

RESOLUTION NO. 25-015

A RESOLUTION OF THE CANYON COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING CANCELLATION OF TAXES ON PROPERTY OWNED BY CANYON COUNTY

The following resolution and order was considered and adopted by the Canyon County, Idaho Board of Commissioners ("Board") on this 4th day of February, 2025.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board resolves as follows:

WHEREAS, Idaho Code § 31-801 grants general powers and duties, subject to the restrictions of law, to the boards of county commissioners in their respective counties; and

WHEREAS, Idaho Code § 31-828 grants the Board authority "to do and perform all other acts . . . which may be necessary to the full discharge of the duties of the chief executive authority of the county government"; and

WHEREAS, Idaho Code § 31-807 authorizes the Board to manage county property subject to restrictions including, but not limited to, those described in Idaho Code § 31-808; and

WHEREAS, Canyon County Parcel Nos. 01596000 0, 01596010 0, 01596011 0, and 01596012 0 are four parcels that were purchased by Canyon County on or about August 29, 2024; and

WHEREAS, a Warranty Deed conveying all four parcels to Canyon County was recorded on August 29, 2024, see Attachment 1; and

WHEREAS, delinquent taxes and late charges have accrued associated with Parcel Nos. 01596000 0, 01596010 0, 01596011 0, and 01596012 0 in the amount of Five Thousand Three Hundred Fifty-Seven Dollars and Seven Cents (\$5,357.07), (see Attachment 2); and

WHEREAS, as the property owner of Parcel Nos. 01596000 0, 01596010 0, 01596011 0, and 01596012 0, Canyon County should not have been accruing taxes on this property.

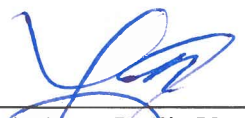
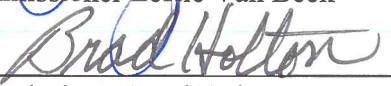

NOW THEREFORE, THE BOARD HEREBY RESOLVES, that the taxes plus late charge and interest on the property for Parcel Nos. 01596000 0, 01596010 0, 01596011 0, and 01596012 0, located at 0 East Chicago Street; 1419 East Chicago Street; 1423 East Chicago Street; and 1422 East Denver Street, Caldwell, Idaho in the amount of Five Thousand Three Hundred Fifty-Seven Dollars and Seven Cents (\$5,357.07) are cancelled.

IT IS FUTHER RESOLVED BY THE BOARD, that this cancellation shall be shown as a credit on the official records of Canyon County and all necessary adjustments shall be made in the tax records of the various County officers and taxing districts.

IT IS FURTHER RESOLVED BY THE BOARD, that this resolution shall be effective this 4th day of February, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: RICK HOGABOAM, CLERK

By: 

Deputy Clerk



610 S. Kimball Avenue
Caldwell, ID 83605

Date: September 11, 2024

Canyon County, a Political Subdivision of the State of Idaho
1115 Albany Street
Caldwell, ID 83605

File No. 860154

Property Address: Parcel 1-Value is \$653,069.43, 1423 East Chicago Street, Caldwell, ID 83605

The closing of the above-noted property has now been completed. Enclosed for your records is the original recorded deed together with your final title policy.

We appreciate having had the opportunity to be of service to you. If you have questions please contact the Title Officer listed below.

Sincerely,

Hope R. Hastriter, Title Officer
Ph: (208) 455-7316
Email: hhastriter@pioneertitleco.com

Enclosures



610 S. Kimball Avenue
Caldwell, ID 83605

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

2024-027503
RECORDED
08/29/2024 04:17 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 JWNSLOW NO FEE
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Handwritten initials/signature

File No. 860154 VH/HH

WARRANTY DEED

For Value Received Caldwell Industrial, LLC, an Idaho limited liability company hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Canyon County, a Political Subdivision of the State of Idaho hereinafter referred to as Grantee, whose current address is 1115 Albany Street Caldwell, ID 83605

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) 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(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 26, 2024

Caldwell Industrial, LLC

By: *[Signature]*
David A. Grundy, Manager

State of Idaho, County of Canyon

This record was acknowledged before me on August 26th, 2024 by David A. Grundy, as Manager of Caldwell Industrial, LLC.

[Signature]

Signature of notary public
Commission Expires: _____

VICKI HUNSPERGER
COMMISSION #91115
NOTARY PUBLIC
STATE OF IDAHO

Residing in: Caldwell, ID
Commission Expires: 12/02/2028



610 S. Kimball Avenue
Caldwell, ID 83605

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File No. 860154 VH/HH

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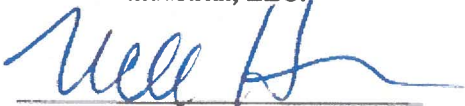
Dated: August 26, 2024

Caldwell Industrial, LLC

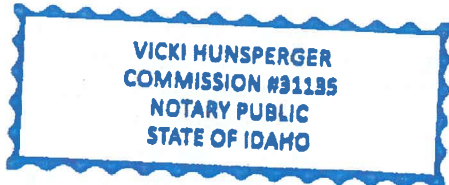
By: 
David A. Grundy, Manager

State of Idaho, County of Canyon

This record was acknowledged before me on August 29th, 2024 by David A. Grundy, as Manager of Caldwell Industrial, LLC.



Signature of notary public
Commission Expires: _____



Residing in: Caldwell, ID
Commission Expires: 12/02/2028

EXHIBIT A

PARCEL 1:

A parcel of land being all of Lots 11 and 12, a portion of the vacated alley and a portion of vacated N. 15th Ave. of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the westerly corner of said Lot 11,
Thence North $43^{\circ}46'05''$ East 126.27 feet along the northwesterly line of said Lot 11 to an iron pin;
Thence South $46^{\circ}14'11''$ East 89.97 feet to an iron pin on the centerline of said vacated N. 15th Ave.;
Thence South $43^{\circ}46'09''$ West 126.27 feet along said centerline to an iron pin; to a point on the southeasterly extension of the southwesterly line of Lots 11 and 12;
Thence North $46^{\circ}14'11''$ West 89.97 feet along the the lot lines of Lots 11 and 12 to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land being all of Lots 13 and 14, a portion of the vacated alley and a portion of vacated N. 15th Ave. of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the northerly corner of said Lot 14,
thence South $46^{\circ}13'07''$ East, 89.97 feet along the northeasterly line to an iron pin on the centerline of said vacated N. 15th Ave.; to a point on the southeasterly extension of the northeasterly line of Lots 13 and 14;
Thence South $43^{\circ}46'09''$ West 129.71 feet along said centerline to an iron pin;
Thence North $46^{\circ}14'11''$ West 89.97 feet to an iron pin on the northwesterly line of said Lot 14; to a point on the northwesterly extension of the southwesterly line of Lots 13 and 14
Thence North $43^{\circ}46'05''$ East 129.74 feet along said northwesterly line of said Lot 14 to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land being all of Lots 8, 9 and 10, a portion of Lots 15, 16 and 17 and a portion of the vacated alley of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the westerly corner of said Lot 8,
thence North $43^{\circ}46'05''$ East 214.37 feet along the northwesterly line of said Lot 8, vacated alley and portion of Lot 17 to an iron pin;
Thence South $46^{\circ}13'07''$ East 74.96 feet to an iron pin on the southeasterly line of said Lot 15;
Thence South $43^{\circ}46'05''$ West 214.35 feet along said southeasterly line of portion of Lot 15, vacated alley and Lot 10 to an iron pin marking the southerly corner of said Lot 10;
Thence North $46^{\circ}14'11''$ West 74.96 feet along the southwesterly lot line of said Lots 10, 9 and 8 to the POINT OF BEGINNING.

PARCEL 4:

A parcel of land being a portion of Lots 15, 16 and 17 of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho, lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the northerly corner of said Lot 17,

thence South $46^{\circ}13'07''$ East 74.96 feet along the northeasterly line of said Lots 17, 16 and 15 to an iron pin marking the easterly corner of said Lot 15;

Thence South $43^{\circ}46'05''$ West 41.66 feet along the southeasterly line of said Lot 15 to an iron pin;

Thence North $46^{\circ}13'07''$ West 74.96 feet to an iron pin on the northwesterly line of said Lot 17;

Thence North $43^{\circ}46'05''$ East 41.66 feet along said northwesterly line of Lot 17 to the POINT OF BEGINNING.

ALTA OWNER'S POLICY OF TITLE INSURANCE



Policy Number **OY-08317894** File Number: **860154**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

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

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

Policy Issuer:
PIONEER TITLE COMPANY OF CANYON COUNTY
610 SOUTH KIMBALL AVENUE
CALDWELL, ID 83605
PHONE: (208) 459-1651

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

Hope R. Hastriter

Authorized Officer or Agent

By

C. Monroe

President

Attest

David Wald

Secretary

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

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

EXCLUSIONS FROM COVERAGE

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

1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a) The Insured named in Item 1 of Schedule A;
 - (b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

- (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
- (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1) an Affiliate;
 - (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3) a spouse who receives the Title because of a dissolution of marriage;
 - (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

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

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

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

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

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

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

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is \$2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than \$2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.
- d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of \$100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:

Issuing Agent: Pioneer Title Company of Canyon County

Issuing Office: 610 S. Kimball Avenue, Caldwell, ID 83605

Issuing Office's ALTA® Registry ID: 0004384

Issuing Office File Number: 860154

Property Address: Parcel 1-Value is \$653,069.43, 1423 East Chicago Street, Caldwell, ID 83605

Parcel 4-Value is \$52,646.22, 0 East Chicago Street, Caldwell, ID 83605

Parcel 2-value is \$569,928.67, 1422 East Denver Street, Caldwell, ID 83605

Parcel 3-Value is \$429,355.68, 1419 East Chicago Street, Caldwell, ID 83605

SCHEDULE A

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company

400 Second Avenue South

Minneapolis, MN 55401

Policy Number: OY-08317894

Amount of Insurance: \$1,705,000.00 Premium: \$4,460.00

Date of Policy: August 29, 2024 at 4:17PM

1. The Insured is:
Canyon County, a Political Subdivision of the State of Idaho
2. The estate or interest in the Land insured by this policy is:
FEE SIMPLE
3. The Title is vested in:
Canyon County, a Political Subdivision of the State of Idaho
4. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

SCHEDULE B

Policy Number: OY-08317894

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matter contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

Special Exceptions:

1. General taxes for the year 2024, which are liens and are not yet due and payable.
Parcel No.: 01596010 0 - Parcel 1
Parcel No.: 01596011 0 - Parcel 2
Parcel No.: 01596000 0 - Parcel 3
Parcel No.: 01596012 0 - Parcel 4
2. Sewer charges and special assessments, if any, for the City of Caldwell.
Fax: (208) 454-3640
No delinquencies appear of record.

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3. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Caldwell Municipal Irrigation District for Pioneer Irrigation District
City of Caldwell: Fax (208) 454-3640
Pioneer Irrigation District: Fax (208) 459-4491
No delinquencies appear of record.
4. Order of Exclusion containing terms, covenants, conditions, provisions and stipulations from the District herein noted.
District: Pioneer Irrigation
Recorded: December 23, 1986
Instrument No.: 8632054
5. Reservations in United States Patent or State Deeds.
Recorded: June 11, 1907
Book/Page: 4/354
6. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.
For: Sanitary interceptor and sewer lines
In Favor of: City of Caldwell, a municipal corporation
Disclosed: Easement
Recorded: December 19, 1966
Instrument No.: 589178
Affects: See attached copy for exact location.
7. All matters, rights, easements, interests or claims as disclosed by Record of Survey
Recorded: May 5, 2014
Instrument No.: 2014-015967
8. Unrecorded Leaseholds, if any, rights of parties in possession other than the vestees herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.

END OF EXCEPTIONS

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EXHIBIT A

PARCEL 1:

A parcel of land being all of Lots 11 and 12, a portion of the vacated alley and a portion of vacated N. 15th Ave. of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the westerly corner of said Lot 11,
Thence North 43°46'05" East 126.27 feet along the northwesterly line of said Lot 11 to an iron pin;
Thence South 46°14'11" East 89.97 feet to an iron pin on the centerline of said vacated N. 15th Ave.;
Thence South 43°46'09" West 126.27 feet along said centerline to an iron pin; to a point on the southeasterly extension of the southwestwesterly line of Lots 11 and 12;
Thence North 46°14'11" West 89.97 feet along the the lot lines of Lots 11 and 12 to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land being all of Lots 13 and 14, a portion of the vacated alley and a portion of vacated N. 15th Ave. of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the northerly corner of said Lot 14,
thence South 46°13'07" East, 89.97 feet along the northeasterly line to an iron pin on the centerline of said vacated N. 15th Ave.; to a point on the southeasterly extension of the northeasterly line of Lots 13 and 14;
Thence South 43°46'09" West 129.71 feet along said centerline to an iron pin;
Thence North 46°14'11" West 89.97 feet to an iron pin on the northwesterly line of said Lot 14; to a point on the northwesterly extension of the southwestwesterly line of Lots 13 and 14
Thence North 43°46'05" East 129.74 feet along said northwesterly line of said Lot 14 to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land being all of Lots 8, 9 and 10, a portion of Lots 15, 16 and 17 and a portion of the vacated alley of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho and lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the westerly corner of said Lot 8,
thence North 43°46'05" East 214.37 feet along the northwesterly line of said Lot 8, vacated alley and portion of Lot 17 to an iron pin;
Thence South 46°13'07" East 74.96 feet to an iron pin on the southeasterly line of said Lot 15;

Thence South 43°46'05" West 214.35 feet along said southeasterly line of portion of Lot 15, vacated alley and Lot 10 to an iron pin marking the southerly corner of said Lot 10;
Thence North 46°14'11" West 74.96 feet along the southwesterly lot line of said Lots 10, 9 and 8 to the POINT OF BEGINNING.

PARCEL 4:

A parcel of land being a portion of Lots 15, 16 and 17 of Block 61 of Foote Addition to The City of Caldwell, Book 2 of Plats at Page 18, records of Canyon County, Idaho, lying in the West Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at an iron pin marking the northerly corner of said Lot 17,
thence South 46°13'07" East 74.96 feet along the northeasterly line of said Lots 17, 16 and 15 to an iron pin marking the easterly corner of said Lot 15;
Thence South 43°46'05" West 41.66 feet along the southeasterly line of said Lot 15 to an iron pin;
Thence North 46°13'07" West 74.96 feet to an iron pin on the northwesterly line of said Lot 17;
Thence North 43°46'05" East 41.66 feet along said northwesterly line of Lot 17 to the POINT OF BEGINNING.

Date: 01/13/2025

Jennifer Watters
 Canyon County Tax Collector
 111 N. 11th Ave., Suite 240
 Caldwell, ID 83605
 208-454-7354

PIN: 01596000 0
 AIN: C28800610080

Delinquent Reminder Notice

Balance Good Through:	01/31/2025
Current Year Balance:	\$1,134.06
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$1,134.06

AUTO


COUNTY COMMISSIONERS OFFICE =
 CANYON COUNTY
 1115 ALBANY ST
 CALDWELL ID 83605

Description: 22-4N-3W SE FOOTE ADD CA TX
 14133 IN LTS 8-10 & LTS 15-17 BLK 61

Situs: 1419 E CHICAGO ST
 CALDWELL

Credit or Debit Card Payments can be made in person or via the internet. To make a payment on-line, please visit www.canyoncounty.id.gov/treasurer & select the payment link to submit your payment. A CONVENIENCE FEE IS CHARGED ON ALL CREDIT/DEBIT CARD PAYMENTS MADE BOTH IN PERSON AND ON-LINE.

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01596000 0	2024	2024294580	1	12/20/2024	558.54	5.81	11.17	0.00	575.52
01596000 0	2024		2	06/20/2025	558.54	0.00	0.00	0.00	558.54
Current Year Totals					1,117.08	5.81	11.17	0.00	1,134.06

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Overall Totals 1,117.08 5.81 11.17 0.00 1,134.06

PLEASE REMIT PAYMENT TO: CANYON COUNTY TAX COLLECTOR
 PO BOX 730, CALDWELL, ID 83606

RECEIVED

JAN 21 2025

CANYON COUNTY
 COMMISSIONERS

Jennifer Watters
 Canyon County Tax Collector
 111 N. 11th Ave., Suite 240
 Caldwell, ID 83605
 208-454-7354

PIN: 01596012 0
 AIN: C28800610170

Delinquent Reminder Notice

Balance Good Through:	01/31/2025
Current Year Balance:	\$131.36
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$131.36

AUTO


COUNTY COMMISSIONERS OFFICE =
 CANYON COUNTY
 1115 ALBANY ST
 CALDWELL ID 83605

Description: 22-4N-3W SE FOOTE ADD CA TX
 14134 IN LTS 15-17 BLK 61

Situs: E CHICAGO ST
 CALDWELL

Credit or Debit Card Payments can be made in person or via the internet. To make a payment on-line, please visit www.canyoncounty.id.gov/treasurer & select the payment link to submit your payment. A CONVENIENCE FEE IS CHARGED ON ALL CREDIT/DEBIT CARD PAYMENTS MADE BOTH IN PERSON AND ON-LINE.

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01596012 0	2024	2024370689	1	12/20/2024	64.70	0.67	1.29	0.00	66.66
01596012 0	2024		2	06/20/2025	64.70	0.00	0.00	0.00	64.70
Current Year Totals					129.40	0.67	1.29	0.00	131.36

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Overall Totals 129.40 0.67 1.29 0.00 131.36

PLEASE REMIT PAYMENT TO: CANYON COUNTY TAX COLLECTOR
 PO BOX 730, CALDWELL, ID 83606

RECEIVED

JAN 21 2025

CANYON COUNTY
 COMMISSIONERS

ATTACHMENT 2

Jennifer Watters
Canyon County Tax Collector
111 N. 11th Ave., Suite 240
Caldwell, ID 83605
208-454-7354

PIN: 01596010 0
AIN: C28800610110

Delinquent Reminder Notice

Balance Good Through:	01/31/2025
Current Year Balance:	\$2,102.39
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$2,102.39

AUTO



COUNTY COMMISSIONERS OFFICE =
CANYON COUNTY
1115 ALBANY ST
CALDWELL ID 83605

Description: 22-4N-3W SE FOOTE ADD CA TX
14131 IN LTS 11-12 BLK 61

Situs: 1423 E CHICAGO ST
CALDWELL

Credit or Debit Card Payments can be made in person or via the internet. To make a payment on-line, please visit www.canyoncounty.id.gov/treasurer & select the payment link to submit your payment. A CONVENIENCE FEE IS CHARGED ON ALL CREDIT/DEBIT CARD PAYMENTS MADE BOTH IN PERSON AND ON-LINE.

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01596010 0	2024	2024370927	1	12/20/2024	1,035.46	10.76	20.71	0.00	1,066.93
01596010 0	2024		2	06/20/2025	1,035.46	0.00	0.00	0.00	1,035.46
Current Year Totals					2,070.92	10.76	20.71	0.00	2,102.39

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Overall Totals	2,070.92	10.76	20.71	0.00	2,102.39
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PLEASE REMIT PAYMENT TO: CANYON COUNTY TAX COLLECTOR
PO BOX 730, CALDWELL, ID 83606

RECEIVED

JAN 21 2025

CANYON COUNTY
COMMISSIONERS
ATTACHMENT 2