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Attorneys for Debtors

UNITED STATES BANKRUPTCY COURT
DISTRICT OF IDAHO

In Re:) Case No. 18-40605-JMM
) (Chapter 11)
J. LOWELL THOMAS and)
SHARON K. THOMAS,)
)
_____ Debtors.)

MOTION FOR AUTHORIZATION TO SELL REAL PROPERTY

COME NOW the above-named debtors by and through their attorney, Brent T. Robinson of the firm Robinson & Associates, and move the Court for an Order authorizing the debtors to sell certain real property free and clear of any and all claims of any right, title, or interest in said property, pursuant to 11 USC § 363 of the Bankruptcy Code, and LBR 2002.1. In support of this motion the undersigned attorney for the debtors respectfully states and represents to the Court and all parties in interest that:

1. A petition for relief under Chapter 11 of the Bankruptcy Code was filed by the Debtors herein on July 11, 2018.

2. The assets of the debtors' estate include, among other things, certain real property located at 3121 Shenandoah Drive, City of Hailey, Blaine County, Idaho, which is more particularly described as:

Woodside Subdivision #13, Lot 2, Block 51 of the City of Hailey in Blaine County, State of Idaho, as the same is platted in the official plat thereof now on file in the records of the Blaine County Recorder.

3. The debtors have received an offer to purchase the aforementioned real property and desire to sell said property, together all improvements thereon and appurtenant water rights to said property, to Rafael Juarez San Juan and Christine Juarez for the sum of \$290,000, which sum is equal to or greater than the fair market value of said property.

4. Based upon information provided to the real estate agent, the real estate agent's knowledge of other properties sold in the area, and the real estate agent's and the debtors' general knowledge of property values in the surrounding area, the fair-market value of the real property debtors propose to sell is not more than \$290,000.

5. To the extent funds are available, the debtors propose that the proceeds derived from the sale of said property be distributed as follows:

- A. Payment of closing costs associated with the sale of the property being sold, including the real estate agents' fees;
- B. Payment of all taxes and water charges due;
- C. Satisfaction of the indebtedness owed to Ditech Financial, LLC in the approximate amount of \$161,792.40, together with interest thereon to the date of closing; and
- D. The balance of the proceeds from the sale shall be paid to the debtors.

6. It is in the best interest of the debtors and the debtors' estate that the property be sold to Rafael Juarez San Juan and Christine Juarez, and that the proceeds from the sale be distributed as set forth above.

7. Closing of said sale shall occur as soon as an Order authorizing the sale is entered.

8. A copy of the *Real Estate Purchase and Sale Agreement* and the two *Addendums* thereto entered into by and between the debtors and Rafael Juarez San Juan and Christine Juarez is attached hereto and by reference made a part hereof as though set forth

fully herein.

9. The aforementioned real property is not necessary for an effective reorganization of the debtors' estate and, in fact, a greater benefit will be derived from the sale of said property.

WHEREFORE, debtors pray for an Order of this Court authorizing the sale of the above-described real property free and clear of all liens pursuant to 11 USC §363 of the Bankruptcy Code, and for such other and further relief as the Court deems just and proper in the premises.

DATED this 7th day of November, 2018.

ROBINSON & ASSOCIATES

By: s/ Brent T. Robinson
Brent T. Robinson



RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

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.

NO WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF HABITABILITY, AGREEMENTS OR REPRESENTATIONS NOT EXPRESSLY SET FORTH HEREIN SHALL BE BINDING UPON EITHER PARTY.

1 ID# 2-Juarez3121-kp DATE 10/27/2018
 2 LISTING AGENCY The Realty Advisors of Sun Valley Office Phone # 208.721.1346 Fax # 208.788.4652
 3 Listing Agent Sue Radford E-Mail sue@trasv.com Phone # 208.721.1346
 4 SELLING AGENCY Coldwell Banker Tomlinson Group Meridian Office Phone # 208-336-3393 Fax # 208-343-5046
 5 Selling Agent Karen Province E-Mail karenprovince@gmail.com Phone # 208-336-3393

7 **1. BUYER:** Rafael Juarez San Juan Christine Juarez
 8 (Hereinafter called "BUYER") agrees to purchase, and the undersigned SELLER agrees to sell the following described real estate hereinafter referred to as
 9 "PROPERTY" COMMONLY KNOWN AS 3121 Shenandoah Drive
 10 City Hailey County Blaine ID, Zip 83333 legally described as:
 11 Woodside Sub #13 Lot 2 Blk 51
 12 OR Legal Description Attached as exhibit _____ (Exhibit must accompany original offer and be signed or initialed by BUYER
 13 and SELLER.)

14 **2. \$ 290,000.00 PURCHASE PRICE:** Two Hundred Ninety Thousand DOLLARS,
 15 payable upon the following TERMS AND CONDITIONS (not including closing costs):
 16 This offer is contingent upon the sale, refinance, and/or closing of any other property Yes No

17 **3. FINANCIAL TERMS:** Note: A+C+D+E must add up to total purchase price.
 18
 19 (A) \$ 1,000.00 EARNEST MONEY: One Thousand DOLLARS
 20 BUYER hereby offers the above stated amount as Earnest Money which shall be credited to BUYER upon closing. Earnest Money is:

Evidenced by:	Held By:	Delivered:	Deposited:
<input type="checkbox"/> Cash	<input type="checkbox"/> Responsible Broker	<input type="checkbox"/> With Offer	<input checked="" type="checkbox"/> Upon Receipt and Acceptance
<input checked="" type="checkbox"/> Personal Check	<input checked="" type="checkbox"/> Closing Company	<input checked="" type="checkbox"/> Within <u>5</u> business days (three [3] if left blank) of acceptance.	<input type="checkbox"/> Upon Receipt Regardless of Acceptance
<input type="checkbox"/> Cashier's Check	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Wire Transfer			
<input type="checkbox"/> Note			
<input type="checkbox"/> Other _____			

23 THE RESPONSIBLE BROKER SHALL BE: Bob Van Allen

26 (B). ALL CASH OFFER: NO YES If this is an all cash offer do not complete Sections 3C and 3D, fill blanks with "0" (ZERO). IF CASH OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER within 5 business days (five [5] if left blank) from the date of acceptance of this agreement by all parties written confirmation of sufficient funds and/or proceeds necessary to close transaction. Acceptable documentation includes, but is not limited to, a copy of a recent bank or financial statement.

31 Cash proceeds from another sale: Yes No

32 (C) \$ 190,000.00 NEW LOAN PROCEEDS: This Agreement is contingent upon BUYER obtaining the following financing:
 33 FIRST LOAN of \$ 190,000.00 not including mortgage insurance, through FHA, VA, CONVENTIONAL, IHFA, RURAL DEVELOPMENT, OTHER _____ with interest not to exceed 4.9 % for a period of 30 year(s) at: Fixed Rate Other _____
 34 In the event BUYER is unable, after exercising good faith efforts, to obtain the indicated financing, BUYER'S Earnest Money shall be returned to BUYER.
 35 SECOND LOAN of \$ 0.00 through FHA, VA, CONVENTIONAL, IHFA, RURAL DEVELOPMENT, OTHER _____ with interest not to exceed _____ % for a period of _____ year(s) at: Fixed Rate Other _____

36 LOAN APPLICATION: BUYER has applied OR shall apply for such loan(s). Within 1 business days (ten [10] if left blank) of final acceptance of all parties, BUYER agrees to furnish SELLER with a written confirmation showing lender approval of credit report, income verification, debt ratios, and evidence of sufficient funds and/or proceeds necessary to close transaction in a manner acceptable to the SELLER(S) and subject only to satisfactory appraisal and final lender underwriting. If an appraisal is required by lender, the PROPERTY must appraise at not less than PURCHASE PRICE or BUYER'S Earnest Money shall be returned at BUYER'S request unless SELLER, at SELLER'S sole discretion, agrees to reduce the purchase price to meet the appraised value. SELLER shall be entitled to a copy of the appraisal and shall have 24 hours from receipt thereof to notify BUYER of any price reduction. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other terms and conditions of this Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER. FHA / VA: If applicable, it is expressly agreed that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of the PROPERTY described herein or to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement lender setting forth the appraised value of the PROPERTY of not less than the sales price as stated in the contract. If such written confirmation required in 3(B) or 3(C) is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel this agreement by notifying BUYER(S) in writing of such cancellation within 3 business days (three [3] if left blank) after written confirmation was required. If SELLER does not cancel within the strict time period specified as set forth herein, SELLER shall be deemed to have accepted such written

BUYER'S Initials (RJ) (CJ) Date 10/28/2018 SELLER'S Initials (K) (SP) Date 10-30-18

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53 confirmation of lender approval or waived the right to receive written confirmation and shall be deemed to have elected to proceed with the transaction.
54 SELLER'S approval shall not be unreasonably withheld.
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56 (D). \$ _____ ADDITIONAL FINANCIAL TERMS:

- 57 Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 4).
- 58 Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

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60 (E). \$ 99,000.00 APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at
61 closing to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check.

62 4. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which
63 must be satisfied prior to closing _____
64 _____
65 _____
66 _____
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69 _____
70 _____
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74 5. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fittings that are attached to the PROPERTY are INCLUDED IN THE
75 PURCHASE PRICE (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all seller-owned attached floor
76 coverings, television wall mounts, satellite dish, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm
77 windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached
78 fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and
79 equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should
80 satisfy himself/herself that the condition of the included items is acceptable. The terms stated in this section shall control over any oral statements, prior written
81 communications and/or prior publications including but not limited to MLS listings and advertisements. Personal property described in a property disclosure
82 report shall not be inferred as to be included unless specifically set forth herein. It is agreed that any item included in this section is of nominal value less
83 than \$100.
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85 (A). ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE:

86 All kitchen appliances to include refrigerator and microwave. Washer & Dryer.
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90 (B). ITEMS SPECIFICALLY EXCLUDED IN THIS SALE:

91 Sellers personal property.
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95 6. MINERAL RIGHTS: Any and all mineral rights appurtenant to the PROPERTY and owned by SELLER are included in and are part of the sale of this
96 PROPERTY, and are not leased or encumbered, unless otherwise agreed to by the parties in writing.
97

98 7. WATER RIGHTS: Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights,
99 and the like, if any, appurtenant to the PROPERTY and owned by SELLER are included in and are a part of the sale of this PROPERTY, and are not leased
100 or encumbered, unless otherwise agreed to by the parties in writing.
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102 8. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except
103 for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any
104 governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out
105 of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken
106 subject to, exist unless otherwise specified in this Agreement.
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108 9. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement
109 are advised to talk to a title company about any other coverages available that will give the BUYER additional coverage.
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111 (A). PRELIMINARY TITLE COMMITMENT: Within 6 business days (six [6] if left blank) of final acceptance of all parties, SELLER or BUYER shall
112 furnish to BUYER a preliminary commitment of a title insurance policy showing the condition of the title to said PROPERTY. BUYER shall have 2
113 business days (two [2] if left blank) after receipt of the preliminary commitment, within which to object in writing to the condition of the title as set forth in
114 the preliminary commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title
115 of said PROPERTY is not marketable, and cannot be made so within 2 business days (two [2] if left blank) after SELLER'S receipt of a written objection
116 and statement of defect from BUYER, then BUYER'S Earnest Money deposit shall be returned to BUYER and SELLER shall pay for the cost of title
117 insurance cancellation fee, escrow and legal fees, if any.
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119 (B). TITLE COMPANY: The parties agree that Sun Valley Title/Caroline Baird Title Company
120 located at 271 1st Ave. N Ketchum ID 83340 shall provide the title policy and preliminary report of commitment.
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BUYER'S Initials (RJ) (CS) Date 10/28/2018 10/28/2018 SELLER'S Initials (KT) (CA) Date 10-30-18

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(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a ILTA/ALTA Owner's Policy of Title Insurance. A title company, at BUYER's request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires title coverage other than that required by this paragraph, BUYER shall instruct Closing company in writing and pay any increase in cost unless otherwise provided herein.

(D). EXTENDED COVERAGE LENDER'S POLICY (Mortgagee policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

10. INSPECTION:

(A). BUYER chooses [X] to conduct inspections [] not to conduct inspections. If BUYER chooses not to conduct inspections, skip Sections 10(B) and (C). If indicated, this contract is contingent upon BUYER'S approval of the condition of the PROPERTY and BUYER shall have the right to conduct inspections, investigations, tests, surveys and other studies at BUYER'S expense. BUYER is strongly advised to exercise these rights and to make BUYER'S own selection of professionals with appropriate qualifications to conduct inspections of the entire PROPERTY. BUYER shall keep the PROPERTY free and clear of liens; indemnify and hold SELLER harmless from all liability, claims, demands, damages and costs; and repair any damages arising from the inspections. SELLER shall make the PROPERTY available for inspection and agrees to accept the responsibility and expense for making sure all the utilities are turned on no later than 2 business days (two [2] if left blank) from acceptance for the inspection except for phone, cable and internet. No inspections may be made by any governmental building or zoning inspector or government employee without the prior consent of SELLER unless required by local law.

[] This offer is subject to a short sale approval by a mortgage company, the timeframe(s) for completing inspections shall begin upon written approval of the short sale by the mortgage company and/or all lien holders.

(B) TIMEFRAME(S) FOR INSPECTIONS

1) PRIMARY INSPECTION:

Buyer's inspection contingency allows a BUYER to conduct a general inspection of the PROPERTY which includes all aspects of the PROPERTY, including but not limited to neighborhood, conditions, zoning and use allowances, environmental conditions, applicable school districts and/or any other aspect pertaining to the PROPERTY or related to the living environment at the PROPERTY; hereinafter referred to as the Primary Inspection. Except for additional items or conditions specifically reserved in a Secondary Inspection below BUYER shall, within 10 business days (five [5] if left blank) of acceptance, complete these inspections and give to SELLER written notice of disapproved items/conditions or written notice of termination of this Agreement based on an unsatisfactory inspection. Once BUYER delivers written notice to SELLER it shall end BUYER'S timeframe for inspections other than those specifically reserved in a Secondary Inspection below and is irrevocable regardless of if it was provided prior to the deadline stated above.

2) SECONDARY INSPECTION:

Items or conditions marked below, if any, allow BUYER the indicated additional time to conduct inspection of only those items or conditions. If not indicated below BUYER may still conduct these inspections but must do so under the 10(B)(1) Primary Inspection timeframe. BUYER shall, within each timeframe stated below, complete the inspections indicated and give to SELLER written notice of the disapproved item/condition or written notice of termination of this Agreement based on an unsatisfactory inspection of that item/condition. Once BUYER delivers written notice to SELLER it shall end BUYER'S timeframe for only that item/condition and is irrevocable regardless of if it was provided prior to the deadline stated below. Any notice provided under this subsection is unrelated to a notice provided under subsection 10(B)(1). BUYER shall be responsible for the cost of all indicated inspections unless otherwise noted in the Costs Paid By section or elsewhere herein. BUYER reserves the right to conduct the following inspections outside the Primary Inspection timeline:

- [] Domestic Well Water Potability and/or Productivity Test which shall be completed and notice provided within ___ business days (ten [10] if left blank) from acceptance.
[] Septic Inspection and required Pumping which shall be completed and notice provided within ___ business days (ten [10] if left blank) from acceptance.
[] Survey which shall be completed and notice provided within ___ business days (ten [10] if left blank) from acceptance.
[] Other Inspection #1: ___ which shall be completed and notice provided within ___ business days (ten [10] if left blank) from acceptance.
[] Other Inspection #2: ___ which shall be completed and notice provided within ___ business days (ten [10] if left blank) from acceptance.

(C). SATISFACTION/REMOVAL OF INSPECTION CONTINGENCIES:

Each following subsection shall apply to BUYER'S Primary Inspection and, if indicated in 10(B)(2) above, shall also apply independently and repeatedly to each item or condition for which BUYER reserved additional time. If no time was reserved for any additional item(s) there will be only one notice required, if additional time was reserved in 10(B)(2) there may be multiple notices.

1). If BUYER does not within the strict time period specified give to SELLER written notice of disapproved items/conditions or written notice of termination of this Agreement under the Primary Inspection or any particular 10(B)(2) reserved item, BUYER shall, for only that particular inspection or item/condition, conclusively be deemed to have: (a) completed applicable inspections, investigations, review of applicable documents and disclosures; (b) assumed all liability, responsibility and expense for repairs or corrections for that particular inspection or item/condition and (c) waived BUYER'S right to terminate based upon that particular item/condition. BUYER not providing one written notice shall not affect BUYER'S rights regarding other unrelated notices and inspections.

2). If BUYER does within the strict time period specified give to SELLER written notice of termination of this Agreement based on any unsatisfactory inspection, the parties will have no obligation to continue with the transaction and the Earnest Money shall be returned to BUYER.

BUYER'S Initials ([Signature]) Date 10/28/2018 SELLER'S Initials ([Signature]) Date 10-30-18

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3). If BUYER does within the strict time period specified give to SELLER written notice of disapproved items/conditions, it shall end BUYER'S timeframe for that particular inspection and is irrevocable. BUYER shall provide to SELLER pertinent section(s) of written inspection reports upon request, if applicable. Upon receipt of written notice SELLER shall have 3 business days (three [3] if left blank) in which to respond in writing. SELLER, at SELLER'S option, may agree to correct the items as requested by BUYER in the notice or may elect not to do so. If SELLER agrees in writing to correct the item/condition requested by BUYER, then said agreement will become a integral part of this contract. Otherwise, immediately upon a written response from SELLER that rejects BUYER'S requests, in whole or in part, said response is irrevocable and BUYER may proceed under 10(C)(4) below.

4). If SELLER does not agree to correct BUYER'S disapproved items/conditions within the strict time period specified, or SELLER does not respond in writing within the strict time period specified, then the BUYER has the option of either proceeding with the transaction without the SELLER being responsible for correcting the deficiencies stated in that particular notice, or giving the SELLER written notice within 3 business days (three [3] if left blank) that BUYER will not continue with the transaction and will receive the Earnest Money back. If BUYER does not give written notice of cancellation within the strict time period specified, BUYER shall conclusively be deemed to have elected to proceed with the transaction without the repairs or corrections stated in that particular notice. BUYER electing to proceed with the transaction under BUYER'S Primary Inspection or any single inspection reserved under 10(B)(2) shall not affect BUYER'S rights regarding other inspections reserved in 10(B)(2).

(D). Home Warranty Programs are available for purchase through a number of Home Warranty Companies.

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11. LEAD PAINT DISCLOSURE: The subject PROPERTY is is not defined as "Target Housing" regarding lead-based paint or lead-based paint hazards. The term lead-based paint hazards are intended to identify lead-based paint and all residual lead-containing dusts and soils regardless of the source of the lead. If yes, BUYER hereby acknowledges the following: (a) BUYER has been provided an EPA approved lead-based paint hazard information pamphlet, "Protect Your Family From Lead in Your Home", (b) receipt of SELLER'S Disclosure of Information and Acknowledgment Form and have been provided with all records, test reports or other information, if any, related to the presence of lead-based paint hazards on said PROPERTY, (c) that this contract is contingent upon BUYER'S right to have the PROPERTY tested for lead-based paint hazards to be completed no later than _____ or the contingency will terminate, (d) that BUYER hereby waives does not waive this right, (e) that if test results show unacceptable amounts of lead-based paint on the PROPERTY, BUYER has the right to cancel the contract subject to the option of the SELLER (to be given in writing) to elect to remove the lead-based paint and correct the problem which must be accomplished before closing, (f) that if the contract is canceled under this clause, BUYER'S earnest money deposit shall be returned to BUYER. Additionally, if any structure was built before 1978 and is a residential home, apartment or child-occupied facility such as a school or day-care center, federal law requires contractors that disturb lead-based paint in that structure to provide the owner with a "Renovate Right" pamphlet. The contractor shall be certified and follow specific work practices to prevent lead contamination.

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12. MOLD DISCLAIMER: BUYER is hereby advised that mold and/or other microorganisms may exist at the Property. Upon closing BUYER acknowledges and agrees to accept full responsibility and risk for any matters that may result from mold and/ or other microorganisms and to hold SELLER and any Broker or agent representing SELLER or BUYER harmless from any liability or damages (financial or otherwise) relating to such matters.

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13. SQUARE FOOTAGE VERIFICATION: BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE OF THE REAL PROPERTY OR IMPROVEMENTS IS APPROXIMATE. IF SQUARE FOOTAGE IS MATERIAL TO THE BUYER, IT MUST BE VERIFIED DURING THE INSPECTION PERIOD.

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14. SELLER'S PROPERTY CONDITION DISCLOSURE FORM: If required by Title 55, Chapter 25 Idaho Code SELLER shall within ten (10) calendar days after execution of this Agreement provide to BUYER or BUYER'S agent, "Seller's Property Condition Disclosure Form" or other acceptable form. BUYER has received the "Seller's Property Condition Disclosure Form" or other acceptable form prior to signing this Agreement: Yes No N/A

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15. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs): As part of the BUYER'S inspection of the PROPERTY as set forth in Section 10, BUYER is responsible for obtaining and reviewing a copy of any CC&Rs which may affect the PROPERTY. BUYER shall have 5 business days (five [5] if left blank) but in no event shall such time period exceed that time period set forth for inspections in Section 10, to review any CC&Rs that may affect the PROPERTY. Unless BUYER delivers to SELLER a written and signed objection to the terms of any applicable CC&Rs with particularity describing BUYER'S reasonable objections within such time period as set forth above, BUYER shall be deemed to have conclusively waived any objection to the terms of any CC&Rs affecting the PROPERTY, nothing contained herein shall constitute a waiver of BUYER to challenge CC&Rs directly with a homeowner's association after closing. If BUYER timely and reasonably objects to a term of the CC&Rs, this Agreement shall terminate, and the Earnest Money shall be returned to BUYER.

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16. SUBDIVISION HOMEOWNER'S ASSOCIATION: BUYER is aware that membership in a Home Owner's Association may be required and BUYER agrees to abide by the Articles of Incorporation, Bylaws and rules and regulations of the Association. BUYER is further aware that the PROPERTY may be subject to assessments levied by the Association described in full in the Declaration of Covenants, Conditions and Restrictions. BUYER has reviewed Homeowner's Association Documents: Yes No N/A. Association fees/dues are \$ 0 per _____.
 BUYER SELLER Shared Equally N/A to pay Association SET UP FEE of \$ 0 and/or
 BUYER SELLER Shared Equally N/A to pay Association PROPERTY TRANSFER FEES of \$ 0 and/or
 BUYER SELLER Shared Equally N/A to pay Association STATEMENT OF ACCOUNT FEE of \$ 0 at closing. Association Fees are governed by Idaho Code 55-116 and 55-1507.

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17. COSTS PAID BY: The parties agree to pay the following costs as indicated below. None of the costs to be paid by the parties in this section creates an inspection or performance obligation other than strictly for the payment of costs unless otherwise stated. There may be other costs incurred in addition to those set forth below. Such costs may be required by the lender, by law, or by other circumstances. Requested tests/inspection reports as indicated below shall be provided to the other party within the time period specified in Section 10.
SELLER agrees to pay up to \$ 0 (\$0 if left blank) of lender required repair costs only.
BUYER or SELLER has the option to pay any lender required repair costs in excess of this amount.

BUYER'S Initials (RJ) (ES) Date 10/28/2018 10/28/2018 SELLER'S Initials (JG) (SA) Date 10-30-18

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262 Upon closing SELLER agrees to pay [] --- % of the purchase price OR []\$ --- (dollar amount) (N/A if left
263 blank) as a SELLER concession. This can be used toward lender-approved BUYER'S closing costs, lender fees, and prepaid
264 costs which include but are not limited to those items in BUYER columns marked below. This concession can also be used for
265 any other expense not related to financing at the BUYER'S discretion.
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Table with 10 columns: Fee/Item, BUYER, SELLER, Shared Equally, N/A, Description, BUYER, SELLER, Shared Equally, N/A. Rows include Appraisal Fee, Title Ins. Standard Coverage, Appraisal Re-Inspection Fee, Title Ins. Extended Coverage, Closing Escrow Fee, Additional Title Coverage, Lender Document/Processing Fee, Domestic Well Water Potability Test, Tax Service Fee, Domestic Well Water Productivity Test, Flood Certification/Tracking Fee, Septic Inspections, Lender Required Inspections, Septic Pumping, Attorney Contract Preparation or Review Fee, Survey.

267 18. OCCUPANCY: BUYER [X] does [] does not intend to occupy PROPERTY as BUYER'S primary residence.
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269 19. RISK OF LOSS OR NEGLECT: Prior to closing of this sale, all risk of loss shall remain with SELLER. In addition, should the PROPERTY be
270 materially damaged by fire, neglect, or other destructive cause prior to closing, this agreement shall be voidable at the option of the BUYER.
271

272 20. WALK THROUGHS: The SELLER grants BUYER and any representative of BUYER reasonable access to conduct two walk through inspections of
273 the PROPERTY NOT AS A CONTINGENCY OF THE SALE, but for the following stated purposes: first walkthrough shall be within 3 business days
274 (three [3] if left blank) after the deadline for completion of repairs agreed to as a result of the Buyer's Inspection Contingency for the purpose of satisfying
275 BUYER that any repairs agreed to in writing by BUYER and SELLER have been completed. The second walkthrough shall be within 1 business days
276 (three [3] if left blank) prior to close of escrow, for the purpose of satisfying BUYER that PROPERTY is in substantially the same condition as on the date this
277 offer is made. The walk throughs stated herein are not a contingency of the sale which might allow termination, but rather for BUYER'S satisfaction.
278 BUYER'S only recourse if unsatisfied is to notify SELLER who must correct or rectify the situation. SELLER shall make PROPERTY available for the walk
279 throughs and agrees to accept the responsibility and expense for making sure all the utilities are turned on for the walk throughs except for phone, cable and
280 internet. If BUYER does not conduct either of the walk throughs, BUYER specifically releases the SELLER and Broker(s) and their associates of any liability
281 as to incomplete repairs and/or any changed conditions.
282

283 21. SINGULAR AND PLURAL terms each include the other, when appropriate.
284

285 22. FORECLOSURE NOTICE: If the PROPERTY described above is currently involved in a foreclosure proceeding (pursuant to Idaho Code §45-1506)
286 any contract or agreement with the owner or owners of record that involves the transfer of any interest in residential real property, as defined in §45-
287 525(5)(b), Idaho Code, subject to foreclosure must be in writing and must be accompanied by and affixed to RE-42 Property Foreclosure Disclosure Form.
288

289 23. MECHANIC'S LIENS - GENERAL CONTRACTOR DISCLOSURE STATEMENT NOTICE: BUYER and SELLER are hereby notified that,
290 subject to Idaho Code §45-525 et seq., a "General Contractor" must provide a Disclosure Statement to a homeowner that describes certain rights afforded to
291 the homeowner (e.g. lien waivers, general liability insurance, extended policies of title insurance, surety bonds, and sub-contractor information). The
292 Disclosure Statement must be given to a homeowner prior to the General Contractor entering into any contract in an amount exceeding \$2,000 with a
293 homeowner for construction, alteration, repair, or other improvements to real property, or with a residential real property purchaser for the purchase and sale
294 of newly constructed property. Such disclosure is the responsibility of the General Contractor and it is not the duty of your agent to obtain this information on
295 your behalf. You are advised to consult with any General Contractor subject to Idaho Code §45-525 et seq. regarding the General Contractor Disclosure
296 Statement.
297

298 24. SALES PRICE INFORMATION: Pursuant to Idaho Code §54-2083(6)(d), a "sold" price of real property is not confidential client information.
299

300 25. TRANSMISSION OF DOCUMENTS: Facsimile or electronic transmission of any signed original document, and retransmission of any signed
301 facsimile or electronic transmission shall be the same as delivery of an original. At the request of either the BUYER or SELLER, or the LENDER, or the
302 Closing company, the BUYER and SELLER will confirm facsimile or electronic transmitted signatures by signing an original document.

BUYER'S Initials (RJ) () Date 10/28/2018 10/28/2018 SELLER'S Initials (JT) (CA) Date 10-30-18

PROPERTY ADDRESS: 3121 Shenandoah Drive Hailey 83333 ID#: 2-Juarez3121-kp

303 26. WIRE TRANSFER WARNING: Electronic means of transferring money (i.e. ETF, wire transfer, electronic check, direct deposit, etc...) are subject
304 to sophisticated cyber fraud attacks. These attacks are even more prevalent in real estate transactions due to the large sums of money being exchanged.
305 BUYER is advised that Brokerage will not provide electronic transfer instructions by e-mail. Following money transfer instructions contained in an email from
306 any party is inherently dangerous and should be avoided. BUYER agree that if BUYER use, or authorize the use of, electronic transfer of funds in a
307 transaction they hereby hold the Brokerages, their agents, and the designated title and escrow company harmless from any and all claims arising out of
308 inaccurate transfer instructions, fraudulent interception of said funds and/or any other damage relating to the conduct of third parties influencing the transfer
309 process or stealing funds.
310

311 27. BUSINESS DAYS: A business day is herein defined as Monday through Friday, 8:00 A.M. to 5:00 P.M. in the local time zone where the subject real
312 PROPERTY is physically located. A business day shall not include any Saturday or Sunday, nor shall a business day include any legal holiday recognized
313 by the state of Idaho as found in Idaho Code §73-108. If the time in which any act required under this agreement is to be performed is based upon a
314 business day calculation, then it shall be computed by excluding the calendar day of execution and including the last business day. The first business day
315 shall be the first business day after the date of execution. If the last day is a legal holiday, then the time for performance shall be the next subsequent
316 business day.
317

318 28. CALENDAR DAYS: A calendar day is herein defined as Monday through Sunday, midnight to midnight, in the local time zone where the subject real
319 PROPERTY is physically located. A calendar day shall include any legal holiday. The time in which any act required under this agreement is to be performed
320 shall be computed by excluding the date of execution and including the last day, thus the first day shall be the day after the date of execution. Any reference
321 to "day" or "days" in this agreement means the same as calendar day, unless specifically enumerated as a "business day."
322

323 29. ATTORNEY'S FEES: If either party initiates or defends any arbitration or legal action or proceedings which are in any way connected with this
324 Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees
325 on appeal.
326

327 30. DEFAULT: If BUYER defaults in the performance of this Agreement, SELLER has the option of: (1) accepting the Earnest Money as liquidated
328 damages or (2) pursuing any other lawful right and/or remedy to which SELLER may be entitled. If SELLER elects to proceed under (1), SELLER shall make
329 demand upon the holder of the Earnest Money, upon which demand said holder shall pay from the Earnest Money the costs incurred by SELLER'S Broker
330 on behalf of SELLER and BUYER related to the transaction, including, without limitation, the costs of title insurance, escrow fees, appraisal, credit report
331 fees, inspection fees and attorney's fees; and said holder shall pay any balance of the Earnest Money, one-half to SELLER and one-half to SELLER'S
332 Broker, provided that the amount to be paid to SELLER'S Broker shall not exceed the Broker's agreed-to commission. SELLER and BUYER specifically
333 acknowledge and agree that if SELLER elects to accept the Earnest Money as liquidated damages, such shall be SELLER'S sole and exclusive remedy, and
334 such shall not be considered a penalty or forfeiture. However, in the event the parties mutually agree in writing that the Earnest Money shall become non-
335 refundable, said agreement shall not be considered an election of remedies by SELLER and the non-refundable Earnest Money shall not constitute
336 liquidated damages; nor shall it act as a waiver of other remedies, all of which shall be available to SELLER; it may however be used to offset SELLER'S
337 damages. If SELLER elects to proceed under (2), the holder of the Earnest Money shall be entitled to pay the costs incurred by SELLER'S Broker on behalf
338 of SELLER and BUYER related to the transaction, including, without limitation, the costs of brokerage fee, title insurance, escrow fees, appraisal, credit
339 report fees, inspection fees and attorney's fees, with any balance of the Earnest Money to be held pending resolution of the matter. If SELLER defaults,
340 having approved said sale and fails to consummate the same as herein agreed, BUYER'S Earnest Money deposit shall be returned to him/her and SELLER
341 shall pay for the costs of title insurance, escrow fees, appraisals, credit report fees, inspection fees, brokerage fees and attorney's fees, if any. This shall not
342 be considered as a waiver by BUYER of any other lawful right or remedy to which BUYER may be entitled.
343

344 31. EARNEST MONEY DISPUTE / INTERPLEADER: Notwithstanding any termination or breach of this Agreement, BUYER and SELLER agree that
345 in the event of any controversy regarding the Earnest Money and things of value held by Broker or closing company, Broker may reasonably rely on the
346 terms of this Agreement or other written documents signed by both parties to determine how to disburse the disputed money. However, Broker or closing
347 company shall not be required to take any action but may await any proceeding, or at Broker's or closing company's option and sole discretion, may
348 interplead all parties and deposit any moneys or things of value into a court of competent jurisdiction and shall recover all costs which were incurred as a
349 result of the dispute including, but not limited to, reasonable attorney's fees. If either parties' Broker incurs attorney's fees as a result of any Earnest Money
350 dispute, whether or not formal legal action is taken, said Broker is entitled to recover actual fees incurred from either BUYER or SELLER.
351

352 32. COUNTERPARTS: This Agreement may be executed in counterparts. Executing an agreement in counterparts shall mean the signature of two
353 identical copies of the same agreement. Each identical copy of an agreement signed in counterparts is deemed to be an original, and all identical copies
354 shall together constitute one and the same instrument.
355

356 33. "NOT APPLICABLE" DEFINED: The letters "n/a," "N/A," "n.a.," and "N.A." as used herein are abbreviations of the term "not applicable." Where this
357 agreement uses the term "not applicable" or an abbreviation thereof, it shall be evidence that the parties have contemplated certain facts or conditions and
358 have determined that such facts or conditions do not apply to the agreement or transaction herein.
359

360 34. SEVERABILITY: In the case that any one or more of the provisions contained in this Agreement, or any application thereof, shall be invalid, illegal or
361 unenforceable in any respect, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
362

BUYER'S Initials ([Signature]) ([Signature]) Date 10/28/2018 10/28/2018 SELLER'S Initials ([Signature]) ([Signature]) Date 10-30-18

PROPERTY ADDRESS: 3121 Shenandoah Drive Hailey 83333 ID#: 2-Juarez3121-kp

370 **35. REPRESENTATION CONFIRMATION:** Check one (1) box in Section 1 and one (1) box in Section 2 below to confirm that in this transaction, the
371 brokerage(s) involved had the following relationship(s) with the BUYER(S) and SELLER(S).

- 372 Section 1:
- 373 A. The brokerage working with the BUYER(S) is acting as an AGENT for the BUYER(S).
- 374 B. The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S), without an ASSIGNED AGENT.
- 375 C. The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S) and has an ASSIGNED AGENT
- 376 acting solely on behalf of the BUYER(S).
- 377 D. The brokerage working with the BUYER(S) is acting as a NONAGENT for the BUYER(S).

- 378 Section 2:
- 379 A. The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
- 380 B. The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), without an ASSIGNED AGENT.
- 381 C. The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S) and has an ASSIGNED AGENT
- 382 acting solely on behalf of the SELLER(S).
- 383 D. The brokerage working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

384 Each party signing this document confirms that he has received, read and understood the Agency Disclosure Brochure adopted or approved by the Idaho
385 real estate commission and has consented to the relationship confirmed above. In addition, each party confirms that the brokerage's agency office policy
386 was made available for inspection and review. EACH PARTY UNDERSTANDS THAT HE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A
387 BROKERAGE UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

388 **36. CLOSING:** On or before the closing date, BUYER and SELLER shall deposit with the closing company all funds and instruments necessary to
389 complete this transaction. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale
390 proceeds are available to SELLER. The closing shall be no later than (Date) on or before 01/04/2019.

391 The parties agree that the CLOSING COMPANY for this transaction shall be Sun Valley Title/Caroline Baird
392 located at 271 1st Ave N Ketchum ID 83340.

393 If a long-term escrow / collection is involved, then the long-term escrow holder shall be _____.

394 **37. POSSESSION:** BUYER shall be entitled to possession upon closing or date _____ time _____ A.M. P.M.

395 **38. PRORATIONS:** Property taxes and water assessments (using the last available assessment as a basis), rents collected, interest and reserves, liens,
396 encumbrances or obligations assumed, and utilities shall be prorated upon closing or as of date _____
397 BUYER to reimburse SELLER for fuel in tank Yes No N/A. Dollar amount may be determined by SELLER's supplier.

398 **39. ASSIGNMENT:** This Agreement and any rights or interests created herein may may not be sold, transferred, or otherwise assigned.

399 **40. ENTIRE AGREEMENT:** This Agreement including any addendums or exhibits, constitutes the entire Agreement between the parties respecting the
400 matters set forth and supersedes all prior Agreements between the parties respecting such matters. This Agreement may be modified only by a written
401 agreement signed by each of the parties.

402 **41. TIME IS OF THE ESSENCE IN THIS AGREEMENT.**

403 **42. AUTHORITY OF SIGNATORY:** If BUYER or SELLER is a corporation, partnership, trust, estate, or other entity, the person executing this
404 agreement on its behalf warrants his or her authority to do so and to bind BUYER or SELLER.

405 **43. ACCEPTANCE:** This offer may be revoked at any time prior to acceptance and is made subject to acceptance on or before
406 (Date) 10/30/18 at (Local Time in which PROPERTY is located) 5:00MST A.M. P.M.

BUYER'S Initials (RJ) (ES) Date 10/28/2018 10/28/2018

SELLER'S Initials (JA) (GA) Date 10-30-18

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RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

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PROPERTY ADDRESS: 3121 Shenandoah Drive Hailey 83333 ID#: 2-Juarez3121-kp

44. BUYER'S SIGNATURES:

SEE ATTACHED BUYER'S ADDENDUM(S) and SEE ATTACHED BUYER'S EXHIBIT(S) (Specify number of BUYER addendum(s) attached.)

BUYER does currently hold an active Idaho real estate license. BUYER is related to agent.

BUYER Signature: Rafael Juarez San Juan, Date: 10/28/2018, Time: 5:39 PM, BUYER (Print Name): Rafael Juarez San Juan

BUYER does currently hold an active Idaho real estate license. BUYER is related to agent.

BUYER Signature: Christine Juarez, Date: 10/28/2018, Time: 5:42 PM, BUYER (Print Name): Christine Juarez

45. SELLER'S SIGNATURES: On this date, I/We hereby approve and accept the transaction set forth in the above Agreement and agree to carry out all the terms thereof on the part of the SELLER.

SIGNATURE(S) SUBJECT TO ATTACHED COUNTER OFFER, SIGNATURE(S) SUBJECT TO ATTACHED ADDENDUM(S) # 1, SIGNATURE(S) SUBJECT TO ATTACHED EXHIBIT(S) #

SELLER does currently hold an active Idaho real estate license. SELLER is related to agent.

SELLER Signature: Lowell Thomas, Date: 10/30/18, Time: 12:30, SELLER (Print Name): Lowell J. Thomas

SELLER does currently hold an active Idaho real estate license. SELLER is related to agent.

SELLER Signature: Sharon Kaye Thomas, Date: 10/30/18, Time: 12:30, SELLER (Print Name): Sharon Kaye Thomas

LATE ACCEPTANCE

If acceptance of this offer is received after the time specified, it shall not be binding on the BUYER unless BUYER approves of said acceptance within ___ calendar days (three [3] if left blank) by BUYER initialing HERE (____)(____) Date _____

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Addendum #

1

Date of Addendum: October 29, 2018



This is an ADDENDUM to the Real Estate Purchase and Sale Agreement, identified as:

Document # 2-Juarez3121-kp Date of Document October 27, 2018 Page 1 of 1

Property Address: 3121 Shenandoah Drive

Buyer(s): Rafael Juarez San Juan and Christine Juarez

Seller(s): J Lowell Thomas Trustee and Sharon Kaye Thomas Trustee

The undersigned Parties hereby agree as follows:

1. Seller and Buyer agree and understand that the sale of 3121 Shenandoah Drive, Hailey, ID 83333 is subject to Bankruptcy court approval. Seller will give written notice to Buyer when approval has been granted.
 2. Property is being Sold as-is.
- END

This ADDENDUM, upon its execution by both parties, is made an integral part of the aforementioned Agreement. In the event of any conflict or inconsistency between the provisions of this Addendum and the aforementioned Agreement, the provisions of this Addendum shall control in all respects.

Buyer's Signature

Authentisign
 Signature Rafael Juarez San Juan 10/30/2018 2:44:20 PM MDT
 Date 10/30/2018

Buyer's Signature

Authentisign
 Signature Christine Juarez 10/30/2018 2:45:16 PM MDT
 Date 10/30/2018

Seller's Signature

Signature J Lowell Thomas 10-30-18
 Date 10-30-18

Seller's Signature

Signature Sharon K Thomas POR 10-30-18
 Date 10-30-18

Authentisign ID: 7BDA2D98-9E35-4917-A4BC-C646800F31



ADDENDUM # 2 (All addendums shall be numbered sequentially.)

JULY 2018 EDITION Page 1 of 1

RE-11 ADDENDUM



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 Today's Date: 10/30/2018

2 This is an ADDENDUM to the [X] Purchase and Sale Agreement [] Other
3 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is
4 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

5 AGREEMENT DATED: 10/27/2018 ID # 2-Juarez3121-kp

6 ADDRESS: 3121 Shenandoah Drive, Hailey ID 83333

7 BUYER(S): Rafael Juarez San Juan Christine Juarez



8 SELLER(S): J. Lowell Thomas Sharon K. Thomas

9 The undersigned parties hereby agree as follows:

10 1. Buyer and Seller understand and agree time sensitive dates to include inspection and
11 appraisal to begin upon Sellers written notice of bankruptcy court approval.

12 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior
13 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior
14 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement
15 is made an integral part of the aforementioned Agreement.

16 BUYER: [Signature] Date: 10/30/2018
17 Rafael Juarez San Juan
18 BUYER: [Signature] Date: 10/30/2018
19 Christine Juarez
20 SELLER: [Signature] Date: 11-1-18
21 J. Lowell Thomas
22 SELLER: [Signature] Date: 11-2-18
23 Sharon K. Thomas [Signature]

Prop Type: Residential		MLS#: 18-322799 Status: Pending		Address: 3121 Shenandoah		Price: \$ 295,000	
		Area	Hailey	Sub Type	Single Family Residence		
		Price SqFt	223.99	Taxes	\$ 1,769.86		
		City	Hailey	Tax Year	2017		
		State/Prov	ID	HOE	No		
		Zip Code	83333	Assn Dues			
		County	Blaine	Assn Dues Freq			
		Subdivision	Woodside	Spec Assess			
		Parcel#:	RPH04750510020	Spec Assmt Freq			
		Waterfront	No	M. Assc or Oth			
		Master Frequency					
		Zoning:	H/GR	Terms:	Cash; New Loan		
Bedrooms	3	Construction Type: Site-built (Stick)		Total SqFt Livable 1317			
Baths	2.00	Style: 1 Story		SF Asry Dwell Det:			
Parcel Acres Apx	0.16	Basement: Crawl		SF Bsmt-Fin w/Egress:			
Parcel Size Per	Assessor	Garage: 2 Car; Attached; Finished; Heated		SF Bsmt Fin N/Egr/In:			
Parcel SqFt Apx	6,970	Heat: GFA		SF Bsmt - Unf			
Possession	On Closing	Water Heater: Gas		SF Deck:			
Year Built	1995	Roof: Composition		SF Garage:			
		Exterior Finish: Masonite et al		SF Per: Assessor			
				Furnished:			
Driveway: Asphalt		Legal: Woodside Sub #13 Lot 2 Block 51					
Road Surface: Paved		Excluded Items:					
Road Access: Public		Excluded Party: None					
Water: City Connected		Items Included: Dishwasher; Disposal; Hood Fan; Range - Gas; Refrigerator; W/D Hookups					
Sewer: City/Public		To Show: Leave Card; Sign; Vacant; Lock Box; To Show Phone: Sue 208.721.1346					
Other Disclosures: CC & R's							
Features Exterior: Fence; Landscaping; Patio; Sprinkler Blw Ground							
Features Interior: Cathedral Ceiling; Ceiling Fan; Main Flr Master Bdrm; Radon Mitigaton Sys							
Specialty Rooms: Dining Area; Foyer/Entry; Full Bath; Great Room							
Public Remarks: Well maintained single level home. Spacious great room with nice size living room. Kitchen wood cabinets and lots of counter space. Kitchen window overlooks the patio. Attached 2 car heated garage. Vaulted ceilings throughout. Large backyard with covered pavered patio and underground sprinklers. Exterior just painted. Interior mostly painted. East side yard easily made into RV parking.							
Realtor Remarks: Vacant. Please leave a card. Has a radon system. Washer & Dryer Negotiable.							
Directions: Hailey; Hwy 75 to Countryside; S on Woodside; E on Shenandoah.							
List Date	05/10/2018	Days On Market	173	Exp Date	04/30/2019		
Contingent	Yes	Under Contract Date	10/30/2018	Status Change Date	10/30/2018		
Agent Owned	No	BC	SWE	SOC	3.00		
SOC Type	%	REO	No	Short Sale	No		
Owner	Thomas						
LA: Susan Radford (208) 721-1346, ABR, AB, SRES Mobile : (208) 721-1346 Office : sue@trasv.com www.trasv.com							
LO: The Realty Advisors of Sun Valley Office : (208) 788-2164 Office : sales@trasv.com							
 <p><i>Provided as a courtesy of</i> Susan Radford (208) 721-1346, ABR, AB, SRES The Realty Advisors of Sun Valley 870 Maple Leaf Drive Hailey, ID 83333 Office - (208) 721-1346 Mobile - (208) 721-1346 sue@trasv.com http://www.trasv.com</p>							

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