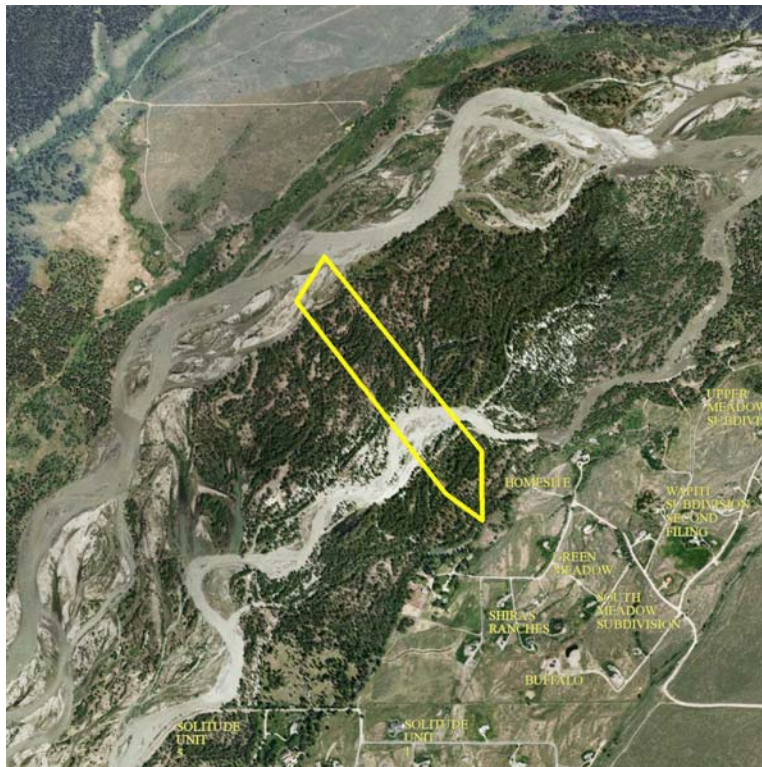


# Property Profile

Part of SE $\frac{1}{4}$ SE $\frac{1}{4}$  and GLO Lot 6 and 7  
3/42/116 – Tract D



Owner: Moira F. Mumma

Prepared for: David Viehman & Brad Andrews  
Jackson Hole Real Estate Associates

Prepared by: Jackson Hole Title & Escrow Company  
P.O. Box 921/255 Buffalo Way  
Jackson, WY 83001  
307.733.3153

[www.jhtitle.com](http://www.jhtitle.com)



**Property Profile Provided For:**



**David Viehman**, Associate Broker

**David Viehman, Associate  
Broker**

Cell and Voicemail: 307.690.4004  
davidviehman@jhreassociates.com

**Jackson Hole Real Estate  
& Appraisal, LLC**

455 (B) W. Broadway  
Jackson, WY 83002  
Mobile: 307-690-4004  
Office: 307-734-9941  
Fax: 307-733-3483



**Property Profile Provided For:**



**Brad Andrews, Responsible Broker**

**Brad Andrews,  
Responsible Broker**

Cell and Voicemail: 307.413.5846  
bradandrews@jhreassociates.com

**Jackson Hole Real Estate  
Associates**

455 (B) W. Broadway  
Jackson, WY 83002  
Office: 307.733.6060  
Direct: 307.734.9936  
Fax: 307.733.3483



To be issued by JHTE as a policy issuing agent for either Fidelity National Title Insurance Company, Lawyers Title Insurance Corporation or Old Republic National Title Insurance Company upon receipt of finalized transaction information.

PROPOSED FORM OF TITLE COMMITMENT
SCHEDULE A

Reference: MUMMA "D" - TBD Case Number: 1110-102PP

1. Effective Date: December 2, 2010 at 08:00 AM

2. Policy to be Issued:

(X) ALTA Owner's Policy (06-17-06) Amount: \$0.00
Premium: \$0.00

Proposed Insured: TO BE DETERMINED

(X) ALTA Loan Policy (06-17-06) Amount: \$0.00
Premium: \$0.00

Proposed Insured: TO BE DETERMINED,
its successors and/or assigns as their interests may appear.

The following Endorsements will be made a part of the Loan Policy when issued: To Be Determined

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Moira F. Mumma, a married woman

4. The land referred to in this Commitment is situated in the County of Teton, State of Wyoming, and is described as follows:

See Exhibit A attached hereto and made a part hereof by this reference.
(Part of SE1/4 SE1/4 and GLO Lots 6 and 7 3/42/116 - Tract D)

Countersigned at:



P.O. Box 921 Jackson, WY 83001 (307) 733.3153

Authorized Officer or Agent:

Joaquin K. Hanson

# Legal Description - Exhibit A



Jackson Hole Title & Escrow

Reference: MUMMA "D" – TBD

Case Number: 1110-102PP

## ***TRACT D***

To Wit:

That part of that tract of record in the Office of the Clerk of Teton County in Book 93 of Photo on pages 547-548A within the SE1/4SE1/4 and GLO Lots 6 and 7 of Section 3, T42N, R116W, and the appurtenant riparian land, all situated within Teton County, Wyoming, described as follows:

BEGINNING at the northeast corner of the SE1/4 of said Section 3;

Thence S01°11'12"E, 686.00 feet, along the east line of said Section 3 to a bathey;

Thence N54°16'45"W, 497.21 feet, to a point on the BLM meander line of the left bank of the Snake River;

thence N38°04'30"W, 1923.10 feet, to a point;

thence continuing N38°04'30"W, 733 feet, more or less, to the thread of the Snake River;

thence northeasterly, 575 feet, more or less, along said thread;

thence S39°19'42"E, 380 feet, more or less, to a point on the left bank of the Snake River;

thence continuing S39°19'42"E, 2349.49 feet, to the Meander Corner on said east line and said meander line;

thence S01°11'12"E, 66.18 feet, along said east line to the CORNER OF BEGINNING;



Proposed Form of Title Commitment to be issued by JHTE as a policy issuing agent for either Fidelity National Title Insurance Company, Lawyers Title Insurance Corporation or Old Republic National Title Insurance Company upon receipt of finalized transaction information.

SCHEDULE B SECTION 1
REQUIREMENTS

Reference: MUMMA "D" - TBD Case Number: 1110-102PP

The following are items to be complied with:

- 1. Pay the full consideration to, or for the account of, the Grantors and/or Mortgagees for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

(a) Warranty Deed (See Notes 1 & 2, below)

Executed by: Moira F. Mumma
Vesting fee simple title to the subject property in: To Be Determined

(b) Mortgage (See Note 1, below)

Executed by: To Be Determined
In favor of: To Be Determined
To secure a loan of: To Be Determined

- Note 1: All Grantors/Mortgagors must cite marital status and their spouses, if any, must join in the execution of the Deed and/or Mortgage for the purpose of waiving any homestead rights they may have.
Note 2: A Statement of Consideration is required with each transfer of title in the State of Wyoming per Wyoming Statute 34-1-142.

- 3. Pay all taxes, charges and assessments levied and assessed against the subject premises which are due and payable as follows:

Table with 3 columns: Tax ID #, 2009 Tax Status, 2010 Tax Status\*. Row 1: 02-001330, Paid, 1/2 paid in the amount of \$1,841.71, 1/2 due in the amount of \$1,841.71

We recommend that the person responsible for closing this transaction verify this tax information prior to closing.

\* Real Estate Taxes are payable as follows:

- If making one payment: Due on or before December 31
If making two payments: First half payable September 1 and delinquent November 10; second half due March 1 and delinquent May 10

- 4. Lien Coverage: To remove Exception 4 shown in Schedule B, Section 2, Page 1 hereof from the Policy when issued, the following document(s) must be provided to us:

Owner's Affidavit executed by: Moira F. Mumma

Purchaser's Affidavit executed by: To Be Determined

Affidavits shall serve as satisfactory evidence that any improvements and/or repairs or alterations thereto are completed; that any contractors, sub-contractors, laborers and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.

NOTE:

For your information only, we provide you with the following PIDN Number, which is a matter not within the insuring provisions of this Commitment or the Policy: 22-42-16-03-4-00-012



*Proposed Form of Title Commitment to be issued by JHTE as a policy issuing agent for either Fidelity National Title Insurance Company, Lawyers Title Insurance Corporation or Old Republic National Title Insurance Company upon receipt of finalized transaction information.*

## SCHEDULE B SECTION 2

### EXCEPTIONS – Page 1

*Reference: MUMMA "D" - TBD Case Number: 1110-102PP*

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and that is not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; or (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Ownership or title to any mineral interest and the effect on the surface of the exercise of the mineral right.
7. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Real Property Taxes for the year 2010 and subsequent years. *(See Schedule B, Section 1, Number 3 for tax status.)*

(b) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.



*Proposed Form of Title Commitment to be issued by JHTE as a policy issuing agent for either Fidelity National Title Insurance Company, Lawyers Title Insurance Corporation or Old Republic National Title Insurance Company upon receipt of finalized transaction information.*

## SCHEDULE B SECTION 2

### EXCEPTIONS – Page 2

*Reference: MUMMA "D" - TBD Case Number: 1110-102PP*

9. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Map Number T-402G, records of Teton County, Wyoming.
10. The terms and conditions of that (beneficial) Easement as contained in that instrument appearing of record in Book 10 of Deeds, Page 515 , records of Teton County, Wyoming.
11. The terms and conditions of that (beneficial) Easement as contained in that instrument appearing of record in Book 91 of Photo, Page 424-427, records of Teton County, Wyoming.
12. The terms and conditions of that (beneficial) Easement as contained in that instrument appearing of record in Book 91 of Photo, Page 428-430, records of Teton County, Wyoming.
13. The terms and conditions of that (beneficial) Easement as contained in that instrument appearing of record in Book 93 of Photo, Pages 547-548A, records of Teton County, Wyoming.
14. Easement and right of way from Roberta L. Forbes to Lower Valley Power & Light, Inc. appearing of record in Book 102 of Photo, Page 107, records of Teton County, Wyoming.
15. Judgment Re: United States and Roberta L. Forbes in re: C79-113K appearing of record in Book 235 of Photo, Pages 70-81, records of Teton County, Wyoming.
16. Agreement Establishing Boundary by and between Robert J. Piros and Helen O. Piros and Roberta L. Forbes appearing of record in Book 228 of Photo, Pages 900-903, records of Teton County, Wyoming.
17. Contract for Purchase of Power between Lower Valley Power & Light, Inc. and Roberta L. Forbes appearing of record in Book 253 of Photo, Pages 33-34, records of Teton County, Wyoming.
18. Easement from Roberta L. Forbes to Lower Valley Power & Light, Inc. appearing of record in Book 253 of Photo, Page 35, records of Teton County, Wyoming.
19. Easement from Moira Forbes Mumma to Teton County, Wyoming appearing of record in Book 579 of Photo, Pages 488-489, records of Teton County, Wyoming.

SEE ADDITIONAL EXCEPTIONS ON FOLLOWING PAGE.



*Proposed Form of Title Commitment to be issued by JHTE as a policy issuing agent for either Fidelity National Title Insurance Company, Lawyers Title Insurance Corporation or Old Republic National Title Insurance Company upon receipt of finalized transaction information.*

**SCHEDULE B SECTION 2**

**EXCEPTIONS – Page 3**

*Reference: MUMMA "D" - TBD Case Number: 1110-102PP*

20. The terms and conditions of that Easement as contained in that instrument appearing of record in Book 381 of Photo, Pages 567-569, records of Teton County, Wyoming.
21. Rights of the public or others to the ownership, use and/or access to any streams, creeks, rivers or bodies of water lying within the boundaries of and/or appurtenant to subject property.
22. Any loss or damage suffered as a consequence of loss or gain of land as a result of any change in the Snake River bed location or thread of the Snake River through accretion, reliction, erosion or avulsion of the thread, bed or banks of Snake River that lie within or affect subject property.
23. Any adverse claim which may be asserted by the owners of adjacent parcels as to the apportionment of the riparian lands.
24. Access as to be insured is dependent on the availability of Grand Teton National Park roads which provide general access to National Park property. The United States Park Service may have no legal obligation to maintain any such roads for the insured. The company takes exception to these matters, the rules and regulations appertaining thereto, and to the terms and conditions of any agreement and/or special use permits with the United States Park Service.

*End of Exceptions*

WE RESERVE THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS UPON RECEIPT OF ADDITIONAL DOCUMENTATION OR INFORMATION PERTAINING TO THIS PROPOSED TRANSACTION.

**CERTIFICATE OF SURVEYOR**

State of Wyoming }  
 County of Sublette }

I, Scott A. Scherbel of Big Piney, Wyoming, hereby certify that this plat was made from notes taken during an actual survey performed by me or by persons under my supervision during March, 2002, and from records in the Office of the Clerk of Teton County and that it correctly represents that survey and those records; that the purpose of the survey was to amend the boundary between Tracts A and B shown on that plat on file in said Office on Map No. 1-402-7 titled PLAT OF SURVEY FOR KEN AND MOIRA MUMMA OF TRACTS IN SECTION 3 T42N R116W AND APPURTENANT RIPARIAN LAND TETON COUNTY, WYOMING, and that no new tracts were created by this survey and there was no change in the acreage of each amended tract.

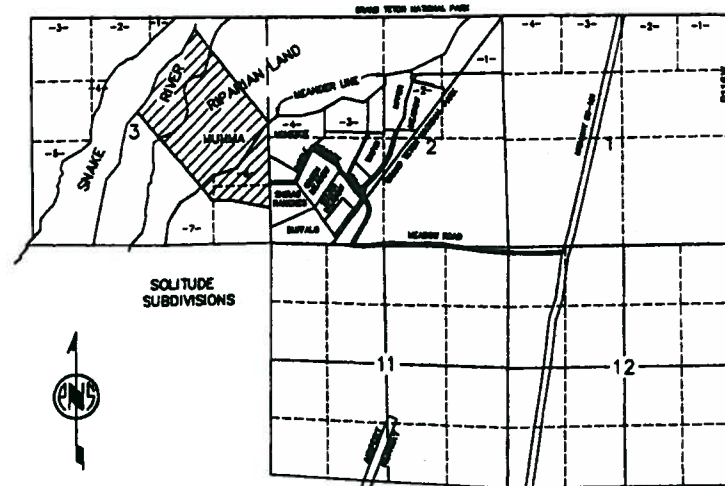


The foregoing instrument was acknowledged before me by Scott A. Scherbel this 21st day of March, 2002.  
 Witness my hand and official seal

Susan J. Hoffman  
 Notary Public by commission expires

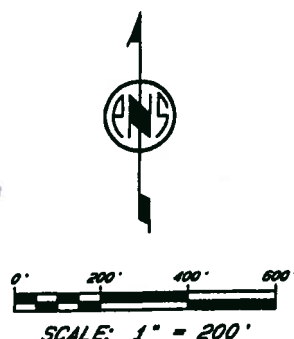
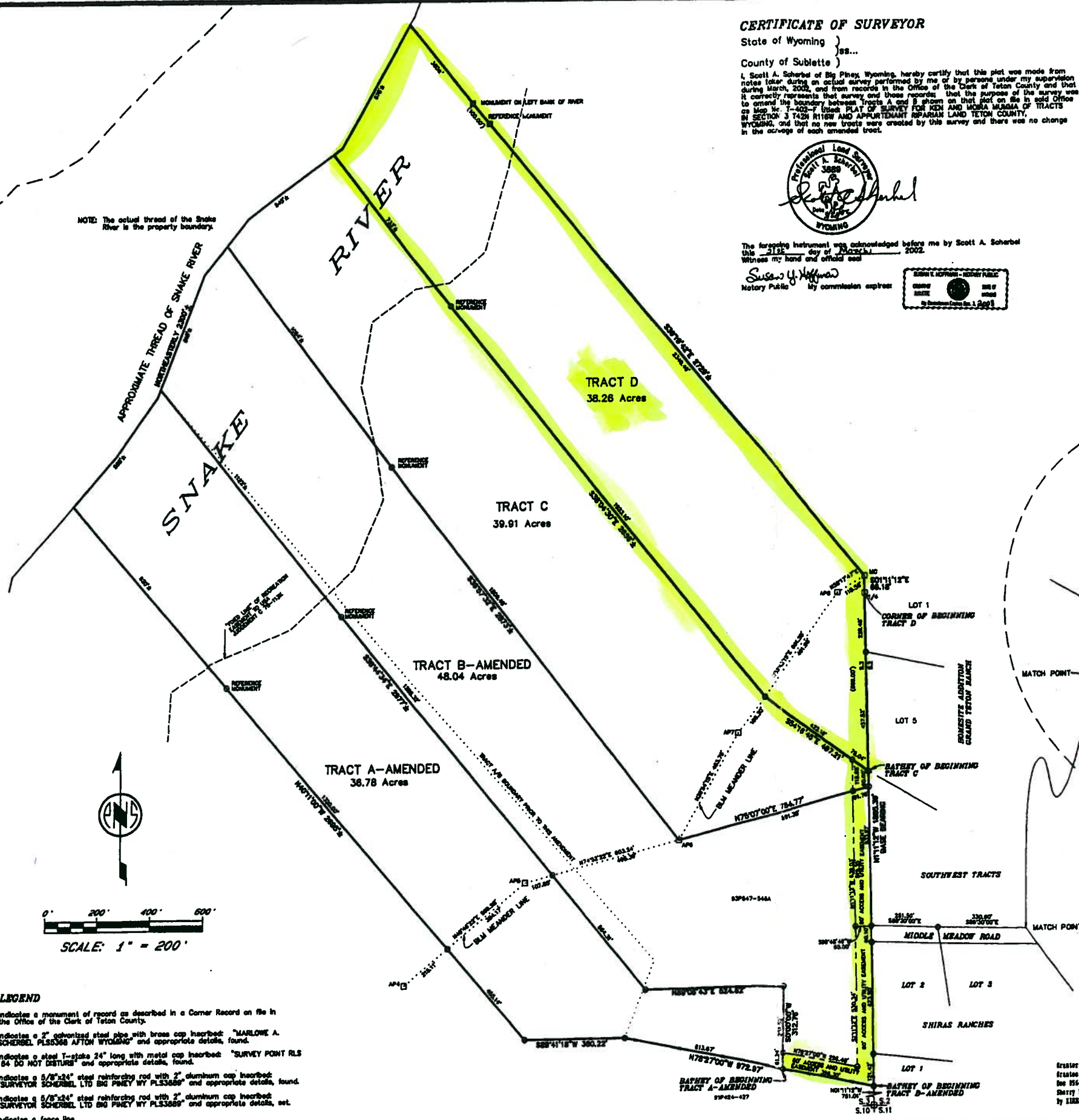


**VICINITY MAP**  
 T42N R116W



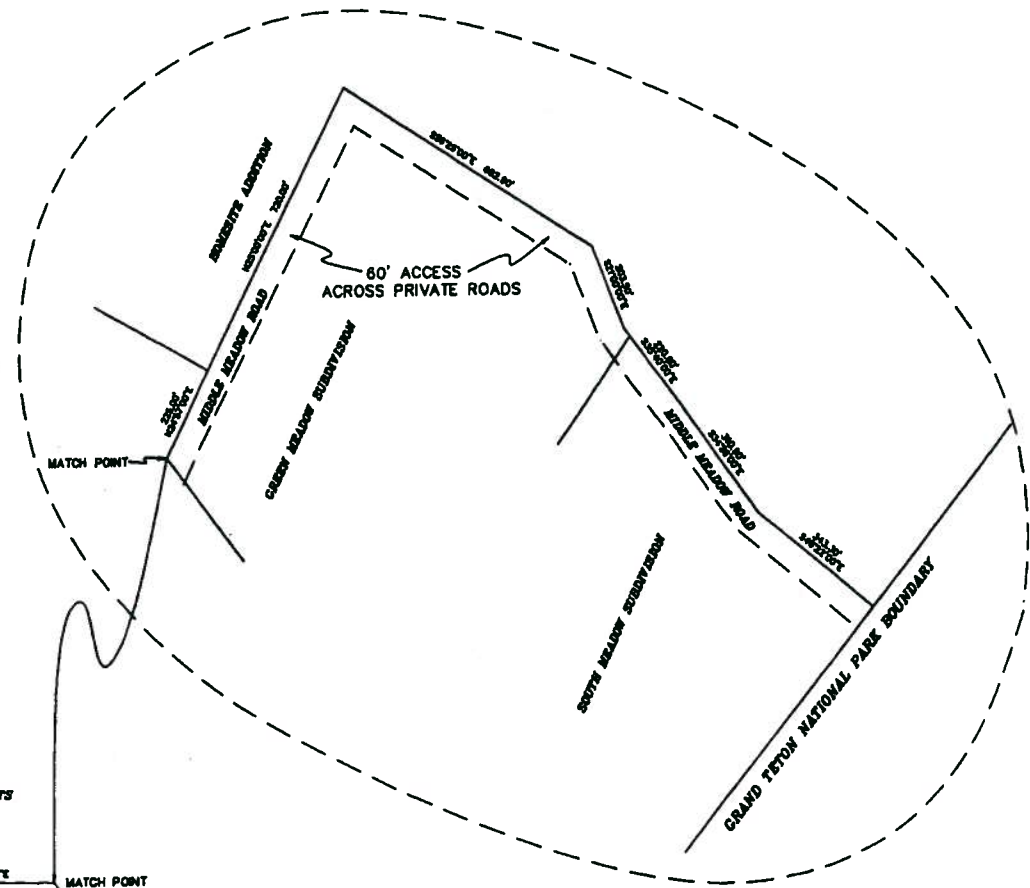
SCALE: 1" = 2000'

NOTE: The actual thread of the Snake River is the property boundary.



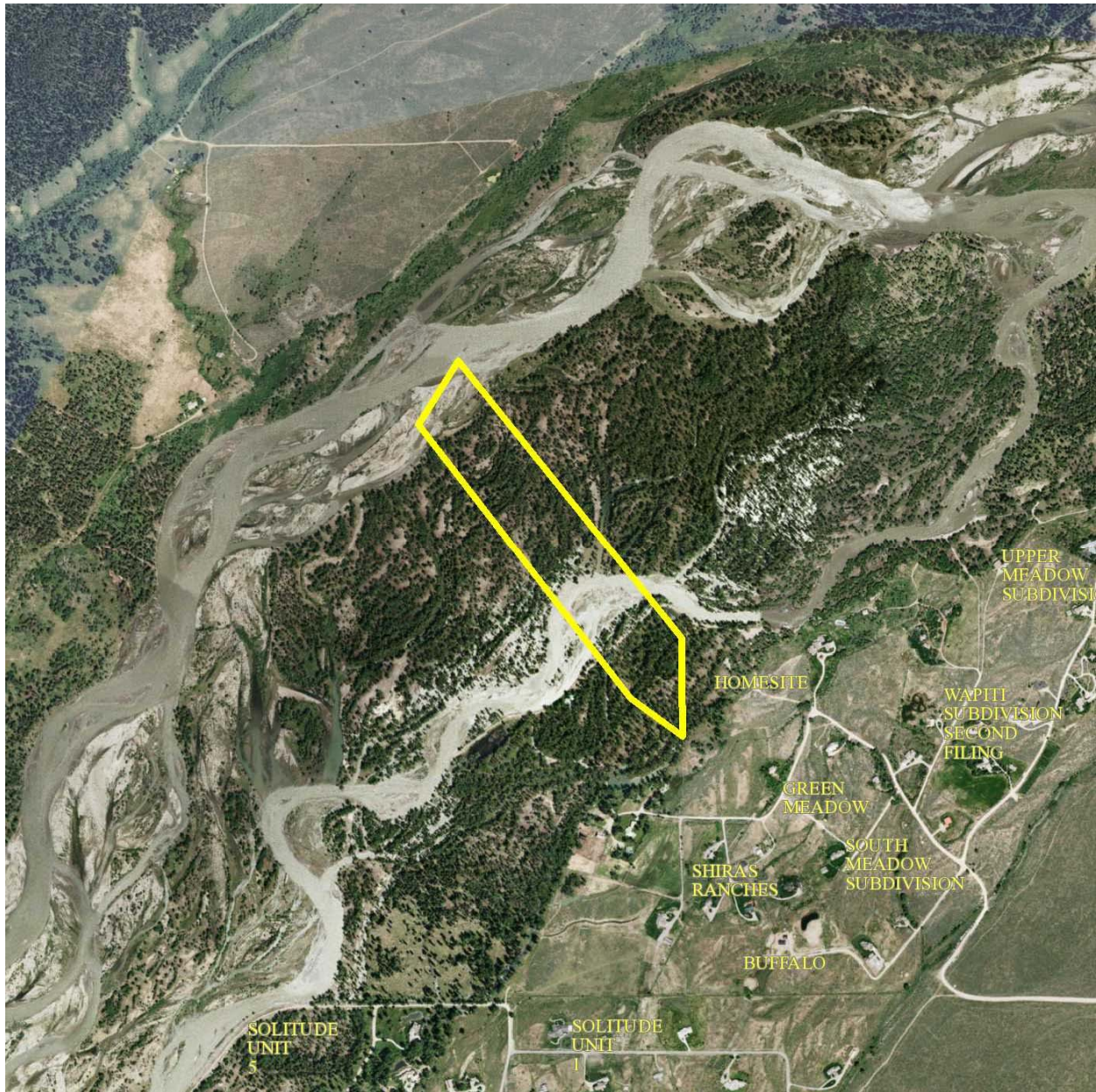
**LEGEND**

- indicates a monument of record as described in a Corner Record on file in the Office of the Clerk of Teton County.
- indicates a 2" galvanized steel pipe with brass cap inscribed: "MARLOWE A. SCHERBEL, P.L.S. 3888 AFTON WYOMING" and appropriate details, found.
- indicates a steel T-pipe 24" long with metal cap inscribed: "SURVEY POINT RLS 164 DO NOT DISTURB" and appropriate details, found.
- indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed: "SURVEYOR SCHERBEL, LTD BIG PINEY WY P.L.S. 3888" and appropriate details, found.
- indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed: "SURVEYOR SCHERBEL, LTD BIG PINEY WY P.L.S. 3888" and appropriate details, set.
- indicates a fence line.



**AMENDED PLAT OF SURVEY FOR KEN AND MOIRA MUMMA OF PART OF SE1/4SE1/4 AND GLO LOTS 6, 7 SECTION 3 T42N R116W AND THE APPURTENANT RIPARIAN LAND TETON COUNTY, WYOMING**

<p><b>AGENCY:</b> Ed Ivins</p> <p><b>DATE:</b> 4 February 2002</p> <p><b>PREP:</b> GT - KING LEWTON</p> <p><b>MAP CATEGORY:</b> TRACTS</p> <p><b>FIELD BOOK:</b></p> <p><b>COMPUTER FILE:</b> forbes2002.lrs</p>	<p><b>SURVEYOR SCHERBEL, LTD.</b></p> <p>PROFESSIONAL LAND SURVEYORS</p> <p>801 1806 BIG PINEY -- MARLBOROUGH WYO -- TELEPHONE 307-876-3347</p> <p>JACKSON WYO -- FAX 307-733-5348 BULFONTE WYO -- FAX 307-685-8330 LATA, IDAHO -- FAX 208-776-5348</p>	<p>3/15/02 - SAS misc text</p> <p>2/15/02 - SAS misc text &amp; border</p> <p>APPROVED: PLOT DATE: 3/15/02</p>
--	---	--



Jackson Hole Title & Escrow

See Exhibit A attached hereto and made a part hereof by this reference.  
*(Part of SE1/4 SE1/4 and GLO Lot 6 and 7 3/42/116 - Tract D)*

(From Teton County GIS – aerial photos may not be current/accurate)

# Legal Description - Exhibit A



Jackson Hole Title & Escrow

*Reference:* MUMMA "D" – TBD

*Case Number:* 1110-102PP

## ***TRACT D***

To Wit:

That part of that tract of record in the Office of the Clerk of Teton County in Book 93 of Photo on pages 547-548A within the SE1/4SE1/4 and GLO Lots 6 and 7 of Section 3, T42N, R116W, and the appurtenant riparian land, all situated within Teton County, Wyoming, described as follows:

BEGINNING at the northeast corner of the SE1/4 of said Section 3;

Thence S01°11'12"E, 686.00 feet, along the east line of said Section 3 to a bathey;

Thence N54°16'45"W, 497.21 feet, to a point on the BLM meander line of the left bank of the Snake River;

thence N38°04'30"W, 1923.10 feet, to a point;

thence continuing N38°04'30"W, 733 feet, more or less, to the thread of the Snake River;

thence northeasterly, 575 feet, more or less, along said thread;

thence S39°19'42"E, 380 feet, more or less, to a point on the left bank of the Snake River;

thence continuing S39°19'42"E, 2349.49 feet, to the Meander Corner on said east line and said meander line;

thence S01°11'12"E, 66.18 feet, along said east line to the CORNER OF BEGINNING;



[Agencies & Services](#) [County Calendar](#) [Meetings](#) [News Releases](#) [Forms](#) [Home](#)

## Teton County Property Tax Search

### PARCEL INFORMATION

[New Search](#)

Tax ID: 02-001330 Current Year: 2010

District: 0100

Account: R0009487

GENERAL COUNTY

Tax Type(s): \* L

Mill Levy: 57.35

Current Owner(s): MUMMA, MOIRA F.

Mailing Address: 254 R.D. #1

CHESTER SPRINGS, PA 19425

Street Address:

Legal Description: LOT 6, PT. LOT 7, PT. SE1/4 SE1/4, SEC. 3, TWP. 42, RNG. 116 & APPURTENANT RIPARIAN LAND TRACT D 38.26 AC

Notes:

Taxes are due September 1 and March 1 and delinquent November 10 and May 10.

There is no interest on the 1st half if paid in full by December 31st.

### Information on how to pay taxes.

CURRENT YEAR TAXES					Payoff Detail
Year	Tax Levied	Date Paid	Tax Paid	Amount Due	Notes
2010 1 <sup>st</sup> Half	\$ 1,841.71	11/05/2010	\$1,841.71	\$ 0.00	
2010 2 <sup>nd</sup> Half	\$ 1,841.71			\$ 1,841.71	
2010 Total	\$ 3,683.42		\$ 1,841.71	\$ 1,841.71	
TAX AND PAYMENT HISTORY					
Year	Tax Levied	Date Paid	Tax Paid	Amount Due	Notes
2009 Total	\$ 4,151.97	05/12/2010	\$ 2,075.98		
		11/10/2009	\$ 2,075.99		
2008 Total	\$ 4,159.22	06/11/2009	\$ 2,079.61		
		11/18/2008	\$ 2,079.61		
2007 Total	\$ 4,054.74	04/28/2008	\$ 2,027.37		
		10/26/2007	\$ 2,027.37		
2006 Total	\$ 4,047.90	05/14/2007	\$ 2,023.95		
		11/16/2006	\$ 2,023.95		
2005 Total	\$ 4,047.90	06/07/2006	\$ 2,023.95		
		11/09/2005	\$ 2,023.95		
2004 Total	\$ 4,047.90	05/16/2005	\$ 2,023.95		
		10/07/2004	\$ 2,023.95		
2003 Total	\$ 4,044.48	04/29/2004	\$ 2,022.24		
		10/29/2003	\$ 2,022.24		
2002 Total	\$ 3,930.78	03/03/2003	\$ 1,965.39		
		11/08/2002	\$ 1,965.39		

#### \*Tax Type Codes

- L = Land
- B = Building(s)
- P = Personal Property
- S = State Assessed
- O = Other

#### Property Tax Payments

In cooperation with Teton County Government, Official Payments Corporation offers individuals and businesses the opportunity to pay taxes or fees by telephone or directly over the Internet.

##### Online Payment

Online payment by E-check/direct debit to your bank account can be done by going to [www.officialpayments.com](http://www.officialpayments.com) using Jurisdiction Code 5906. There is a flat transaction fee of \$3.00 charged for an E-check transaction up to \$10,000.

##### Credit Card Payments

Credit Card payments are accepted. If you wish to pay with a Credit Card (American Express, MasterCard, VISA or Discover card) you may call 1-800-2PAY-TAX (1-800-272-9829) or pay online at [www.officialpayments.com](http://www.officialpayments.com) using Jurisdiction Code 5906. Please note: A transaction fee is assessed for use of a credit card. Access the calculator on the website.

##### Payment by Check via US Postal Service

Your cancelled check is your receipt. Please include your parcel ID number on your check. If your check is returned by a financial institution as not being honored, payment will be cancelled. A \$25.00 fee is assessed on all returned checks. Mail to: PO Box 585, Jackson, WY 83001-0585

The accuracy of the information is not guaranteed.

Designed by Greenwood Mapping, Inc.

579 milliseconds