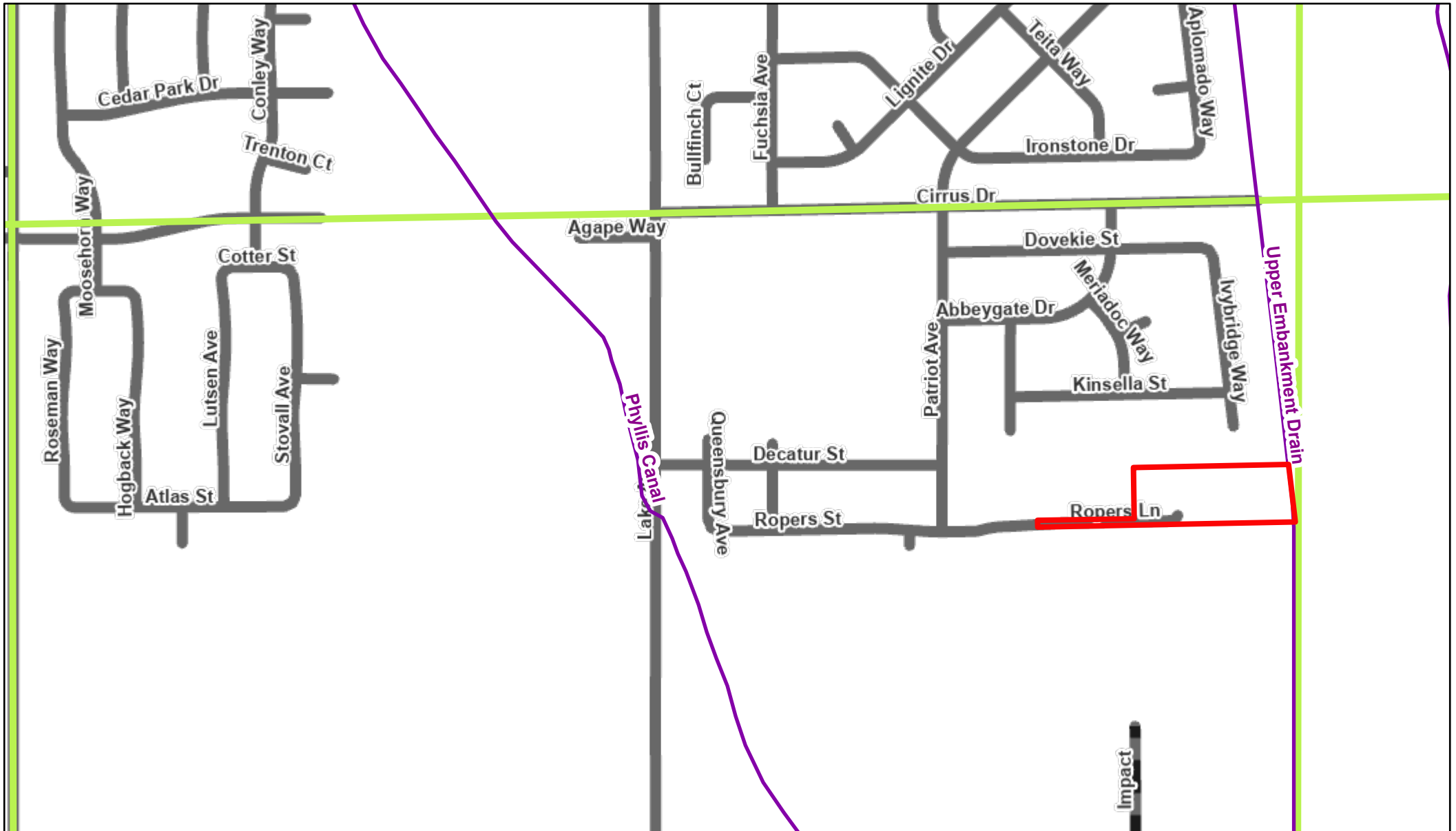


Canyon County, ID Web Map



5/1/2026, 9:03:04 AM



Hydro_NHDFlowline

Quarter Line

CanyonCountyRoads

Roads

CC_PrivateRoads

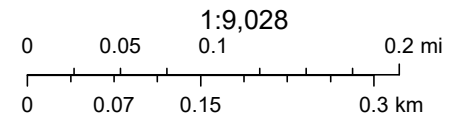
County Boundary



Current Impact Area

City Limits

Sections



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Heather S Ross Burton
	MAILING ADDRESS: 12566 Ropers Ln., Nampa ID 83651
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>4/21/26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jon A Burton, Jr
	COMPANY NAME: Canyon Construction, Inc
	MAILING ADDRESS: 13617 Crisholm Rd., Caldwell ID 83607
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 12566 Ropers Ln., Nampa ID 83651
	PARCEL NUMBER: R32815010
	PARCEL SIZE: 3.79 ac
	REQUESTED USE: Staging Area
	FLOOD ZONE: YES (NO) ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CW2026-0014	DATE RECEIVED:	4/30/26
RECEIVED BY:	[Signature]	APPLICATION FEE:	1600.00
		☒ MO ☐ CC CASH	



CONDITIONAL USE PERMIT **PUBLIC HEARING - CHECKLIST**

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	
Letter of Intent (see standards on next page)	✓	
Site Plan (see standards on next page)	✓	
Operation Plan (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting sheet/letter completed and signed	✓	
Proof of application/communication with the following agencies:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☒ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

****If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.***

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

n/a but pertinent components included in letter of intent

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	✓	

Letter of Intent for Conditional Use Permit: Staging Area for Canyon Construction, Inc.
Canyon County, Nampa, Idaho

1 May 2026

Canyon County Development Services
111 N. 11th Ave, Suite 140
Caldwell, ID 83605

Re: Conditional Use Permit Application – Staging Area

Dear Planning and Zoning Commission,

We are submitting this Letter of Intent in conjunction with the master application for a Conditional Use Permit (CUP) to allow a small-scale staging area on our privately owned property located in Nampa, Canyon County, Idaho. This request is made in accordance with Canyon County Code and addresses the criteria outlined in CCZO Section 07-07-05(3), while being mindful of the goals and policies of the Canyon County Comprehensive Plan.

Project Description

The proposed use is a staging area to support a small, family-owned concrete construction business that has been owned and operated for over 30 years by the property owner. The business consists of the owner and two employees. No office or administrative staff are located on site, and all construction work is performed off-site at customer locations.

The staging area occupies approximately one-third (1/3) of an acre of our primary 3.81 acre parcel, which is otherwise used for residential and personal agricultural purposes. It may be relevant to state that we own an additional 2.35 acre parcel that is kept entirely in pasture for our cattle, for a total of 6.16 acres total of our private property. This agricultural/pasture piece runs the entire length of our property on the northern border and is lined with a solid 6 foot vinyl fence, giving an additional buffer between our property and the newly developed Corey Barton neighborhood. The site used for the staging area is placed along the far southeastern corner of our property and is used for parking operable work vehicles and trailers when not in use or left at customer job sites. (We prefer to store vehicles and trailers at this location during off-hours for security purposes due to past equipment and trailer thefts from job sites.)

Occasional deliveries are received from a single vendor (American Construction) during normal operating hours.

Hours and Operations

Access to the site is limited to typical business hours, generally between 7:00 AM and 5:00 PM and only to pick up and drop off work trailers. Activity outside of these hours is minimal and limited to vehicle storage only.

Access and Transportation

Access to the staging area is provided via public roadways (Lake Ave→Decatur→Ropers) and then through our private driveway. Due to the small scale of the operation (three total personnel), traffic generation is minimal. The use will not create adverse impacts on current or future traffic patterns, nor will it increase congestion on surrounding roadways.

Consistency with the Comprehensive Plan—We have read and studied the Canyon County Comprehensive Plan 2030 (10/27/22) and would like to note the following:

- The proposed staging area is compatible with the existing residential and agricultural use of the property and surrounding area. The limited scale and low intensity of the operation ensure that it blends with the rural character of the area.
- The layout of the area used on our property promotes orderly land use by consolidating business-related vehicle storage and staging activities within a defined portion of the property, avoiding impact to others.
- The minimal number of employees and trips ensures negligible impact on transportation systems. All access is safely accommodated via existing infrastructure.
- The use is extremely low-impact in nature. No significant noise, dust, or emissions are generated beyond typical residential and agricultural activity levels. No industrial processing or material production occurs on-site.
- This use does not impact public services such as schools, irrigation systems, or emergency services due to its limited scope and scale.

Compliance with CCZO Section 07-07-05(3)

1. **Public Health, Safety, and Welfare:**
The use poses no threat to public health, safety, or general welfare. Activity is limited in scale, occurs during normal daytime hours, and is confined to our private property.
2. **Compatibility with Surrounding Uses:**
The staging area is consistent with the rural residential and agricultural character of the area. There are no offices, no customer traffic, and no on-site business operations beyond vehicle parking and storage.
3. **Adequate Infrastructure:**
Existing access via public roads and a private driveway is sufficient to serve the use. No additional infrastructure or utilities are required.
4. **No Adverse Impacts:**
There will be no significant impacts related to noise, traffic, visual effects, or environmental concerns. Equipment is operable, maintained, and stored in an orderly manner.
5. **Compliance with Applicable Regulations:**
The use will comply with all applicable Canyon County regulations and any conditions placed upon approval of this permit.

Mitigation of Potential Concerns

- **Screening and Visual Impact:**

The staging area is limited in size and located within a larger residential and agricultural parcel, minimizing visibility from surrounding properties. Our equipment and vehicles are maintained in an orderly manner.

- **Noise and Nuisance Mitigation:**

Operations are limited to normal daytime hours (7:00 AM to 5:00 PM), minimizing potential disturbance to neighbors. The small number of employees, location of trailers restricted to the southeast corner, and absence of any on-site construction activity significantly limit noise generation.

- **Complaint Response:**

As a small, owner-operated business located on the owner's residence, any concerns from neighboring properties can be addressed directly and promptly. We are committed to being responsive and maintaining good relationships with surrounding property owners.

- **No Future Expansion:**

The business has downsized throughout the last ten years and has no plans for future expansion. The owner has no children or other family who are interested in continuing the business in the future and he anticipates retirement within approximately five (5) years, at which time equipment will be sold at auction and the staging use will cease. This request is therefore temporary and limited in scope, with no long-term intensification of use anticipated.

Proposed Conditions of Approval (Applicant Created)

In an effort to be proactive and address any potential concerns, we propose the following reasonable conditions of approval:

1. **Hours of Operation:**

Active use of the staging area shall be limited to the hours of 6:00 AM to 5:00 PM, Monday through Friday, with only occasional weekend access within these same hours. No regular business activity shall occur on Sundays or outside these hours, except for passive vehicle storage.

2. **No On-Site Office or Commercial Activity:**

No office operations, retail activity, or customer visits shall occur on-site. All business operations will continue to be conducted off-site.

3. **Vehicle and Equipment Limitations:**

Only operable business-related vehicles and equipment owned by the company shall be stored on-site. All items will continue to be maintained in good condition and stored in an orderly manner.

4. **Screening:**

We agree to maintain the area in a manner that minimizes visual impact by strategically locating items behind the barn on our property.

5. **Delivery Limitations:**

Deliveries shall be limited to occasional drop-offs from established vendors and shall occur only during approved hours of operation. Though undesirable to us because of

potential theft, if deliveries pose a concern to neighbors or this commission, we can agree to receive necessary deliveries directly at the job sites when needed.

6. No Processing or Manufacturing:

No fabrication, processing, or material production occur on-site. This staging area shall be limited to parking and storage only.

7. Dust and Noise Control:

We will continue to implement reasonable dust control measures and ensure that noise levels remain consistent with typical residential/agricultural activity. Until Ropers Lane became paved to Lake last year through CBH's development, we routinely provided the gravel and performed all road maintenance at no charge to the other two property owners accessing their homes on this road since we moved here in 2015.

8. Complaint Resolution:

We will make a good-faith effort to promptly address any legitimate concerns raised by any neighboring property owners.

9. Time Limitation:

We acknowledge that this use is temporary in nature. The staging area use shall cease upon the owner's retirement, anticipated within approximately five (5) years, at which time all business equipment will be removed from the property and only our personal, private property will remain.

Utilities and Services

There are no additional demands on water, sewer, irrigation, drainage, or stormwater systems as a result of this request. The staging area does not involve permanent facilities or utility-intensive operations.

Conclusion

Our request represents a small-scale, low-impact, and time-limited use of private property that supports a local family-owned business while maintaining compatibility with surrounding land uses and the goals of the Canyon County Comprehensive Plan. We hope we have proactively proposed reasonable conditions to ensure continued compatibility and minimize any potential impacts.

We respectfully request approval of this Conditional Use Permit.

Thank you for your time and consideration.

Sincerely,

Jon & Heather Burton

12566 Ropers Ln., Nampa ID 83651



staging/parking areas highlighted in pink

Upper Embankment Drain

Sat

CHALLENGER
DEVELOPMENT
INC

← 6" solid vinyl fence (existing)

BURTON
HEATHER
S ROSS

"Parcel 2"
10' x 20'

← Private driveway

mapbox

Rogers Rd
(public)

Operations Plan – See also details contained in Letter of Intent

Business Overview

This CUP application is for a small family-owned construction company. At present, only 2 employees access the staging area for purposes of hauling trailers to job sites. This area will serve only as a base for storing company vehicles, trailers, small equipment, and materials used for off-site jobs. All construction work will occur at customer project locations, not on the property.

Hours of Operation

Monday–Friday: 7:00 a.m. to 5:00 p.m.

Saturday: Limited seasonal activity as needed

Sunday: No regular operations

Employees & Traffic

The company has minimal staff, resulting in low daily traffic. Typically, 2–3 employee vehicles and 1 work truck will arrive in the morning and 1-2 work trucks depart shortly after as the owner resides on the property. Traffic is minimal during the day as trailers and employees stay on job sites through the end of the workday. Often, trailers remain overnight on the job sites until work is completed in subsequent days.

Property Use & Site Management

- All vehicles and trailers will be parked in the designated areas on the attached site plan.
- Equipment will be maintained in operable condition.
- Materials will be stored neatly and safely.
- No retail sales, customer traffic, or public business activity will occur on-site.
- No hazardous materials or waste storage.

Noise / Neighborhood Compatibility

- Limited loading/unloading during normal business hours only.
- Equipment will not idle excessively.
- Site will be kept orderly and free of debris.

Utilities / Drainage / Access / Dust

The parcel has legal access and adequate room for vehicle maneuvering. Existing drainage patterns will be maintained. No additional public infrastructure demand needed. Water and sewer needs are not applicable because the site functions only as storage/staging. Public road access to the property is fully paved, eliminating dust impact to surrounding areas. The staging area on the private property is well maintained gravel.

Consistency with Canyon County Comprehensive Plan

This use supports small local business, rural economic activity, and responsible private property use while maintaining the agricultural/rural character of the area. Because operations are

low-intensity and all work occurs off-site, impacts to neighboring properties and public services are minimal.

Future Intent / Scale

The company has no plans for expansion beyond its current small family-operated size. Operations are intended to remain limited and low-impact.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: no water needed or used

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: no water/sewer needed or used for parking area

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** n/a

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☒ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

☒ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan) n/a

Type: _____ Height: _____

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☒ Other: n/a

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

upper Embankment Drain Ditch

RESIDENTIAL USES1. NUMBER OF LOTS REQUESTED: n/a

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: n/a

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES1. SPECIFIC USE: staging area / park work trailers when not at job sites

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:00AM to 5:00PM
☒ Tuesday 7:00AM to 5:00PM
☒ Wednesday 7:00AM to 5:00PM
☒ Thursday 7:00AM to 5:00PM
☒ Friday 7:00AM to 5:00PM
☒ Saturday 7:00AM to noon occasional
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 2 (currently) ☐ No4. WILL YOU HAVE A SIGN? ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 25Is there is a loading or unloading area? no

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: n/a

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☒ Other n/a

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? n/a

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☒ Other: n/a

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 12566 Ropers Ln	Parcel Number: R30815010	
City: Nampa	State: ID	ZIP Code: 83651
Notices Mailed Date: 4/7/2026	Number of Acres: 3.79	Current Zoning: Ag
Description of the Request: staging area to park work-trailers when not on job sites		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jon A Burton, Jr		
Company Name: Canyon Construction Inc		
Current address: 13617 Cnsholm		
City: Caldwell	State: ID	ZIP Code: 83607
Phone:		Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 4/20/2026	MEETING LOCATION: 12566 Ropers Ln	
MEETING START TIME: 5:00PM	MEETING END TIME: 5:30 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. THOMAS EVANS	[Signature]	12724 ROPERS W. NAMPA ID
2. ERNESTO MATA	[Signature]	12091 Abbeygate dr
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Heather Burton

APPLICANT/REPRESENTATIVE (Signature):

Heather Burton

DATE: 4/20/20

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

3 April 2026

Dear Neighbors,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit (CUP). One of the requirements prior to submission is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application (*Canyon County Zoning Ordinance 07-01-15*). This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you as we move through the application process with the county.

This meeting is **not** a public hearing before a governing body of Canyon County. Once the application has been submitted to the county's Developmental Services Department, only then will a public hearing date be scheduled. Also, only after the application is accepted and a public hearing is scheduled with a confirmed date by the county will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: Monday, April 20, 2026; 5:00 PM

Location: 12566 Ropers Ln, Nampa ID 83651 (driveway).

The project summary is as follows:

Location: 12566 Ropers Ln, Nampa ID 83651

Access: Driveway

Total Acreage: .3

Details: Park construction company trailers on private property. Company currently has 2 employees to access the property via public roads then private driveway between hours of 7AM-5PM generally, Monday-Friday.

We look forward to the meeting and encourage you to attend. During this time, we will answer any questions you may have. Please note that the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this is a *pre-application* requirement; we have not submitted an application to the county for consideration at this time.

Feel free to contact us at [REDACTED]

Sincerely,

Jon & Heather Burton



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 04/13/2026 Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review. - No permit Required Residential

Date: 4-9-26 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for official review.

Date: 4/9/26 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 4/9/26 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 4/10/26 Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

12566 Rogers Ln. Nampa



(secondary residence)

FINAL/AS-BUILT — Subsurface Sewage Disposal



Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH
13307 Miami Lane
Caldwell, ID 83607 (208) 455-5400

Permit #: 2-42930
Date Rcvd: 8-19-16
Parcel #: 32815

Applicant's Name: Jon & Heather Burton

Owners Name:

Property Address: LAKE AVE 12566 Rogers Ln. Nampa

Legal Description:

Township: 3N

Range: 3W

Section: 13

Subdivision:

Lot:

Block:

Size: (acres)

3.8

As-built (not to scale)

System Type:

Gravel (Yards):

GRAVEL DRAINFIELD

ALG COPE

System Mfg:

Sand (Yards):

NA

0

Septic/Trash Tank (Gal):

Installation Depth (Inches):

1000

24

Septic/Trash Tank Mfr:

Rock Under Pipe (Inches):

VALLEY PRECAST

6"

Depth to Tank Lid

Date System Installed

(Inches):

6/7/2017

Standpipe/Riser (Inches)

Riser Longitude:

NA

116° 38' 39.5"

Pump Tank (gallons):

Riser Latitude:

NA

43° 35' 32.4"

Pump Tank Mfg:

Well Installed

NA

☒ Yes ☐ No

Drainfield Width (Ft):

Distance to Tank (Ft):

2 @ 6

50

Drainfield Length (Ft):

Distance to Drainfield (Ft):

2 @ 86

113

Drainfield Area

Valve: ☐ Yes ☒ No

Installed (Sq Ft):

Dist-Box: ☒ Yes ☐ No

Effective Area (Sq Ft):

Drop-Box: ☐ Yes ☒ No

1032

1032

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.

Technical Allowance Granted ☐ Yes ☒ No

Comments: NA

Notes/Conditions of Approval: NA

Installer Name: IDAHO BACKHOLE

Installer Phone: 697 2155

Installer Number: 1-112

Signature: X

Date: X

6/7/17

By signing above, I certify that all answers and statements on this Final/As-built are true and complete to the best of my knowledge.
OFFICIAL USE ONLY

☒ As-Built provided by EHS ☐ As-Built provided by Installer

DATE	6/7/2017		
TRAVEL	65		
INSPECT	30		
EHS	27		

EHS Final Inspection Signature

EHS Code

JUL 11 2017

Date

6/7/2017

Revision Date: 04/2015

(secondary residence)
PERMIT-Subsurface Sewage Disposal



Public Health
Prevent. Promote. Protect.

Idaho Public Health Districts

Southwest District Health
13307 Miami Lane
Caldwell, ID 83607
Phone: 208.455.5400
Fax: 208.455.5405

Permit #: 2-42930
Date: 8-19-16
Parcel #: 32815
Doc ID #: _____

Applicant's Name: Jon & Heather Burton
Owners Name: _____
Property Address: LAKE AVE 125166 Ropers Ln Nampa ^{R3657}
Legal Description: _____
Subdivision: _____ Township 3N Range 3W Section 13
Lot _____ Block _____ Size(acres): 3.8

Type of Installation	Type of System (check all that apply)			Water Supply
☒ New System ☐ Expansion ☐ Repair ☐ Tank Only	☐ Absorption Bed ☐ Capping Fill ☐ Central System ☐ Composting Toilet ☐ Drip Distribution ☐ ETPS ☐ Experimental ☐ Extra Drainrock ☐ Evapotranspiration ☒ Gravel Drainfield	☐ Gravelless Drainfield ☐ Gray Water Sump ☐ Gray Water System ☐ Holding Tank ☐ Incinerator Toilet ☐ Individual Lagoon ☐ Intermittent SF ☐ Intrench SF ☐ LSAS ☐ Pit Privy	☐ Pressurized DF ☐ Recirculating GF ☐ RV Dump Station ☐ Sand Mound ☐ Seepage Pit ☐ Steep Slope Drainfield ☐ Two Cell Lagoon ☐ Vault Privy ☐ Other (see below)	☒ Private ☐ Shared ☐ Public Water Source ☒ Well ☐ Spring
☒ Basic System ☐ Complex System				

Conditions of Approval:

24 IN MAXIMUM INSTALLATION DEPTH

☒ Residential permit

☐ Non-residential permit

Soil Type:

The minimum septic tank capacity is:

The minimum effective drainfield absorption area is:

The drainfield can be no closer to permanent/intermittent surface water than:

<u>4</u>	Bedrooms
<u>300</u>	Gallons Per Day
<u>N/A</u>	Gallons Per Day
<u>C-1</u>	USDA
<u>1000</u>	Gallons
<u>1000</u>	Square Feet
<u>100</u>	Feet

Note: (Final approval of this permit requires inspection of the uncovered system.)

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire one (1) year from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

<u>27</u> EHS Code	<u>8/24/16</u> Date	DATE	<u>8/24/16</u>			
		TRAVEL	<u>110</u>			
		INSPECT	<u>30</u>			
		EHS	<u>27</u>			

Revision Date: 03/2011



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Heather Burton, 125de Ropers Ln.
(name) (address)
Nampa, 10 836051
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jon Burton, Jr or 125de Ropers Ln. Nampa 836051
Shirley Burton, 13617 CnSholm, Caldwell 83607
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 20 day of April, 20 26.

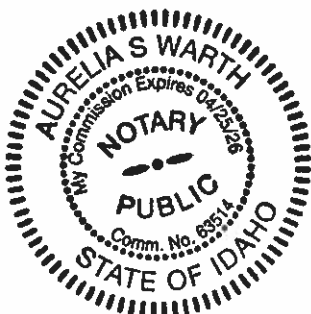
Heather Burton
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 20th day of April, in the year 20 26, before me Aurelia Warth
a notary public, personally appeared Heather Burton, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary:

Aurelia S. Warth

My Commission Expires:

4/25/26

stewart title

2015-017447

RECORDED

05/14/2015 04:16 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 DWILSON

\$16.00

TYPE: DEED

STEWART TITLE - EMERALD OFFICE

ELECTRONICALLY RECORDED

ST-01096-10969-SC/MA

WARRANTY DEED

For Value Received **Ryan Niecko, a married man as his sole and separate property**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Heather S. Ross Burton, a married woman, as her sole and separate property**, the Grantee, whose current address is 15280 Lake Avenue, Nampa, ID 83651, the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 13 day of May, 2015


Ryan Niecko

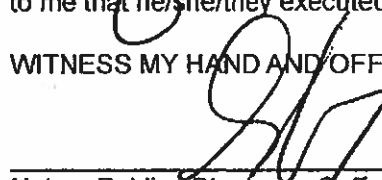
State of Idaho

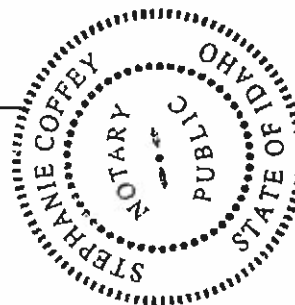
SS.

County of Ada

On this 13th day of May, 2015, before me the undersigned, a Notary Public, in and for said State, personally appeared Ryan Niecko, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public: Stephanie Coffey
Residing at: Meridian, Idaho
My commission expires: March 20, 2016



Residing in Meridian, Idaho
My Commission expires: 03-20-2016

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Recorded Electronically	
ID	2015-017441
County	CANYON
Date	5-19-2015
Time	4:10 PM
Simplifile.com 800.460.5657	

stewart title

ST-01096-10969-SC/MA

WARRANTY DEED

For Value Received **Ryan Niecko, a married man as his sole and separate property**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Heather S. Ross Burton, a married woman, as her sole and separate property**, the Grantee, whose current address is 15280 Lake Avenue, Nampa, ID 83651, the following described premises, to wit:

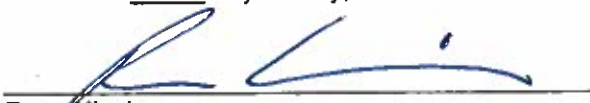
SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 13 day of May, 2015


Ryan Niecko

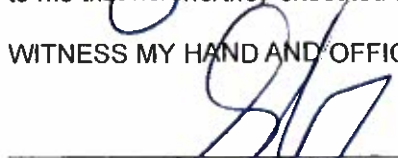
State of Idaho

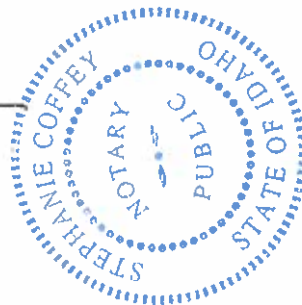
SS.

County of Ada

On this 13th day of May, 2015, before me the undersigned, a Notary Public, in and for said State, personally appeared Ryan Niecko, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public: Stephanie Coffey
Residing at: Meridian, Idaho
My commission expires: March 20, 2016



Residing in Meridian, Idaho
My Commission expires: 03-20-2016

EXHIBIT "A"
LEGAL DESCRIPTION

INITIAL


PARCEL I:

A parcel of land being a portion of the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township. 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter, Section 13, said Westerly boundary also being the centerline of Lake Ave to an iron pin marking the Southwest corner of the Northwest quarter of the Southwest quarter, said Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Southerly boundary of the Northwest quarter of the Southwest quarter, said Section 13, to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 252.49 feet along the Southerly boundary of the said Northeast quarter of the Southwest quarter to an iron pin, said iron pin being the Real Point of Beginning; thence continuing along said Southerly boundary North 89°00'00" East 1061.80 feet to a point marking the centerline of upper embankment drain ditch; thence leaving said Southerly boundary of the Northeast quarter of the Southwest quarter North 6°38'54" West 238.66 feet along the centerline of said upper embankment drain ditch to a point; thence leaving said centerline of upper embankment drain ditch South 89°00'00" West 639.28 feet parallel to the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said parallel line South 0°56'49" East 209.50 feet to an iron pin; thence South 89°00'00" West 398.82 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter to a point; thence leaving said parallel line South 1°00'00" East 28.00 feet to the POINT OF BEGINNING.

PARCEL II:

A 20.00 foot wide ingress-egress easement lying in the Southwest quarter of the Southwest. quarter and the Southeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin, marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1302.22 feet along the Westerly boundary of said Southwest. quarter of the Southwest quarter which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING; thence continuing North 0°02'44" East along said Westerly boundary and centerline 20.00 feet to an iron pin marking the Northwest corner of the said Southwest quarter of the Southwest quarter; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Northeast corner of the said Southwest quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 50.00 feet along the Northerly boundary of the said Southeast quarter of the Southwest quarter; Section 13, to an iron pin; thence leaving said Northerly boundary South 0°08'48" West 20.00 feet parallel to the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point; thence South 89°00'00" West 50.00 feet parallel to the Northerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13; thence continuing

South 89°00'00" West 1328.35 feet parallel to the Northerly boundary of the said Southwest quarter of the Southwest quarter, Section 13, to the Point of Beginning.

PARCEL III:

A 28.00 foot wide ingress-egress easement lying in the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

INITIAL


Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to an iron pin marking the Northwest corner of the Southwest quarter of the Southwest quarter, Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13, said iron pin being the REAL Point of Beginning; thence continuing North 89°00'00" East 252.49 feet along the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said Southerly boundary North 1°00'00" West 28.00 feet to a point; thence South 89°00'00" West 251.94 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Northeast quarter of the Southwest quarter, Section 13; thence South 0°08'04" West 28.00 feet along the said Westerly boundary of the Northeast quarter of the Southwest quarter to the Point of Beginning.

SUBJECT TO an ingress/egress easement described as follows:

This easement lies in the SW1/4 SW 1/4, SE 1/4 SW 1/4 and the NE 1/4 SW 1/4 of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 of said Section 13; thence North 0°02'44" East along the West boundary of said SW 1/4 SW 1/4 a distance of 1302.22 feet to the TRUE POINT OF BEGINNING; thence continuing North 0°02'44" East a distance of 20.00 feet to the Northwest corner of said SW 1/4 SW 1/4; thence North 89°00'00" East along the North boundary of said SW 1/4 SW 1/4 a distance of 1328.38 feet to the Southwest corner of the NE 1/4 SW 1/4; thence North 0°08'04" East along the West boundary of said NE 1/4 SW 1/4 a distance of 28.00 feet; thence North 89°00'00" East parallel with the South boundary of the NE 1/4 SW 1/4 a distance of 650.77 feet; thence North 0°56'49" West a distance of 209.50 feet; thence North 89°00'00" East a distance of 28.00 feet; thence South 0°56'49" East a distance of 237.50 feet to a point on the south boundary of said NE 1/4 SW 1/4; thence South 89°00'00" West along said south boundary a distance of 629.30 feet to a point that lies 50.00 feet East of the Southwest corner of said NE 1/4 SW 1/4; thence South 0°08'04" West parallel with the East boundary of the SW 1/4 SW 1/4 a distance of 20.00 feet; thence South 89°00'00" West parallel with the North boundary of said SW 1/4 SW 1/4 a distance of 1378.35 feet to the TRUE POINT OF BEGINNING.



QUITCLAIM DEED

THIS INDENTURE, made this 12th day of May, 2015, between

Jon A. Burton, Spouse of Grantee, as **GRANTOR(S)** and

Heather S. Ross Burton, a married woman, as her sole and separate property, **GRANTEE(S)**

whose current address is 15280 Lake Avenue, Nampa, ID 83651

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

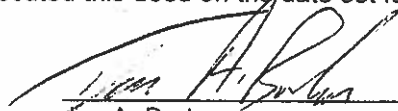
SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.



Jon A. Burton

State of Idaho

) ss.

County of Ada

On this _____ day of May, 2015, before me, the undersigned, a Notary Public, in and for said State, personally appeared Jon A. Burton known to me, and or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Stephanie Coffey

Notary resides: Meridian, Idaho

My commission expires: March 20, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

INITIAL



PARCEL I:

A parcel of land being a portion of the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter, Section 13, said Westerly boundary also being the centerline of Lake Ave to an iron pin marking the Southwest corner of the Northwest quarter of the Southwest quarter, said Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Southerly boundary of the Northwest quarter of the Southwest quarter, said Section 13, to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 252.49 feet along the Southerly boundary of the said Northeast quarter of the Southwest quarter to an iron pin, said iron pin being the Real Point of Beginning; thence continuing along said Southerly boundary North 89°00'00" East 1061.80 feet to a point marking the centerline of upper embankment drain ditch; thence leaving said Southerly boundary of the Northeast quarter of the Southwest quarter North 6°38'54" West 238.66 feet along the centerline of said upper embankment drain ditch to a point; thence leaving said centerline of upper embankment drain ditch South 89°00'00" West 639.28 feet parallel to the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said parallel line South 0°56'49" East 209.50 feet to an iron pin; thence South 89°00'00" West 398.82 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter to a point; thence leaving said parallel line South 1°00'00" East 28.00 feet to the POINT OF BEGINNING.

PARCEL II:

A 20.00 foot wide ingress-egress easement lying in the Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin, marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1302.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING; thence continuing North 0°02'44" East along said Westerly boundary and centerline 20.00 feet to an iron pin marking the Northwest corner of the said Southwest quarter of the Southwest quarter; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Northeast corner of the said Southwest quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 50.00 feet along the Northerly boundary of the said Southeast quarter of the Southwest quarter; Section 13, to an iron pin; thence leaving said Northerly boundary South 0°08'48" West 20.00 feet parallel to the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point; thence South 89°00'00" West 50.00 feet parallel to the Northerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13; thence continuing

South 89°00'00" West 1328.35 feet parallel to the Northerly boundary of the said Southwest quarter of the Southwest quarter, Section 13, to the Point of Beginning.

PARCEL III:

A 28.00 foot wide ingress-egress easement lying in the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to an iron pin marking the Northwest corner of the Southwest quarter of the Southwest quarter, Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13, said iron pin being the REAL Point of Beginning; thence continuing North 89°00'00" East 252.49 feet along the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said Southerly boundary North 1°00'00" West 28.00 feet to a point; thence South 89°00'00" West 251.94 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Northeast quarter of the Southwest quarter, Section 13; thence South 0°08'04" West 28.00 feet along the said Westerly boundary of the Northeast quarter of the Southwest quarter to the Point of Beginning.

INITIAL



SUBJECT TO an ingress/egress easement described as follows:

This easement lies in the SW1/4 SW 1/4, SE 1/4 SW 1/4 and the NE 1/4 SW 1/4 of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 of said Section 13; thence North 0°02'44" East along the West boundary of said SW 1/4 SW 1/4 a distance of 1302.22 feet to the TRUE POINT OF BEGINNING; thence continuing North 0°02'44" East a distance of 20.00 feet to the Northwest corner of said SW 1/4 SW 1/4; thence North 89°00'00" East along the North boundary of said SW 1/4 SW 1/4 a distance of 1328.38 feet to the Southwest corner of the NE 1/4 SW 1/4; thence North 0°08'04" East along the West boundary of said NE 1/4 SW 1/4 a distance of 28.00 feet; thence North 89°00'00" East parallel with the South boundary of the NE 1/4 SW 1/4 a distance of 650.77 feet; thence North 0°56'49" West a distance of 209.50 feet; thence North 89°00'00" East a distance of 28.00 feet; thence South 0°56'49" East a distance of 237.50 feet to a point on the south boundary of said NE 1/4 SW 1/4; thence South 89°00'00" West along said south boundary a distance of 629.30 feet to a point that lies 50.00 feet East of the Southwest corner of said NE 1/4 SW 1/4; thence South 0°08'04" West parallel with the East boundary of the SW 1/4 SW 1/4 a distance of 20.00 feet; thence South 89°00'00" West parallel with the North boundary of said SW 1/4 SW 1/4 a distance of 1378.35 feet to the TRUE POINT OF BEGINNING.

 Idaho Association of REALTORS® The A for Real Estate in Idaho	ADDENDUM # <u>One (1)</u> (All addendums shall be numbered sequentially.) RE-11 ADDENDUM	JULY 2014 EDITION Page 1 of 1
THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.		

1 Date: 05/12/15

2

3 This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other n/a

4 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is

5 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

6

7 **AGREEMENT DATED:** 05/07/15 **ID #** JHB050715

8

9 **ADDRESS:** 15280 Lake Avenue Nampa **ID** 83651

10

11 **BUYER(S):** Jon A Burton Heather S Burton

12

13 **SELLER(S):** Ryan Niecko

14

15 The undersigned parties hereby agree as follows:

16 **1) The contract is amended deleting Jon A Burton as Buyer.**

17 **2) Buyer is amended to read Heather S. Ross Burton, a married woman, sole and seperate.**

18 **End RE-11 Addendum One (1).**

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior

49 Addendums or Counter Offers, these terms shall control. **All other terms of the Purchase and Sale Agreement including all prior**

50 **Addendums or Counter Offers not modified by this ADDENDUM shall remain the same.** Upon its execution by both parties, this agreement

51 is made an integral part of the aforementioned Agreement.

52

53 **BUYER:** Jon A Burton Heather S Burton **Date:** 5-13-15

54

55 **BUYER:** Heather S Burton **Date:** 5-13-15

56

57 **SELLER:** Ryan Niecko **Date:** 5/13/2015

58

59 **SELLER:** Ryan Niecko **Date:** 37:28 AM

60

stewart title

ST-01096-10969-SC/MA

2015-017448
RECORDED
05/14/2015 04:16 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#4 DWILSON \$19.00
TYPE: DEED
STEWART TITLE - EMERALD OFFICE
ELECTRONICALLY RECORDED

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of May, 2015, between

Jon A. Burton, Spouse of Grantee, as **GRANTOR(S)** and

Heather S. Ross Burton, a married woman, as her sole and separate property, **GRANTEE(S)**

whose current address is: 15280 Lake Avenue, Nampa, ID 83651

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

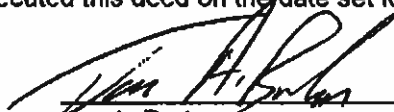
SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.



Jon A. Burton

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Recorded Electronically	
ID	2015-017948
County	CANYON
Date	5-14-2015
Time	4:10 PM
Simplifile.com 800.460.5657	

stewart title

ST-01096-10969-SC/MA

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of May, 2015, between

Jon A. Burton, Spouse of Grantee, as **GRANTOR(S)** and

Heather S. Ross Burton, a married woman, as her sole and separate property, **GRANTEE(S)**

whose current address is 15280 Lake Avenue, Nampa, ID 83651

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

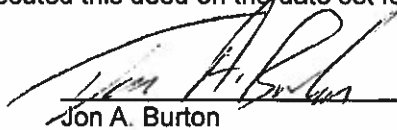
SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.



Jon A. Burton

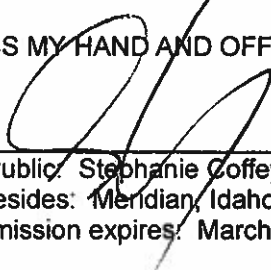
State of Idaho

) ss.

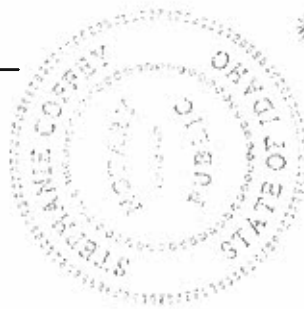
County of Ada

On this 13th day of May, 2015, before me, the undersigned, a Notary Public, in and for said State, personally appeared Jon A. Burton known to me, and or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public: Stephanie Coffey
Notary resides: Meridian, Idaho
My commission expires: March 20, 2016



Residing in Meridian, Idaho
My Commission expires: 03-20-2016

EXHIBIT "A"
LEGAL DESCRIPTION

INITIAL



PARCEL I:

A parcel of land being a portion of the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township. 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter, Section 13, said Westerly boundary also being the centerline of Lake Ave to an iron pin marking the Southwest corner of the Northwest quarter of the Southwest quarter, said Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Southerly boundary of the Northwest quarter of the Southwest quarter, said Section 13, to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 252.49 feet along the Southerly boundary of the said Northeast quarter of the Southwest quarter to an iron pin, said iron pin being the Real Point of Beginning; thence continuing along said Southerly boundary North 89°00'00" East 1061.80 feet to a point marking the centerline of upper embankment drain ditch; thence leaving said Southerly boundary of the Northeast quarter of the Southwest quarter North 6°38'54" West 238.66 feet along the centerline of said upper embankment drain ditch to a point; thence leaving said centerline of upper embankment drain ditch South 89°00'00" West 639.28 feet parallel to the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said parallel line South 0°56'49" East 209.50 feet to an iron pin; thence South 89°00'00" West 398.82 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter to a point; thence leaving said parallel line South 1°00'00" East 28.00 feet to the POINT OF BEGINNING.

PARCEL II:

A 20.00 foot wide ingress-egress easement lying in the Southwest quarter of the Southwest. quarter and the Southeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin, marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1302.22 feet along the Westerly boundary of said Southwest. quarter of the Southwest quarter which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING; thence continuing North 0°02'44" East along said Westerly boundary and centerline 20.00 feet to an iron pin marking the Northwest corner of the said Southwest quarter of the Southwest quarter; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Northeast corner of the said Southwest quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 50.00 feet along the Northerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said Northerly boundary South 0°08'48" West 20.00 feet parallel to the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point; thence South 89°00'00" West 50.00 feet parallel to the Northerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13; thence continuing

South 89°00'00" West 1328.35 feet parallel to the Northerly boundary of the said Southwest quarter of the Southwest quarter, Section 13, to the Point of Beginning.

PARCEL III:

A 28.00 foot wide ingress-egress easement lying in the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to an iron pin marking the Northwest corner of the Southwest quarter of the Southwest quarter, Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13, said iron pin being the REAL Point of Beginning; thence continuing North 89°00'00" East 252.49 feet along the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said Southerly boundary North 1°00'00" West 28.00 feet to a point; thence South 89°00'00" West 251.94 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Northeast quarter of the Southwest quarter, Section 13; thence South 0°08'04" West 28.00 feet along the said Westerly boundary of the Northeast quarter of the Southwest quarter to the Point of Beginning.

INITIAL


SUBJECT TO an ingress/egress easement described as follows:

This easement lies in the SW1/4 SW 1/4, SE 1/4 SW 1/4 and the NE 1/4 SW 1/4 of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 of said Section 13; thence North 0°02'44" East along the West boundary of said SW 1/4 SW 1/4 a distance of 1302.22 feet to the TRUE POINT OF BEGINNING; thence continuing North 0°02'44" East a distance of 20.00 feet to the Northwest corner of said SW 1/4 SW 1/4; thence North 89°00'00" East along the North boundary of said SW 1/4 SW 1/4 a distance of 1328.38 feet to the Southwest corner of the NE 1/4 SW 1/4; thence North 0°08'04" East along the West boundary of said NE 1/4 SW 1/4 a distance of 28.00 feet; thence North 89°00'00" East parallel with the South boundary of the NE 1/4 SW 1/4 a distance of 650.77 feet; thence North 0°56'49" West a distance of 209.50 feet; thence North 89°00'00" East a distance of 28.00 feet; thence South 0°56'49" East a distance of 237.50 feet to a point on the south boundary of said NE 1/4 SW 1/4; thence South 89°00'00" West along said south boundary a distance of 629.30 feet to a point that lies 50.00 feet East of the Southwest corner of said NE 1/4 SW 1/4; thence South 0°08'04" West parallel with the East boundary of the SW 1/4 SW 1/4 a distance of 20.00 feet; thence South 89°00'00" West parallel with the North boundary of said SW 1/4 SW 1/4 a distance of 1378.35 feet to the TRUE POINT OF BEGINNING.

stewart title

WARRANTY DEED

For Value Received **Ryan Niecko, a married man as his sole and separate property**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Heather S. Ross Burton, a married woman, as her sole and separate property**, the Grantee, whose current address is 15280 Lake Avenue, Nampa, ID 83651, the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: 32815010 0

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this _____ day of May, 2015

Ryan Niecko

State of Idaho

SS.

County of Ada

On this _____ day of May, 2015, before me the undersigned, a Notary Public, in and for said State, personally appeared Ryan Niecko, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public: Stephanie Coffey
Residing at: Meridian, Idaho
My commission expires: March 20, 2016

EXHIBIT "A"
LEGAL DESCRIPTION



PARCEL I:

A parcel of land being a portion of the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter, Section 13, said Westerly boundary also being the centerline of Lake Ave to an iron pin marking the Southwest corner of the Northwest quarter of the Southwest quarter, said Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Southerly boundary of the Northwest quarter of the Southwest quarter, said Section 13, to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 252.49 feet along the Southerly boundary of the said Northeast quarter of the Southwest quarter to an iron pin, said iron pin being the Real Point of Beginning; thence continuing along said Southerly boundary North 89°00'00" East 1061.80 feet to a point marking the centerline of upper embankment drain ditch; thence leaving said Southerly boundary of the Northeast quarter of the Southwest quarter North 6°38'54" West 238.66 feet along the centerline of said upper embankment drain ditch to a point; thence leaving said centerline of upper embankment drain ditch South 89°00'00" West 639.28 feet parallel to the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said parallel line South 0°56'49" East 209.50 feet to an iron pin; thence South 89°00'00" West 398.82 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter to a point; thence leaving said parallel line South 1°00'00" East 28.00 feet to the POINT OF BEGINNING.

PARCEL II:

A 20.00 foot wide ingress-egress easement lying in the Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin, marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1302.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING; thence continuing North 0°02'44" East along said Westerly boundary and centerline 20.00 feet to an iron pin marking the Northwest corner of the said Southwest quarter of the Southwest quarter; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Northeast corner of the said Southwest quarter of the Southwest quarter, Section 13; thence continuing North 89°00'00" East 50.00 feet along the Northerly boundary of the said Southeast quarter of the Southwest quarter; Section 13, to an iron pin; thence leaving said Northerly boundary South 0°08'48" West 20.00 feet parallel to the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point; thence South 89°00'00" West 50.00 feet parallel to the Northerly boundary of the said Southeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Southeast quarter of the Southwest quarter, Section 13; thence continuing

South 89°00'00" West 1328.35 feet parallel to the Northerly boundary of the said Southwest quarter of the Southwest quarter, Section 13, to the Point of Beginning.

PARCEL III:

A 28.00 foot wide ingress-egress easement lying in the Northeast quarter of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:



Beginning at an iron pin marking the Southwest corner of the Southwest quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest quarter of the Southwest quarter which is also the centerline of Lake Ave. to an iron pin marking the Northwest corner of the Southwest quarter of the Southwest quarter, Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest quarter of the Southwest quarter to an iron pin marking the Southwest corner of the said Northeast quarter of the Southwest quarter, Section 13, said iron pin being the REAL Point of Beginning; thence continuing North 89°00'00" East 252.49 feet along the said Southerly boundary of the Northeast quarter of the Southwest quarter, Section 13, to an iron pin; thence leaving said Southerly boundary North 1°00'00" West 28.00 feet to a point; thence South 89°00'00" West 251.94 feet parallel to the Southerly boundary of the said Northeast quarter of the Southwest quarter, Section 13, to a point marking the Westerly boundary of the said Northeast quarter of the Southwest quarter, Section 13; thence South 0°08'04" West 28.00 feet along the said Westerly boundary of the Northeast quarter of the Southwest quarter to the Point of Beginning.

SUBJECT TO an ingress/egress easement described as follows:

This easement lies in the SW1/4 SW 1/4, SE 1/4 SW 1/4 and the NE 1/4 SW 1/4 of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 of said Section 13; thence North 0°02'44" East along the West boundary of said SW 1/4 SW 1/4 a distance of 1302.22 feet to the TRUE POINT OF BEGINNING; thence continuing North 0°02'44" East a distance of 20.00 feet to the Northwest corner of said SW 1/4 SW 1/4; thence North 89°00'00" East along the North boundary of said SW 1/4 SW 1/4 a distance of 1328.38 feet to the Southwest corner of the NE 1/4 SW 1/4; thence North 0°08'04" East along the West boundary of said NE 1/4 SW 1/4 a distance of 28.00 feet; thence North 89°00'00" East parallel with the South boundary of the NE 1/4 SW 1/4 a distance of 650.77 feet; thence North 0°56'49" West a distance of 209.50 feet; thence North 89°00'00" East a distance of 28.00 feet; thence South 0°56'49" East a distance of 237.50 feet to a point on the south boundary of said NE 1/4 SW 1/4; thence South 89°00'00" West along said south boundary a distance of 629.30 feet to a point that lies 50.00 feet East of the Southwest corner of said NE 1/4 SW 1/4; thence South 0°08'04" West parallel with the East boundary of the SW 1/4 SW 1/4 a distance of 20.00 feet; thence South 89°00'00" West parallel with the North boundary of said SW 1/4 SW 1/4 a distance of 1378.35 feet to the TRUE POINT OF BEGINNING.



100 10th Avenue South
Nampa, ID 83651

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

File No. 706740 BA/

WARRANTY DEED

For Value Received Alvin Baptiste and Helen Baptiste, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jon A. Burton and Heather S. Burton, husband and wife
hereinafter referred to as Grantee, whose current address is 12566 Ropers Lane Nampa, ID 83651
The following described premises, to-wit:

Parcel I:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 13 (W Quarter corner), Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence along the West line of the Southwest Quarter of the Northwest Quarter of said Section 13 North 00°06'53" East 1320.89 feet to the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 88°51'42" East 25.00 feet along the North line of said Southwest Quarter of the Northwest Quarter to a point on the East right of way for Lake Avenue; thence continuing North 88°51'42" East 2305.91 feet to a point on the centerline of the upper embankment drain;

Thence along said centerline South 06°38'54" East 1330.41 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter of said Section 13;

Thence continuing South 06°38'54" East 929.33 feet to a point, the REAL POINT OF BEGINNING of this description;

Thence continuing South 06°38'54" East 162.79 feet to a point;

Thence leaving said centerline South 89°00'00" West 639.27 feet to a point;

Thence North 00°56'49" West 162.00 feet to a point;

Thence North 89°00'00" East 623.10 feet to the REAL POINT OF BEGINNING OF THIS DESCRIPTION.

Parcel II:

A 20.00 foot wide ingress-egress easement lying in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest Quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 0°02'44" East 1302.22 feet along the Westerly boundary of said Southwest Quarter of the Southwest Quarter which is also the centerline of Lake Ave. to a point, said point being the REAL POINT OF BEGINNING; thence continuing

North 0°02'44" East along said Westerly boundary and centerline 20.00 feet to an iron pin marking the Northwest corner of the said Southwest Quarter of the Southwest Quarter; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest Quarter of the Southwest Quarter to an iron pin marking the Northeast corner of the said Southwest Quarter of the Southwest Quarter, Section 13; thence continuing

North 89°00'00" East 50.00 feet along the Northerly boundary of the said Southeast Quarter of the Southwest Quarter, Section 13, to an iron pin; thence leaving said Northerly boundary

South 0°08'48" West 20.00 feet parallel to the Westerly boundary of the said Southeast Quarter of the Southwest Quarter, Section 13, to a point; thence

South 89°00'00" West 50.00 feet parallel to the Northerly boundary of the said Southeast Quarter of the Southwest Quarter, Section 13, to a point marking the Westerly boundary of the said Southeast Quarter of the Southwest Quarter, Section 13; thence continuing

South 89°00'00" West 1328.35 feet parallel to the Northerly boundary of the said Southwest Quarter of the Southwest Quarter, Section 13, to the Point of Beginning.

Parcel III:

A 28.00 foot wide ingress-egress easement lying in the Northeast Quarter of the Southwest Quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the Southwest Quarter, Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 0°02'44" East 1322.22 feet along the Westerly boundary of said Southwest Quarter of the Southwest Quarter which is also the centerline of Lake Ave. to an iron pin marking the Northwest corner of the Southwest Quarter of the Southwest Quarter, Section 13; thence leaving said Westerly boundary and centerline North 89°00'00" East 1328.38 feet along the Northerly boundary of the said Southwest Quarter of the Southwest Quarter to an iron pin marking the Southwest corner of the said

Northeast Quarter of the Southwest Quarter, Section 13, said iron pin being the REAL POINT OF BEGINNING; thence continuing

North 89°00'00" East 252.49 feet along the said Southerly boundary of the Northeast Quarter of the Southwest Quarter, Section 13, to an iron pin; thence leaving said Southerly boundary

North 1°00'00" West 28.00 feet to a point; thence

South 89°00'00" West 251.94 feet parallel to the Southerly boundary of the said Northeast Quarter of the Southwest Quarter, Section 13, to a point marking the Westerly boundary of the said Northeast Quarter of the Southwest Quarter, Section 13; thence

South 0°08'04" West 28.00 feet along the said Westerly boundary of the Northeast Quarter of the Southwest Quarter to the Point of Beginning.

Parcel IV:

This easement lies in the Southwest Quarter Southwest Quarter, Southeast Quarter Southwest Quarter and the Northeast Quarter Southwest Quarter of Section 13, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at Southwest corner of the Southwest Quarter of said Section 13;

thence North 0°02'44" East along the West boundary of said Southwest Quarter Southwest Quarter a distance of 1302.22 feet to the TRUE POINT OF BEGINNING; thence continuing

North 0°02'44" East a distance of 20.00 feet to the Northwest corner of said Southwest Quarter Southwest Quarter; thence

North 89°00'00" East along the North boundary of said Southwest Quarter Southwest Quarter a distance of 1328.38 feet to the Southwest corner of the Northeast Quarter Southwest Quarter; thence

North 0°08'04" East along the West boundary of said Northeast Quarter Southwest Quarter a distance of 28.00 feet; thence

North 89°00'00" East parallel with the South boundary of the Northeast Quarter Southwest Quarter a distance of 650.77 feet; thence

North 0°56'49" West a distance of 209.50 feet; thence

North 89°00'00" East a distance of 28.00 feet; thence

South 0°56'49" East a distance of 237.50 feet to a point on the South boundary of said Northeast Quarter Southwest Quarter; thence

South 89°00'00" West along said South boundary a distance of 629.30 feet to a point that lies 50.00 feet East of the Southwest corner of said Northeast Quarter Southwest Quarter; thence

South 0°08'04" West parallel with the East boundary of said Southwest Quarter Southwest Quarter a distance of 20.00 feet; thence

South 89°00'00" West parallel with the North boundary of said Southwest Quarter Southwest Quarter a distance of 1378.35 feet to the TRUE POINT OF BEGINNING, and being subject to all easements and rights-of-way of record or implied as reserved in Warranty Deed recorded March 15, 2011, as Instrument No. 2011010530.

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), 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: January 9, 2020

Al Baptiste
Alvin Baptiste

Helen Baptiste
Helen Baptiste
State of Idaho, County of Canyon

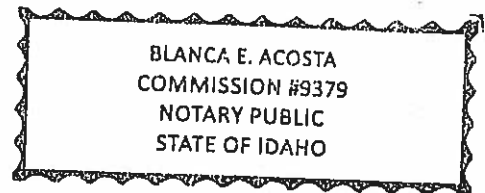
This record was acknowledged before me on January 10, 2020 by Alvin Baptiste and Helen Baptiste

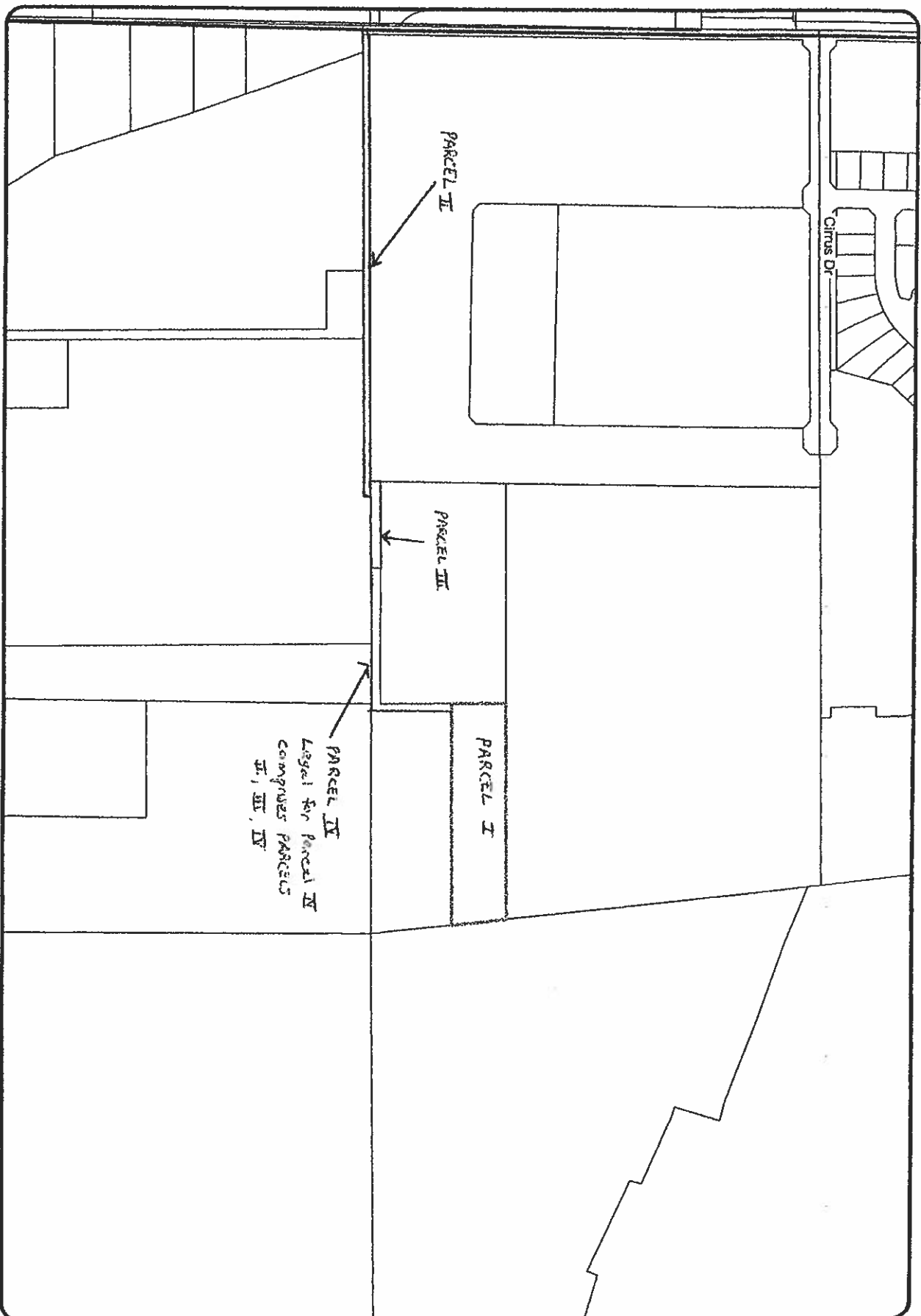
Blanca E. Acosta

Signature of notary public

Commission Expires:

Residing in Nampa, Idaho
My Commission Expires: 9-16-2023





This map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.

SPS
SINGLE POINT SOLUTIONS
www.spsgis.com



Pioneer Title Co.
GOING BEYOND



PioneerTitleCo.
GOING BEYOND

Pioneer Title Company of Canyon County
100 10th Avenue South
Nampa, ID 83651
(208)466-6100

File Number: 706740
Sales Price: \$121,250.00
Close Date: 1/10/2020
Disbursement Date: 1/10/2020

BUYER(S) CLOSING STATEMENT

Type: Purchase
Property: 0 LAKE AVENUE
NAMPA, ID 83686 (CANYON)
(32815012 0)

Buyer(s): JON A. BURTON AND HEATHER S. BURTON
12566 Ropers Lane
Nampa, ID 83651

Seller(s): ALVIN BAPTISTE AND HELEN BAPTISTE
4331 S. Grandview Lane
Ontario, OR 97914

Lender:

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Contract sales price		\$121,250.00	
Earnest money from Jon A. Burton and Heather S. Burton			\$500.00
Prorations			
County taxes 1/1/2020 to 1/10/2020 @ \$275.52/Year			\$6.79
Pioneer Irrigation Assessments 1/1/2020 to 1/10/2020 @ \$215.66/Year			\$5.32
Title Charges			
Owner's coverage \$121,250.00 Premium \$734.00 to Pioneer Title Company of Canyon County		\$734.00	
Settlement or closing fee to Pioneer Title Company of Canyon County \$258.00		\$258.00	
E-File Fee to Pioneer Title Company of Canyon County \$4.50		\$4.50	
Government Recording and Transfer Charges			
Recording fees: Deed \$15.00		\$15.00	
Totals		\$122,261.50	\$512.11

Balance Due FROM Borrower: \$121,749.39

Escrow Officer: Blanca Acosta
Phone: (208)467-0137

APPROVED AND ACCEPTED

BUYER(S)

JON A. BURTON

HEATHER S. BURTON

SETTLEMENT COORDINATOR

Blanca Acosta



File No. 706740

HOMEOWNERS EXEMPTION DISCLAIMER

The undersigned hereby acknowledge and agree that they have read and understand the following information regarding the HOMEOWNERS EXEMPTION:

As a property owner, you may be eligible for a "Homeowners Exemption", which could significantly reduce the amount of property taxes you are required to pay.

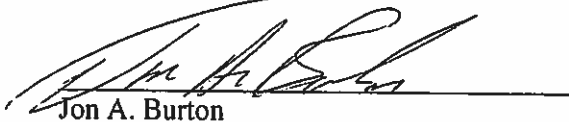
This eligibility is NOT automatic, however, and in order to apply for it you must go to the County Assessor's Office in the county that your property is located in.

The deadline to apply for the Homeowner's Exemption on an existing home is April 15th for the year in which you apply. In order to qualify for this exemption, you must OWN and OCCUPY the property on or before April 15th of that year.

Application for a newly constructed home should be made as soon as possible after occupancy.

I further understand and agree that Pioneer Title Company of Canyon County is unable to provide applications, as only the County Assessor makes them available.

Dated: January 9, 2020



Jon A. Burton



Heather S. Burton

The Canyon County courthouse is located at:
111 11th Ave. 2nd Floor, Suite 250
Caldwell, ID 83605



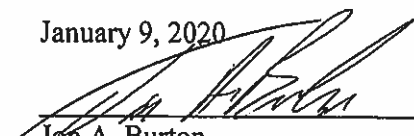
File No. 706740

**ACKNOWLEDGMENT AND APPROVAL OF PLAT
AND/OR RESTRICTIVE COVENANTS**

With reference to the real estate transaction closing under the above-identified file number, the undersigned acknowledges receipt from Pioneer Title Company of Canyon County of a copy of the plat of the property that is the subject of said escrow, as well as a copy of the restrictive covenants that affect the property (if any are applicable). The undersigned has reviewed the same and understands how any matters or information contained therein relate to the transaction now contemplated in escrow.

Pioneer Title Company of Canyon County may have furnished you with a map obtained from public records. This map is for location information only and is not a part of the commitment or policy. The parties to the escrow agree that the map may not depict the actual boundaries or dimensions of the land to be insured. The parties to this escrow hereby release Pioneer Title Company of Canyon County and its underwriter, Old Republic National Title Insurance Company from any and all liability as a result of any inaccuracy in the map. Furthermore, the parties to this escrow understand that only a survey can determine the actual boundaries and dimensions of the land to be insured. If the parties elect to order a survey it will be at their expense and is outside the requirements of this escrow.

January 9, 2020



Jon A. Burton

Heather S. Burton



File No. 706740

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Pioneer Title Company of Canyon County.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files or from our affiliates.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

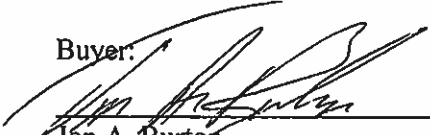
We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW, EXCEPT IRRIGATION AND HOA COMPANIES ASSOCIATED WITH YOUR PROPERTY.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

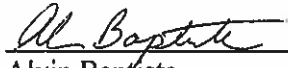
January 9, 2020

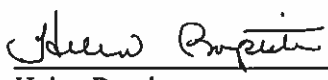
Buyer:


Jon A. Burton


Heather S. Burton

Seller:


Alvin Baptiste


Helen Baptiste



ESCROW INSTRUCTIONS (Purchase)

File No.: 706740
Seller: Alvin Baptiste and Helen Baptiste
Buyer: Jon A. Burton and Heather S. Burton
Lender:
Property: 0 Lake Avenue, Nampa, ID 83686
Date: January 9, 2020

To: Pioneer Title Company of Canyon County (hereinafter referred to as "Pioneer Title")

Upon receipt of collected funds sufficient to close this transaction, Pioneer Title is authorized to close the above escrow and record the documents delivered to it, as well as to disburse those funds as set forth in the closing statement executed and hereby approved by the Buyer and Seller, under the following conditions.

1. **TITLE INSURANCE:** Buyer and Seller instruct Pioneer Title to close this transaction upon notification that a(n) Standard Owner's Policy in the amount of \$121,250.00 insuring Buyer, can be issued subject to customary title exceptions, restrictive covenants, easements, and title exceptions 1-7 and 8-16 as set forth in Title Commitment No. 706740 of which Buyer and Seller have read and hereby approve.

2. **PRORATIONS:** All prorations between Buyer and Seller shall be as of the date set forth in the closing statement. All prorations shall be based upon a 365-day year, unless the parties otherwise notify Pioneer Title of a different applicable amortization period. Calculated prorations shall be based upon the most recently available property tax, rental, and insurance information received from Seller or the deed of trust beneficiary or mortgagee. All water, utility, and other prorations not specifically set forth in the closing statement shall be prorated directly between Buyer and Seller outside of this closing. Additional recording fees and additional interest due different from that set forth in the closing statement may be deducted from the appropriate party's funds, notwithstanding the amounts set forth in that closing.

3. **FIRE INSURANCE:** Pioneer Title shall have no obligation to cancel, transfer, or purchase fire or other insurance for the Buyer and Seller. All insurance needs of the parties shall be handled directly by the parties, outside of escrow.

4. **UTILITIES:** It is the responsibility of both buyer and seller to transfer the utilities at the time of closing.

5. **ADDITIONAL MONIES:** Pioneer Title is authorized to deduct from seller's proceeds any additional monies due on loan payoffs or other demands as necessary to effectuate title as described above, and seller agrees to reimburse Pioneer Title for any charges incurred by Pioneer Title in connection with obtaining said payoffs or demands. The parties understand that there may be adjustments on interest or unusual recording fees after the signing of these instructions. Pioneer Title is further authorized to deduct same from seller's proceeds and/or deduct from buyer's funds any payments made by Pioneer Title for said recording fees.

6. **PURCHASE AND SALE AGREEMENT:** Pioneer Title is bound solely by the provisions set forth in these escrow closing instructions and the parties hereto understand that Pioneer Title are not a party to any Receipt for Earnest Money and Purchase and Sale Agreement, executed by the parties herein, and that said Receipt for Earnest Money and Purchase and Sale Agreement (and Amendments thereto, if any) is/are not a part of these escrow closing instructions. Pioneer Title is to be concerned only in the performance of Pioneer Title's duties in compliance with these escrow closing instructions. Pioneer Title is to assume no liability for the sufficiency or enforceability of any provisions in said Purchase and Sale Agreement. The undersigned hereby affirm that all of the terms and conditions contained in the Purchase and Sale Agreement have been met or waived to the complete satisfaction of the parties.

7. **DISPUTES WITH PIONEER TITLE:** Pioneer Title and every other party executing this Agreement agree that all disputes, claims, and controversies involving Pioneer Title in any way, whether individual, joint, or class in nature, arising out of this agreement or otherwise, including without limitation contract and tort disputes, in which the amount in controversy is \$50,000.00 or less shall be arbitrated pursuant to the Uniform Arbitration Act, upon written request of Pioneer Title. The parties shall mutually agree upon the arbitrator who shall be a licensed attorney or retired judge. Each of the parties to the dispute shall pay a pro-rata share of the arbitrator's fee. If the parties to the dispute cannot agree upon the arbitrator, then the arbitrator shall be selected by the court of general jurisdiction in the judicial district in which the principal office of Pioneer Title is situated upon motion or petition of Pioneer Title. The award rendered by the arbitrator shall be final and non-appealable, except that judgment may be entered in any court having jurisdiction thereof enforcing the terms of the arbitrator's award. Under no circumstances shall an arbitrator award punitive or exemplary damages to any of the parties to the arbitration.

8. **DISPUTES WITH OTHERS:** If a dispute arises between the Buyer and Seller or with any third party, Pioneer Title shall have the option to await settlement of such controversy between the parties and submission of joint written instructions by them, or to institute an inter pleader action or otherwise await the entry of a court order judgment determining the parties' rights in such dispute. In the event that

you should become a party to any such legal proceedings, we jointly and severally agree to pay and to hold you as escrow holder harmless from and against any and all costs, charges, damages, attorney's fees or other expense which you in good faith may incur.

9. **DISBURSEMENTS:** Buyer and Seller agree to pay and reimburse Pioneer Title, upon demand, any sums paid or otherwise disbursed by it in reliance upon any check, draft, or other items if they are returned or otherwise fail to result in the immediate, unconditional deposit or credit of cash funds at closing. If Buyer or Seller, or their third party lender fails to present for payment any check or instrument issued by Pioneer Title Company at the request and instruction of Buyer or Seller, within ninety (90) days from the date such check was issued, then Buyer and Seller authorizes Pioneer Title Company to deduct the sum of five dollars (\$5.00) per month from such funds until the check is presented for payment. If Pioneer Title reissues any stale check, the fee charged to Pioneer Title by its bank for reissuing a check shall be deducted from the funds otherwise due and payable to Buyer and Seller.

10. **AMENDMENTS:** These instructions may only be amended in writing signed by the parties to this escrow or as set forth in any written supplemental escrow instruction. Pioneer Title may return the instruments and funds delivered pursuant to these instructions if this transaction fails to close within fifteen (15) working days from the above date; however if Pioneer Title elects not to return the instruments and funds, then this transaction may proceed to close, unless Pioneer Title is otherwise notified by the parties to this escrow.

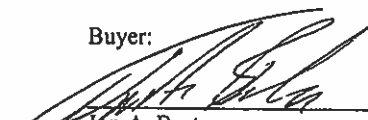
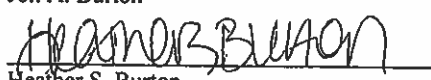
11. **COPIES:** Buyer and Seller authorize Pioneer Title to deliver a copy of these instructions and related documentation to Buyer's or Seller's real estate broker, salesperson, mortgagee, mortgage broker, deed of trust beneficiary, attorney or other agent upon request.

12. **TRUSTEE'S RECONVEYANCE FEE:** Some deeds of trust provide that no reconveyance charge shall be charged to the party legally entitled to the reconveyance while other deed of trust forms limit the dollar amount of a reconveyance fee. The undersigned nevertheless request that Pioneer Title pay the trustee's customary reconveyance fee notwithstanding any contrary agreement, restriction or limitation set forth in any deed of trust wherein a reconveyance is requested in this transaction. The undersigned knowingly and intentionally waive any restriction or limitation on the collection of a reconveyance fee set forth in the closing statement executed and hereby approved by the undersigned.

THE UNDERSIGNED ARE HEREBY NOTIFIED THAT THEY HAVE THE RIGHT TO HAVE THE DOCUMENTATION USED IN THE CLOSING AND THESE ESCROW INSTRUCTIONS REVIEWED BY AN ATTORNEY OF THE UNDERSIGNED'S CHOICE, AT THEIR EXPENSE, PRIOR TO CLOSING. ANY QUESTIONS THEY MAY HAVE WITH REGARD TO THE DOCUMENTATION SHOULD BE ADDRESSED TO ANY ATTORNEY. PIONEER TITLE CANNOT ANSWER LEGAL QUESTIONS FOR THE PARTIES.

Contact information will not be shared with any third party or entity(ies), except irrigation and HOA companies associated with property. Pioneer Title will never sell or distribute as part of our customer privacy policy, personal or public information about any client.

Buyer:


Jon A. Burton

Heather S. Burton

Buyer Email Address _____

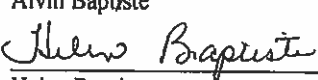
Buyer Phone: _____

Pioneer Title Company of Canyon County



Blanca Acosta, Escrow Officer

Seller:


Alvin Baptiste

Helen Baptiste

Seller Email Address _____

Seller Phone: _____





File No. 706740

TAX NOTICE

The estimated tax values for 2020 in the amount of \$275.52, as shown in the accompanying closing statement, are based on the most current information available from the Canyon County Assessor/Treasurer's Office at this time. Any discrepancy with the taxes will be the responsibility of the seller/buyer.

Buyer is aware and hereby acknowledges that the Seller has not filed for and received exemptions for Agriculture and/or Forest Lands and/or Homeowners. The Buyer also acknowledges that it is his/her/their responsibility to inquire at the County Assessor's Office as to any change this sale will make in terms of assessments to be assessed for prior years due to change of ownership. In the event this property is taxed under the Bare Land and Yield Tax Option, and this designation is subsequently changed to a Productivity Option, any resulting tax and penalty shall be the sole responsibility of the Seller therein.

The buyer and seller herein affirm and agree that its employees, agents, or assigns have not made any warranties as to the accuracy of the figures. Further, the buyer and seller agree that if the actual tax amount (as shown in the tax statement forwarded by the Treasurer's Office during the year of the sale) differs from the amount shown above, the following will occur:

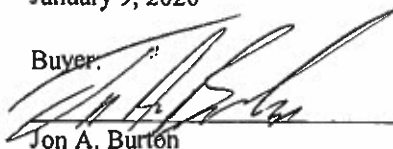
1. If the buyer has received excess credit based on the estimated tax, the buyer agrees to reimburse the seller for such excess; or
2. If the seller has received excess credit based on the estimated tax, the seller agrees to reimburse the buyer for such excess.
3. Reimbursement, if applicable, shall be made by the respective party within three months of receipt of the actual tax notice: any such reimbursement shall be handled by and between the undersigned and not as part of any escrow services provided by Pioneer Title Company.

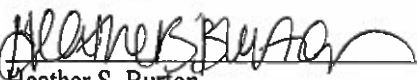
It shall be the buyer's responsibility to contact the County Treasurer's Office by December 1st if the tax statement has not been received. It shall be the seller's responsibility to forward any tax statements received by them to the buyer at the property address.

Please be aware that any non-payment of taxes due to lack of notice will not eliminate any penalty and/or interest being assessed.

January 9, 2020

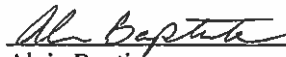
Buyer:

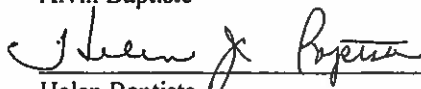


Jon A. Burton

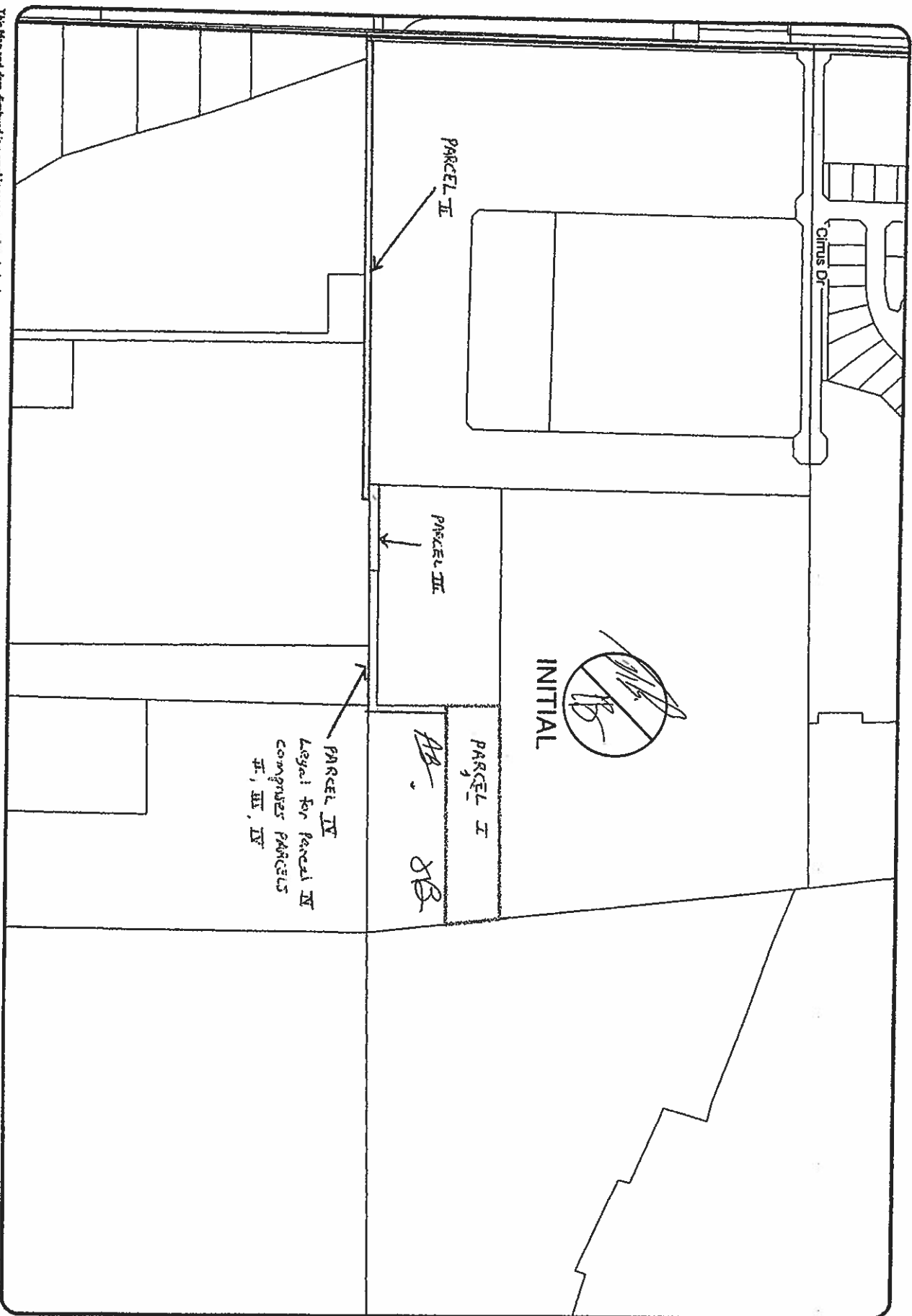
Heather S. Burton

Seller:



Alvin Baptiste

Helen Baptiste



This map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only.

It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Safe Police Solutions, Inc. are not liable for errors or omissions resulting from the use of this product for any purpose.

SPS
Safe Police Solutions
www.spsps.com



Pioneer Title Co.
GOING BEYOND



File No. 706740

CONDITIONS OF CLOSING

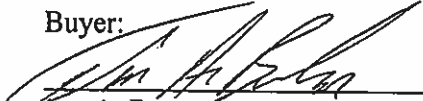
The undersigned parties acknowledge that the signing of the documents deposited in this escrow *does not* constitute closing. Closing will be completed upon recordation of the applicable documents which is contingent upon the following conditions, including but not limited to:

- (1) Receipt of certified funds from the applicable parties, which includes lender's loan proceeds by wire transfer.
- (2)
- (3) Deposit of all required documents.

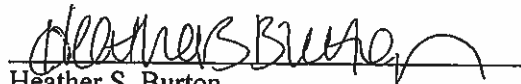
The parties further acknowledge and agree that Pioneer Title Company of Canyon County will be held harmless for any additional interest, due or lost, or matters pertaining to possession of the property, in the event there is a delay in final closing due to non-satisfaction of the above conditions.

January 9, 2020

Buyer:

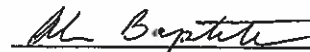


Jon A. Burton

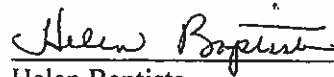


Heather S. Burton

Seller:



Alvin Baptiste



Helen Baptiste



PioneerTitleCo.
GOING BEYOND

Pioneer Title Company of Canyon County

100 10th Avenue South
Nampa, ID 83651
(208)466-6100

File Number: 706740
Sales Price: \$121,250.00
Close Date: 1/10/2020
Disbursement Date: 1/10/2020

BUYER(S) CLOSING STATEMENT

Type: Purchase
Property: 0 LAKE AVENUE
NAMPA, ID 83686 (CANYON)
(32815012 0)

Buyer(s): JON A. BURTON AND HEATHER S. BURTON
12566 Ropers Lane
Nampa, ID 83651

Seller(s): ALVIN BAPTISTE AND HELEN BAPTISTE
4331 S. Grandview Lane
Ontario, OR 97914

Lender:

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Contract sales price		\$121,250.00	
Earnest money from Jon A. Burton and Heather S. Burton			\$500.00
Prorations			
County taxes 1/1/2020 to 1/10/2020 @ \$275.52/Year			\$6.79
Pioneer Irrigation Assessments 1/1/2020 to 1/10/2020 @ \$215.66/Year			\$5.32
Title Charges			
Owner's coverage \$121,250.00 Premium \$734.00 to Pioneer Title Company of Canyon County		\$734.00	
Settlement or closing fee to Pioneer Title Company of Canyon County \$258.00		\$258.00	
E-File Fee to Pioneer Title Company of Canyon County \$4.50		\$4.50	
Government Recording and Transfer Charges			
Recording fees: Deed \$15.00		\$15.00	
Totals		\$122,261.50	\$512.11

Balance Due FROM Borrower: \$121,749.39

APPROVED AND ACCEPTED

SETTLEMENT COORDINATOR

Blanca Acosta

*****WIRE INSTRUCTIONS*******Account Name: Pioneer Title Company of Canyon County****First Interstate Bank****Escrow Trust Account, 401 N 31st St.****Billings, MT 59101****ABA Routing No.:** [REDACTED]**Account No.:** [REDACTED]Please Reference File No.: Burton**TO HELP PREVENT WIRE FRAUD, PLEASE CALL TO CONFIRM
THESE WIRE INSTRUCTIONS PRIOR TO INITIATING YOUR WIRE.****If incoming wire is being sent by any party, other than our Buyer, an additional form may
be needed to accept said funds.**

Blanca Acosta, Escrow Officer
100 10th Avenue South
Nampa, ID 83651
Phone: (208)467-0137
Email: [REDACTED]

Note: We cannot accept ACH payments. An ACH payment is a payment made online through your bank. ACH payments are not defined by the state as "good funds" as they may be recalled for 90 days.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 88267

Date: 4/30/2026

Date Created: 4/30/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Canyon Construction, Inc.

Comments: CU2026-0014

Site Address: 12604 ROPERS LN, Nampa ID 83651 / Parcel Number: 32815010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0014	\$350.00	\$0.00	\$0.00
Planning - Property Specific Consultation Meeting with Planner (PRE-APPLICATION)	CU2026-0014	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0014	\$1,200.00	\$0.00	\$0.00
Sub Total:		\$1,600.00		
Sales Tax:		\$0.00		
Total Charges:		\$1,600.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	17602	\$1,600.00
Total Payments:		\$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: lheidel

Page 1 of 1