



Property Profile

This Package Includes Information Regarding:

Dennis F Ginger and Terri A Ginger
694 Riverbend Lane
Weiser, ID 83672

Washington

Prepared For:

TitleOne Corp.
5660 E Franklin Rd., Ste. 101
Nampa, ID 83687-8174

Pam Dooms

Local Contact Information:

WASHINGTON COUNTY TREASURER: (208) 414-0324

WASHINGTON COUNTY COUNTY ASSESSOR: (208) 414-2000

SOUTHWEST DISTRICT HEALTH: (208) 549-2370

WASHINGTON COUNTY PLANNING & ZONING INFO: (208) 414-3631

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

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

PIN: **RP11N06W640060**
 AIR:
 Status: **Active**
 Geocode:
 Rev acct: **000021894**
 Tax sale:

TAG: **TAG 043-0000**
 TIF:
 County: **44-Washington**
 Case:
 Pmt pin:
 ACH pin:

Current owner: **GINGER DENNIS F(more)**
 Ownership type: **Community Property**
 Situs address: **694 RIVER BEND LN**
 Description: **LOT 6 RIVER VIEW EST S32T(...)**
 Class: **515 Res Rural Sub Vacant**
 Roll type: **Real Property**

2017-102155-A	*Tax Info*	Total Due	1/12/2018
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Bill type: **Original Actual**

Bill dates: **November 01, 2017**

Amount: **\$477.42**

Paid date: **Wednesday, November 29, 2017**

Receipt: **U17.3327**

Sequence no: **2**

Paid by: **GINGER DENNIS F**

Detail no:

Description: **LOT 6 RIVER VIEW EST S32T11R6 MH009689**

Owner of record:
GINGER DENNIS F
694 RIVER BEND LN
WEISER ID 83672

Bill 2017-102155-A Inst 2-June 20	\$0.00
Total Current	\$0.00
Delinquent	\$0.00
Adv/Surplus	\$0.00
Discount	\$0.00
Total Due	\$0.00

Values/Exemptions

Land Assessed	48,721 USD
Imp Assessed	40,300 USD
Total Acres	1.6830 Acres
Total Value	89,021 USD
Total Exemptions	42,150 USD
Net Tax Value	46,871 USD

Charge Summary

Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings
477.42	0.00	477.42	384.97	384.97

PIN: **RP11N06W640060**

TAG: **TAG 043-0000**

Current owner: **GINGER DENNIS F(more)**

AIN:

TIF:

Ownership type: **Community Property**

Status: **Active**

County: **44-Washington**

Situs address: **694 RIVER BEND LN**

Geocode:

Case:

Description: **LOT 6 RIVER VIEW EST S32T(...)**

Rev acct: **0000021894**

Pmt pin:

Class: **515 Res Rural Sub Vacant**

Tax sale:

ACH pin:

Roll type: **Real Property**

Values		Value Modifiers
Land Assessed	\$48,721.00	Homeowner Calc Cap Override
Imp Assessed	\$40,300.00	
Total Acres	1.68 Acres	
Total Value	\$89,021.00	
Total Exemptions	\$42,150.00	



Dwelling Info								
Card	Tot Floors	Tot Rooms	Bedrooms	Bath	T/A	BSMT	Atoc	Garage Attached

Improvements					Land		
Type	Year Built	Cond	Grade	Card	Type	Unit	Primary Use
ATTGAR	1979	AV	Fair	R01	Homesite	1.0000 Acres	
ICP	1985	AV	Fair	R01	Homesite	43560.00 Sq Ft	
SPK SYS	1985	AV	Avg	R01	Market Value	0.6830 Acres	
PAV	2005	AV	Avg	R01			

PIN: **MH009689**

TAG: **TAG 043-0000**

Current owner: **GINGER DENNIS F (more)**

AIN:

TIF:

Ownership type: **Community Property**

Status: **Active**

County: **44-Washington**

Situs address: **694 RIVER BEND LN**

Geocode:

Case:

Description: **79 SILVERCREST, EDINBORO:(...)**

Rev acct: **0000021943**

Pmt plan:

Class: **546 MH not real prop own land**

Tax sale:

ACH plan:

Roll type: **Mobile Home**

2017-700077-A

Tax Info

Print Bill Detail

Total Due

1/12/2018

Bill type: **Original Actual**

Owner of record:

Bill 2017-700077-A
Inst 2-June 20 \$0.00

Bill dates: **November 01, 2017**

GINGER DENNIS F
694 RIVER BEND LN
WEISER ID 83672

Total Current \$0.00

Amount: **\$220.76**

Delinquent \$0.00

Paid date: **Wednesday, November 29, 2017**

Adv/Surplus \$0.00

Receipt: **U17.3327**

Discount \$0.00

Total Due \$0.00

Sequence no: **1**

Paid by: **GINGER DENNIS F**

Local no:

Description: **79 SILVERCREST, EDINBORO; 24 X 64; #AB7SC5000R; RP11N06W640060**

Values/Exemptions

Imp Assessed 32,350 USD

Total Value 32,350 USD

Total Exemptions 16,175 USD

Net Tax Value 16,175 USD

Net Tax Value 16,175

990F SW MH 01.00 Units

Charge Summary

Detail

Gross Tax

Credits

Net Tax

Tax Savings

Total Credits/Savings

220.76

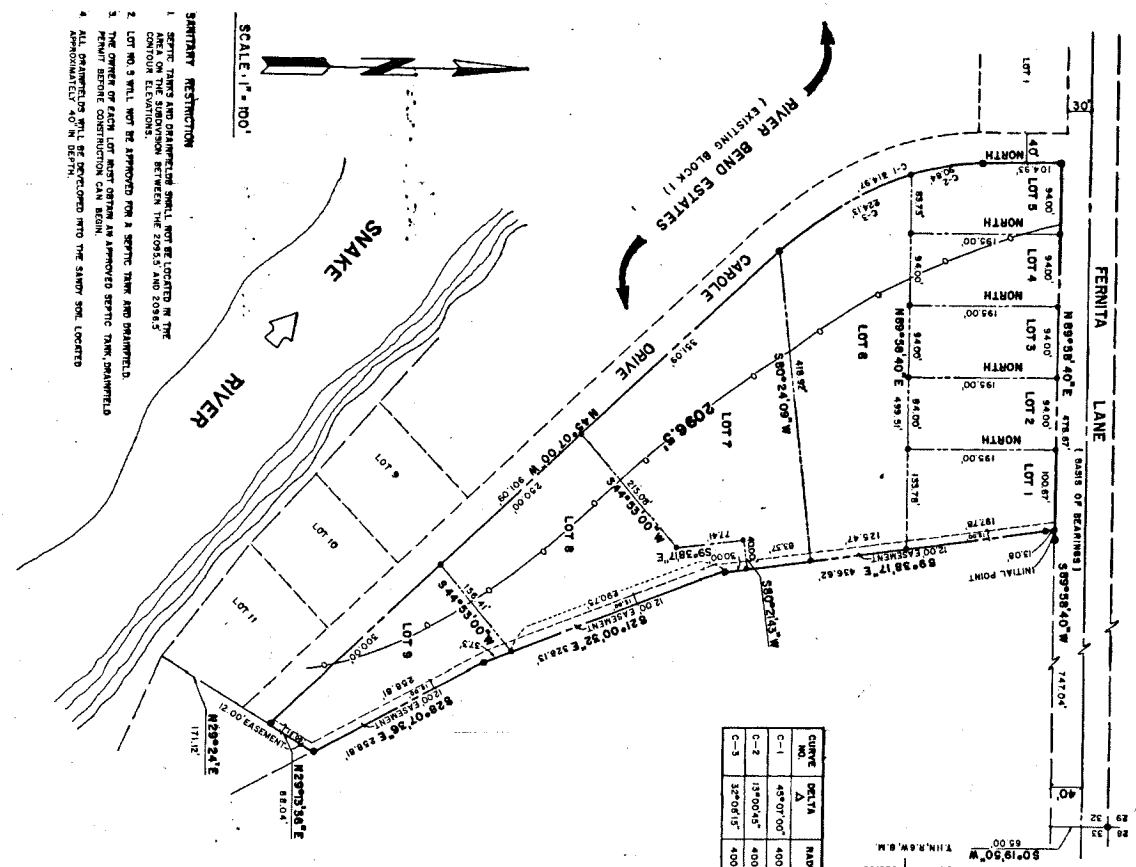
0.00

220.76

147.73

147.73

RIVER VIEW ESTATES



CURVE	DELTA	RADIUS	TANGENT	LONG CHORD	BEARING LONG CHORD	ARC
C-1	45°07'00"	400.00'	186.10'	506.50'	N 22° 55' 50" W	514.57'
C-2	157°00'45"	400.00'	488.0'	80.88'	N 60° 56' 21" W	80.84'
C-3	327°06'15"	400.00'	113.09'	221.21'	N 23° 03' 57" W	224.13'

LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- EXISTING HIGH BAR
- HIGH BAR SET
- RIGHT OF WAY LINE

- STAIRWAY RESTRICTION**
1. STAIRWAY TURNS AND DIMENSIONS SHALL NOT BE LOCATED IN THE CONTOUR ELEVATIONS
 2. LOT NO. 2 WILL NOT BE APPROVED FOR A STAIRWAY TURN AND DIMENSIONS
 3. THE OWNER OF EACH LOT MUST OBTAIN AN APPROVED STAIRWAY DIMENSIONS PERMIT BEFORE CONSTRUCTION CAN BEGIN
 4. ALL DIMENSIONS WILL BE PROVIDED INTO THE STAIRWAY SOIL LOCATED APPROXIMATELY 40" IN DEPTH.

I, ALBERT GASCHLER, MEMBER, CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRODUCTION OF THE PLAT OF RIVER VIEW ESTATES IN WASHINGTON COUNTY, IDAHO. DATE 11/17/75

PREPARED BY
GASCHLER & ASSOCIATES
ONTARIO, OREGON HERMISTON, OREGON



APPROVALS
 WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF (RIVER VIEW ESTATES) IN WASHINGTON COUNTY, IDAHO, ON THE REVERSE SIDE OF THIS SHEET, HAS BEEN APPROVED BY EACH OF US AND CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HERETO SET OUR HANDS

Shirley H. B. Bledsoe
 CHIEF PLANNING COMMISSIONER WASHINGTON COUNTY, IDAHO
 March 16, 1976
 DATE

Richard D. Hester
 COUNTY SHERIFF, WASHINGTON COUNTY IDAHO
 March 16, 1976
 DATE

Carol M. D. Dike
 COUNTY ASSESSOR, WASHINGTON COUNTY IDAHO
 March 17, 1976
 DATE

Shirley A. Dineen

Fazon Shook
 COUNTY COMMISSIONERS WASHINGTON COUNTY, IDAHO
 April 12, 1976
 DATE

I, ALBERT GASCHLER, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRODUCTION OF THE ORIGINAL PLAT OF RIVER VIEW ESTATES
Albert Gaschler
 DATE 2/1/76

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
Shirley H. Bledsoe AT 3:04 P.M. THIS 12TH DAY OF *April*, 1976 A.D.
 FEE \$3.00 INSTRUMENT NO. *106697* COUNTY RECORDER *Andy Harris*
By County Recorder's Deputy

STATE OF IDAHO, COUNTY OF WASHINGTON S.S.

I, ALBERT GASCHLER, A REGISTERED PROFESSIONAL ENGINEER, IN AND FOR SAID STATE AND COUNTY DO HEREBY CERTIFY THAT THE SURVEY OF (RIVER VIEW ESTATES) IN WASHINGTON COUNTY, IDAHO, AS SHOWN AND DESCRIBED ON THESE SHEETS WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY SHOWS THE SURVEY AS MADE. I FURTHERMORE CERTIFY THAT DOCUMENTS HAVE BEEN ESTABLISHED AS INDICATED HEREON.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 4 DAY OF March 1976 A.D.

STATE OF IDAHO, COUNTY OF WASHINGTON S.S.

ON THIS 4th DAY OF March, 1976 A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ALBERT GASCHLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 4th DAY OF March 1976 A.D.
Richard D. Hester
 NOTARY PUBLIC RESIDING AT Callawayville MY COMMISSION EXPIRES 7-5-78

STATE OF IDAHO, COUNTY OF WASHINGTON S.S.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE OWNERS OF THE LAND SHOWN ON THE REVERSE SIDE OF THIS SHEET AND HAVE HEREBY SET THIS TRACT OF LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS (RIVER VIEW ESTATES) IN WASHINGTON COUNTY, IDAHO

DESCRIPTION THIS SUBDIVISION CONSISTS OF THAT PORTION OF THE NE1/4, NE1/4 OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 6 WEST OF THE CORNER SECTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 00° 10' 00" W ALONG THE EAST BOUNDARY OF SAID SECTION 32 A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF FENNITA LANE AS PLATTED IN THE PLAT OF RIVER VIEW ESTATES IN WASHINGTON COUNTY, IDAHO; THENCE S 89° 58' 50" W ALONG THE SOUTH BOUNDARY OF SAID FENNITA LANE A DISTANCE OF 132.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 21° 00' 32" E A DISTANCE OF 439.82 FEET; THENCE S 21° 00' 32" E A DISTANCE OF 439.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 21° 00' 32" E A DISTANCE OF 439.82 FEET TO A POINT ON THE NORTH-ESTERN BOUNDARY OF CAROLINE LANE; THENCE N 40° 07' 00" W ALONG SAID BOUNDARY LINE A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE POINT OF BEGINNING; THENCE N 40° 07' 00" W ALONG SAID BOUNDARY LINE A DISTANCE OF 50.00 FEET; A DISTANCE OF 314.87 FEET ALONG SAID BOUNDARY LINE; THENCE NORTH ALONG SAID BOUNDARY LINE A DISTANCE OF 104.35 FEET TO ITS INTERSECTION WITH THE SOUTH BOUNDARY OF SAID FENNITA LANE; THENCE N 89° 58' 50" E ALONG SAID SOUTH BOUNDARY OF FENNITA LANE A DISTANCE OF 476.87 FEET TO THE TRUE POINT OF BEGINNING.

WE HEREBY CERTIFY THAT THE STREETS OR PORTIONS THEREOF WITHIN THE LIMITS OF THIS PLAT ALONG WITH PUBLIC RIGHTS - OF - WAY ARE HEREBY DEDICATED TO THE PUBLIC USE TOGETHER WITH THE RIGHTS OF EASEMENTS AND UTILITIES NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE THE SAID EASEMENTS ARE HEREBY RESERVATIONALLY RESERVED FOR PUBLIC UTILITIES AND NO STRUCTURE OTHER THAN FOR UTILITY PURPOSES SHALL BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

Albert Gaschler
 ADDRESS RRD 1 Box 1218 Callawayville

STATE OF IDAHO, COUNTY OF WASHINGTON S.S.

ON THIS 12th DAY OF April, 1976 A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ALBERT GASCHLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL THIS 12th DAY OF April 1976 A.D.
Shirley Bledsoe
 RESIDING AT Callawayville MY COMMISSION EXPIRES March 1977

28 33
29 32

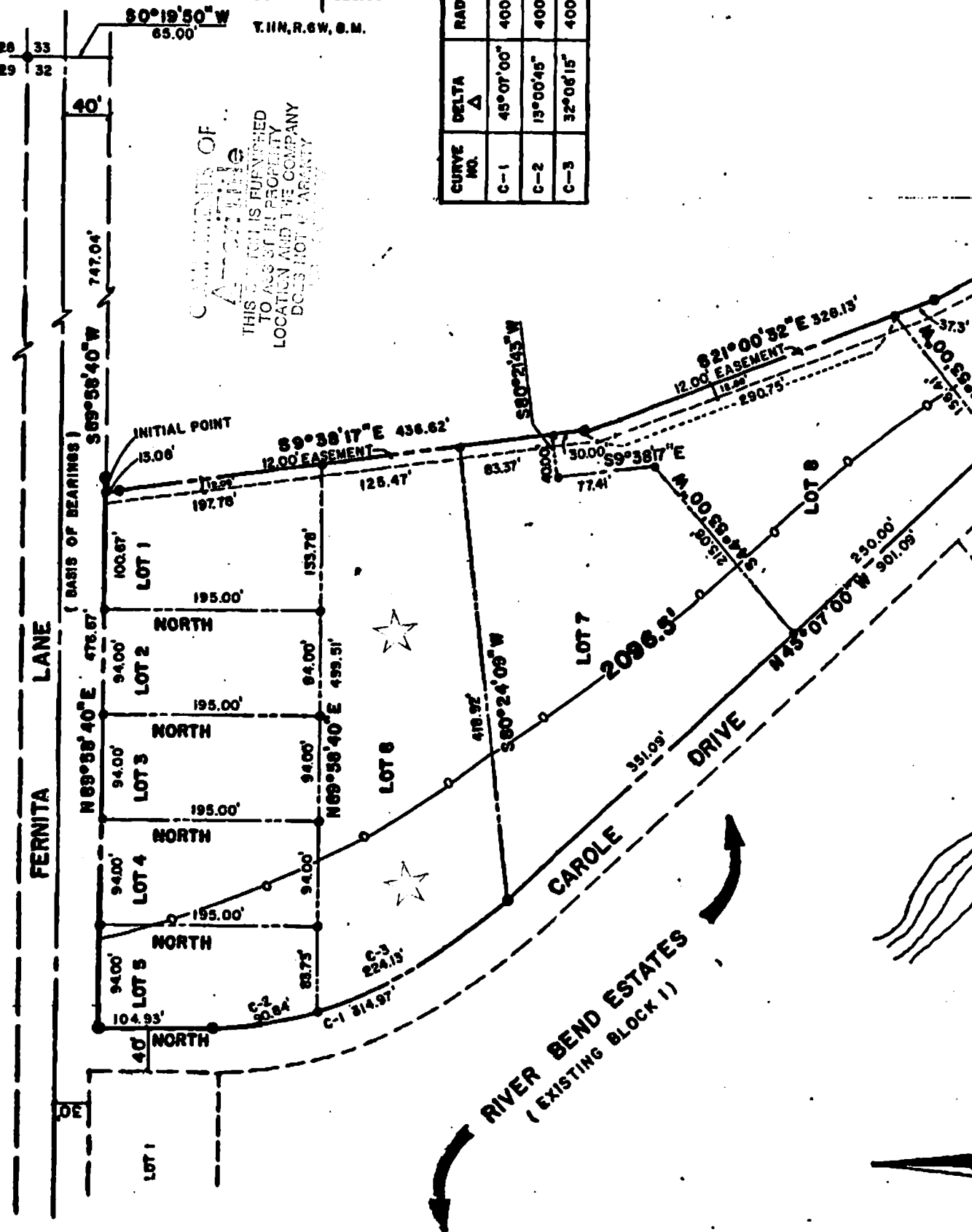
50°19'50" W
65.00'

SEC. 29 SEC. 28
SEC. 32 SEC. 33

T.11N, R.6W, S.1M.

COMPONENTS OF
Ascertained Title
THIS TITLE IS FURNISHED
TO ASSURE PROPERTY
LOCATION AND THE COMPANY
DOES NOT WARRANT

CURVE NO.	DELTA Δ	RADIUS	TARGET
C-1	45°07'00"	400.00'	166.10'
C-2	13°00'45"	400.00'	45.62'
C-3	32°06'15"	400.00'	115.09'



RIVER BEND ESTATES
(EXISTING BLOCK 1)

Instrument # 226547

STATE OF IDAHO COUNTY OF WASHINGTON

7-30-2014 04:00:00 No. of Pages: 1

Recorded for : WASHINGTON COUNTY TITLE

BETTY J THOMAS Fee: 10.00

Ex-Officio Recorder Deputy Clarence R. Stark

Index to: DEED

Approved by:
Initials _____



Warranty Deed




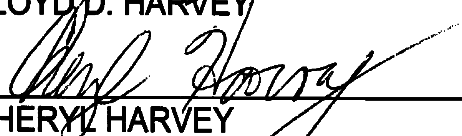
FOR VALUE RECEIVED, FLOYD D. HARVEY and CHERYL HARVEY, husband and wife, the Grantor, does hereby, grant, bargain, sell and convey unto DENNIS F. GINGER and TERRI A. GINGER, husband and wife, the Grantee, whose address is 694 River Bend Lane, Weiser, ID 83672 the following described real estate situated in Washington County, State of Idaho, to-wit:

Lot 6 of RIVER VIEW ESTATES according to the official plat thereof on file in the office of the County Recorder of Washington County, Idaho, Book 1 of Plats, Page 125

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises; that said premises are free from all incumbrances except accruing property taxes, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 23 day of July, 2014.



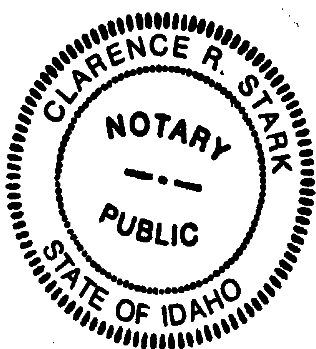
FLOYD D. HARVEY


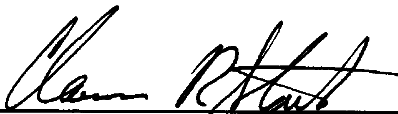
CHERYL HARVEY

STATE OF IDAHO)
 : ss
County of Washington)

On this 23 day of July, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared FLOYD D. HARVEY and CHERYL HARVEY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

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





Notary Public for Idaho
Residing at Weiser, Idaho
Commission expires:
9-7-2017