRY E LIFE EST
 LIMBAUGH, JOHN L & MAUREEN A
 PO BOX 1233
 FRUITLAND ID 83619-1233

Amount: \$2.71

Paid date: January 09, 2008

Receipt: B07.349

Communication:

Sequence no: 1

Paid by:

WILLIAMS & HENRY E LIFE EST

Decal no:

Inst 2-June 22	\$478.28
Total Current	\$478.28
Delinquent	\$512.68
Adv/Surplus	\$0.00
Total Due	\$990.96

Values/Exemptions

Date	1/1/2008
Land Assessed	63,000
Imp Assess	36,330
Acres	2.5000
Exemption Value	0
Net Taxable	99,330
LANDFILL FEE-RESIDENTIAL	Units 36.0000

Description: SEC 23-7-5 TAX 5 IN NENE SPLIT OFF 8243

Assessment Summary				Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings
956.56	0.00	956.56	0.00	0.00

245490