

Pioneer Title Company
8151 W. Rifleman St.
Boise, ID 83704
208-377-2700



Invoice

Date: 09/10/2019
Number: 86900

HMH Engineering
3882 N. Schreiber Way, Ste. 104
Coeur d'Alene, ID 83815

Attn:

Please remit payment to:
Pioneer Title of Bonner County
8151 W. Rifleman
Boise, ID 83704

Reference No.

Title Officer:
Direct:

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
695397	Joseph & Kathlene Hester Trust		Lot Book Report		\$300.00
Total					\$300.00

Property Address: 13 Mara Meadows, Athol, ID 83801
Legal Description: 26-54N-3W NW LESS HWY, S 20FT & LESS PT
WEST OF HWY 95
Property County: Bonner
Sales Price:
Loan Amount:

Total Due	\$300.00
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Lot Book Report – Full Search

File No.: 695397

Reference No.:

1. Effective Date: August 26, 2019 8:00AM

2. The estate or interest in the land described or referred to in this Lot Book Report is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the Effective Date vested in:

The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

4. The land referred to in this Lot Book Report is described as follows:

The Northwest Quarter of Section 26, Township 54 North, Range 3 West, Boise Meridian, less the South 20 feet.

EXCEPT the right of way of Highway 95 and the Right of way of the Northerly Pacific Railroad.

EXCEPT that portion of the Northwest Quarter lying West of the Northerly right of way of Highway 95.

File No.: 695397

Reference No.:

Special Exceptions:

1. NOTE: General taxes for the year 2018, which were liens, are paid.
Parcel No.: RP54N03W262401A
Amount: \$264.78
2. Real property taxes which may be assessed, levied and extended on any subsequent and/or occupancy roll with respect to improvements completed during the year which escaped assessment on the regular assessment roll, which are not yet due and payable.
3. General taxes for the year 2019, which are liens and are not yet due and payable.
Parcel No.: RP54N03W262401A
4. The taxes showing on the title report and closing documents reflect the current information available from the Bonner County Treasurer. Any discrepancy with the taxes will be the responsibility of the seller/borrower.
5. Covenants, conditions, restrictions, reservations and/or exceptions contained in a deed to the State of Idaho recorded July 13, 1940 in Book [62 Page 632](#), of deeds. There is also granted an easement adjacent to the highway right of way for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway, grantor further agrees that no advertising or other signs will be erected on said fence without the written consent of the commissioner of public works. Reference to said document for particulars.
6. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: C&H Investments Inc.,
Recorded: October 8, 1996
Instrument Number [493141](#)
7. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein.
For: To place, construct, operate, repair, maintain, relocate, and replace thereon and in or upon all streets, roads, or highways abutting said lands, an electric transmission and distribution line or system, including the right to cut and trim trees and brush to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling, and the right to permit the installation of communication and other circuits on the poles of said electric transmission and distribution system
In favor of: Northern Lights, Inc., a corporation, its successors and/or assigns
Recorded: September 26, 2017
Instrument No.: [911978](#)
8. Mortgage to secure an indebtedness of \$153,196.00, and any other obligations secured thereby.
Dated: August 9, 2005
Mortgagor: Joseph H. Hester and Kathlene M. Hester, husband and wife
Mortgagee: Panhandle State Bank
Recorded: August 22, 2005
Instrument No.: 684821

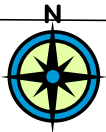
End of Exceptions

No liability beyond the amount paid for this report is assumed hereunder, and Pioneer Title is not responsible beyond the amount paid for any errors and omissions contained herein. If you wish additional assurances, please contact Pioneer Title for further information as to the availability and cost of additional protection.

by:

Liz Nelson

N 89°42' W	80.00
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This sketch is solely for the purpose of assisting in locating said land and Pioneer Title Company assumes no liability for inaccuracies therein.