

THIS NET SMELTER ROYALTY AGREEMENT dated December __, 2010 BETWEEN:

LIARD RESOURCES LIMITED ("Liard")

and

VERSALLES REAL ESTATE CORPORATION ("Grantee")

and

ANDREE R. DOYLE ("Assignee Holder")

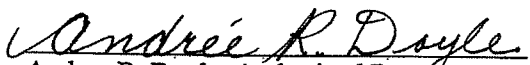
1. Liard, as Grantor, does hereby grant convey, remise, release, and forever quitclaim unto Versalles Real Estate Corporation, a corporation organized under the laws of the Country of Panama, whose address of record is 725 N. Riverside Drive, Suite 201, Pompano Beach, Florida 33062, as Grantee, its successors and assigns, a production royalty of one percent (1%) of the Net Smelter Returns (as herein defined) from all crude ores and concentrates mined or otherwise recovered and removed from mineral claims on that property located near Clayton, Idaho and more fully described in Exhibit "A" and its related mining claims (together the "Property") for as long as Grantor has any ownership or continuing financial interest in or is receiving any financial benefit from the Property or mining operation thereon.
2. For purposes of this agreement, "Net Smelter Returns" shall be the amount received by Grantor from any mill, smelter, refinery, reduction works, mint or other purchaser in payment for any ore or ore concentrates (the "Product") mined from the Property and sold and delivered, less Allowable Deductions as defined below. If such Product is being shipped to a mill, smelter or other treatment facility owned, and/or operated by Grantor, the net smelter returns as defined herein on which royalties are calculated shall be no less favorable to Grantee than if such Product had been shipped to the nearest competitive custom mill or smelter which would accept said Product.
3. "Allowable Deductions" means, to the extent borne or to be borne by Grantor:
 - (i) sales, severance, and other similar taxes and duties (but excluding any taxes on net income),
 - (ii) charges for and taxes on transportation from the mine or, if the Minerals are processed, the plant producing the concentrates or other saleable products, to the place of sale,
 - (iii) insurance and security costs and charges,


- (iv) purchaser's smelting, refining and other treatment charges or costs,
 - (v) representation, assaying, and umpire costs and fees, and
 - (vi) marketing costs and commissions.
4. All production royalty payments shall be made on or before the forty-fifth (45th) day of the calendar quarter next succeeding the calendar quarter during which Grantor receives the Net Smelter Returns attributable to the sale of such Product.
 5. Production royalty payments shall be accompanied by a statement indicating the amount of Product sold and delivered and the computation of the production royalty being paid. The statement shall be conclusively presumed true and correct after the expiration of ninety (90) days after the date furnished, unless within the ninety (90) day period Grantee takes written exception, specifying with particularity the items excepted to and the ground for each exception. Grantee shall be entitled to an independent audit of the matters covered by the statement, at Grantee's expense, provided that the audit is conducted by an accounting firm of recognized standing, and at least one of whose members is a member of the American Institute of Certified Public Accountants.
 6. Grantor may commingle product mined from the Property with product mined from other property. Prior to such commingling, Grantor shall weigh and sample Product mined from the Premises in accordance with sound mining and metallurgical practice, and shall make such analyses and keep and make available to Grantee such records and data as shall be reasonably necessary to accurately determine the quantity, quality and character of such Product.
 7. Grantee does hereby assign to Andree R. Doyle, personally, all of 725 N. Riverside Drive, Suite 201, Pompano Beach, Florida 33062, all of its rights and interest in and to the production royalty of one percent (1%) of the Net Smelter Returns. In the event Andree Doyle is no longer living or is unavailable to receive said royalty, it shall be assigned in the alternative to Michel Malouin.

IN WITNESS WHEREOF, the parties have executed this agreement as at the date first above written.

Executed this ___ day of December, 2010.

Executed this 10 day of December, 2010.

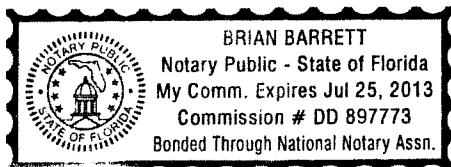

Andree R. Doyle, Authorized Representative
Versalles Real Estate Corporation, Seller


Jan Arlston, Authorized Representative
of Liard Resources Ltd., Buyer

STATE OF FLORIDA)
) ss.
County of Broward)

On this 11 day of December, 2010, before me, a notary public in and for the said State personally appeared Andree R. Doyle, in her capacity as an authorized representative of Versalles Real Estate Corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Brian Barrett
Notary Public for Florida
Residing at _____, Florida
My commission expires: _____

NOTARY ACKNOWLEDGMENT

Before me, a notary public in and for the Province of Alberta personally appeared Jan Alston, in his capacity as an authorized representative of Liard Resources Ltd., known to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

GIVEN at the City of Calgary, in the Province of Alberta this 10 day of December, 2010, under my hand and seal of office.

[Signature]
Signature of Notary Public
D. RICHARD SKEITH
BARRISTER & SOLICITOR
Print Name
A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF ALBERTA

THIS NET SMELTER ROYALTY AGREEMENT dated December ___, 2010 BETWEEN:

LIARD RESOURCES LIMITED ("Liard")

and

VERSALLES REAL ESTATE CORPORATION ("Grantee")

and

ANDREE R. DOYLE ("Assignee Holder")

1. Liard, as Grantor, does hereby grant convey, remise, release, and forever quitclaim unto Versalles Real Estate Corporation, a corporation organized under the laws of the Country of Panama, whose address of record is 725 N. Riverside Drive, Suite 201, Pompano Beach, Florida 33062, as Grantee, its successors and assigns, a production royalty of one percent (1%) of the Net Smelter Returns (as herein defined) from all crude ores and concentrates mined or otherwise recovered and removed from mineral claims on that property located near Clayton, Idaho and more fully described in Exhibit "A" and its related mining claims (together the "Property") for as long as Grantor has any ownership or continuing financial interest in or is receiving any financial benefit from the Property or mining operation thereon.
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 - (ii) charges for and taxes on transportation from the mine or, if the Minerals are processed, the plant producing the concentrates or other saleable products, to the place of sale,
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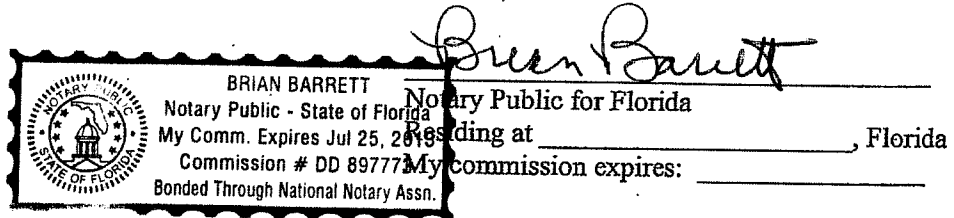

Andree R. Doyle, Authorized Representative
Versalles Real Estate Corporation, Seller


Jan Alston, Authorized Representative
of Liard Resources Ltd., Buyer

STATE OF FLORIDA)
) ss.
County of Broward)

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GIVEN at the City of Calgary, in the Province of Alberta this 10th day of December, 2010, under my hand and seal of office.

[Signature]
Signature of Notary Public
D. HAROLD SKRITH
BARRISTER & SOLICITOR

Print Name
A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF ALBERTA

REAL ESTATE PURCHASE CONTRACT

THIS AGREEMENT, made and entered effective upon the dates provided in the signature section hereof, by and between VERSALLES REAL ESTATE CORPORATION, a corporation organized under the laws of the Country of Panama, whose address of record is 725 N. Riverside Drive, Suite 201, Pompano Beach, Florida 33062 (the "Seller"), and LIARD RESOURCES LIMITED, a corporation organized under the laws of the province of Alberta, Country of Canada, whose address of record is P.O. Box 60019, 677 Cougar Ridge Drive SW, Calgary Alberta, Canada T3H 5J0 (the "Buyer"), who are collectively referred to as "the parties", provides as follows:

1. PROPERTY. Seller is the owner of certain real property, mining claims, mineral rights and water rights (collectively the "Property") located in or near the city of Clayton, County of Custer, State of Idaho, USA which Property is more particularly described in Exhibit A attached hereto and made a part hereof. The mining claims and water rights are more particularly described in Exhibit B attached hereto and made a part hereof.

2. PURCHASE PRICE & TERMS. For the purchase price of Five Hundred Thousand US Dollars (US\$500,000.00), to be paid as hereinafter provided, and for a continuing smelter royalty as provided herein, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the above-described Property on the following terms and conditions:

- (a) Cash. At closing, Buyer shall pay Seller the cash sum of Two Hundred Fifty Thousand (\$250,000.00) in U.S. Dollars.
- (b) Stock. The remaining Two Hundred Fifty Thousand Dollar (\$250,000.00) balance of the purchase price shall be paid to the Seller at closing through the issuance of two million five hundred thousand (2,500,000) shares of treasury common stock at a deemed price of \$0.10 cents per share of the Buyer, LIARD RESOURCES LIMITED. The shares to be issued for the benefit of Seller shall be issued in the name of Andree R. Doyle, the sole shareholder of VERSALLES REAL ESTATE

CORPORATION. The treasury common stock certificate issued at closing for the benefit of Seller/Andree Doyle shall be held in escrow by Ian W. Gee, Attorney at Law, 805 South Middle Fork Road, P.O. Box 775, Garden Valley, Idaho 83622 until such time that the common shares of the Buyer are listed for trading on a Canadian stock exchange, and the Buyer has confirmed such in writing to the escrow agent for final release to the Seller/Andree Doyle.

In addition to said escrow requirement, the Seller acknowledges that there will be trading restrictions placed on the treasury common shares of LIARD RESOURCES LIMITED of not less than four (4) months from the date the treasury common shares are listed for trading on a Canadian stock exchange, or such other period as may be stipulated by the governing securities regulatory agencies. Likewise, in making payment in the form of the treasury common shares of LIARD RESOURCES LIMITED, Buyer affirms its good faith commitment to become listed on a recognized stock exchange that will create a public market for the LIARD RESOURCES LIMITED shares in the six (6) months following the closing date of this real estate transaction. Buyer acknowledges that Seller is relying upon Buyer becoming listed on a registered stock exchange that which will create a public market for the LIARD RESOURCES LIMITED shares in the six (6) months proceeding the closing date of this real estate transaction as a material representation to the sales transaction agreed to herein.

- (c) Net Smelter Return Royalty. As of the date of Closing, the parties will enter into a separate 1% net smelter royalty agreement on terms mutually satisfactory to the parties.

3. TAXES. Buyer shall be liable for making all tax payments and assessments that are due and payable prior to the date the property is deeded to Buyer.

4. ASSIGNMENT. Except to a wholly owned subsidiary, Buyer shall not assign its rights under this contract without the prior written consent of Seller, which consent may be subject to the proposed Assignee's furnishing of financial information to the Seller. Any assignment without Seller's written consent shall constitute a default hereunder.
5. POSSESSION. Buyer shall be entitled to physical possession of the premises upon the closing date.
6. INCLUDED ITEMS. If now on or used in connection with the Property, this sale will include any and all structures, equipment, fixtures or other personal property, any and all water and water rights, homeowners association rights or obligations related thereto.
7. EXCLUDED ITEMS. There are no excluded items.
8. INSURANCE. Seller will have no responsibility to keep the Property insured after the closing date.
9. DISCLOSURE AND INSPECTION OF PROPERTY. Seller hereby discloses that there are no known government agency reparation or other limitations or requirements with respect to the property or prior mining activity. Although Seller has no knowledge of the existence of any contaminants or hazardous materials on the property, Seller makes no representations or warranties as to the latent existence thereof. Buyer hereby acknowledges that Buyer has made its own independent and satisfactory examination and inspection of the above-described Property and has completed all necessary due diligence related to the Property, including mineral rights, water rights and designated mining claims. Buyer is fully aware of the status and condition of the same, and is not relying on any representation made by Seller as to the condition of said Property elements other than any representations specifically set forth in this agreement. Buyer accepts the Property in its present condition and waives all claims against Seller based upon the condition of the Property, or mineral rights, water rights and designated mining claims. Buyer understands that

with the exception of warranty deed as to clear title, the Seller makes no other warranties or guarantees related to the Property, or any mineral rights, water rights or designated mining claims.

10. **ESCROW CLOSING COSTS.** The parties agree to the payment of the escrow closing costs as follows:

	Buyer	Seller	Share	N/A		Buyer	Seller	Share	N/A
Appraisal and Reappraisal Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recording Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Title Co. Closing Agent's Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reconveyance Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner's Title Insurance Policy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender's Tax Service Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lender's Title Insurance Policy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender's Flood Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lender Doc. Preparation Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well Inspection Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Atty. Fees for Contract Prep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Pump & Inspec. Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Atty. Fees for Quiet Title Action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All Other Escrow Closing Costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of Lender Required Repairs shall not exceed: \$ <u>NA</u>					Lender Required Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. **CLOSING.** The closing of this transaction shall occur at the Boise, Idaho offices of Alliance Title. This transaction shall close on or before December 14, 2010. The escrow closing costs shall be allocated at closing in the manner indicated in section 10, above. At closing, Seller shall execute a Warranty Deed, in the form represented in Exhibit C attached hereto and made a part hereof, conveying the property to Buyer. Title is to be marketable and insurable except for rights of way, covenants, and easements established or of record. Any liens, encumbrances, or defects to be discharged by Seller may be paid out of the purchase money at the Closing.

12. **TITLE INSURANCE:** The Seller shall, within a reasonable time at or after Closing, furnish to the Buyer a title insurance policy in the amount of the purchase price of the premises showing marketable and insurable title subject to the liens, encumbrances, and defects specified in Section 11, above. Buyer shall be deemed to have accepted the condition of the title. The cost of the foregoing title insurance shall be paid in accordance with the provisions of Section 10, above.

13. EXTENDED & EXPANDED COVERAGE POLICY. A standard policy of title insurance does not cover certain potential problems or risks such as liens (i.e., a legal claim against the premises for the payment of some debt or obligation), boundary disputes, claims of easement, and other matters or claims if they are not of public record at the time of closing. However, under Idaho law, such potential claims against the premises may have become legal obligations before the purchase of the property is completed and yet may not become of public record until after the purchase is completed. Any desired extended or expanded form title insurance shall be paid for by Buyer.
14. PREPARATION OF CONTRACT. This contract has been prepared by Ian W. Gee, an attorney who represents the Real Estate Broker. Seller and Buyer have been advised to review this contract and obtain their own legal review prior to the execution hereof.
15. CONSTRUCTION. In all cases, the language of this agreement shall be construed simply, according to its fair meaning, and not strictly for or against either party regardless of which party caused the preparation of this agreement.
16. ATTORNEYS FEES. Seller and Buyer agree that, in the event of default by either party, the non-defaulting party shall be entitled to recover from the defaulting party all reasonable costs and attorneys' fees incurred in any action under this agreement.
17. ENTIRE AGREEMENT OF THE PARTIES: This contract and those entered into at Closing, constitute the whole agreement between the parties and each of the parties certify that the terms of this contract, including all attachments hereto, are true to the best of their knowledge. Any other agreements entered into previously by any of these parties in connection with this transaction, specifically Purchase and Sale Agreement for Vacant Land #0408 and related counter offers, are superseded by this contract. No warranties, agreements, covenants, and representations not expressly set forth herein shall be binding upon either party.


18. GOVERNING LAW. This Agreement shall be deemed a contract made under the laws of State of Idaho and, together with the rights and obligations of the parties hereunder, shall be construed and governed by the laws of such state applicable to contracts executed in and to be performed in such state. Each party hereby irrevocably and unconditionally consents to: (a) submit to the exclusive jurisdiction of the courts of the State of Idaho and of the United States of America located in the City of Boise, Idaho for any actions, suits or proceedings arising out of or relating to this Agreement (and agrees not to commence any action, suit or proceeding relating thereto except in such courts), and (b) agree that service of process by certified mail, return receipt requested, shall be deemed to be adequate service of process. Each party further irrevocably and unconditionally waives and agrees not to plead or claim in any such court any objection to venue or that such court is an inconvenient forum.
19. RISK OF LOSS: Prior to the date that the Buyer takes possession of the premises, all other risks of loss shall remain with the Seller. As of the date that the Buyer take possession of the premises, all risk of loss shall pass to the Buyer.
20. AGREEMENT BINDING: This contract shall be binding upon and inure to the benefit of the heirs, administrators, executors, personal representatives, successors, and assigns of the respective parties hereto.
21. ELECTRONIC TRANSMISSION: Electronic or facsimile transmission of any signed original document, the retransmission of any signed original document, or the retransmission of any signed electronic or facsimile transmission shall be the same as the delivery of an original. At the request of either party or the closing agent, the parties will confirm electronic or facsimile transmitted signatures by signing an original document.
22. AMENDMENTS: This contract may not be amended, modified, altered, or changed except by a further agreement in writing signed by the Buyer and Seller.

23. COUNTERPART SIGNATURES: This contract may be signed in counterparts so long as each signed copy is substantially identical to all other copies signed. This contract shall be binding once signed counterparts have been received by each party.

24. BROKER ACKNOWLEDGMENT. The parties hereto do recognize and acknowledge that real estate broker Tom Hutchison is acting as a limited dual agent on behalf of both Seller and Buyer without an assigned agent.

Executed this ___ day of December, 2010.

Executed this 10 day of December, 2010.


Andree R. Doyle, Authorized Representative
Versalles Real Estate Corporation, Seller


Jan Alston, Authorized Representative
of Liard Resources Ltd., Buyer

STATE OF FLORIDA)
County of Broward) ss.

On this 11 day of December, 2010, before me, a notary public in and for the said State personally appeared Andree R. Doyle, in her capacity as an authorized representative of Versailles Real Estate Corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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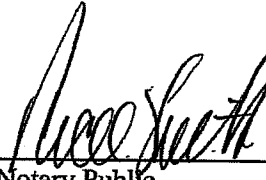


Brian Barrett
Notary Public for Florida
Residing at _____, Florida
My commission expires: _____

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GIVEN at the City of Calgary, in the Province of Alberta this 10 day of December, 2010, under my hand and seal of office.



Signature of Notary Public

**D. RICHARD SKETH
BARRISTER & SOLICITOR**

Print Name

**A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF ALBERTA**

EXHIBIT "A"

(See copies of legal descriptions attached hereto and made a part hereof)

EXHIBIT "B"

(See copies of legal descriptions attached hereto and made a part hereof)

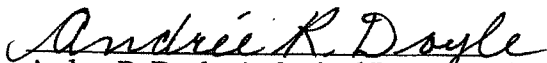
EXHIBIT "C"

WARRANTY DEED

Versalles Real Estate Corporation, a corporation organized under the laws of the Country of Panama, whose address of record is 725 N. Riverside Drive, Suite 201, Pompano Beach, Florida 33062, as Grantor, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto Liard Resources Limited, whose current address is P.O. Box 60019, 677 Cougar Ridge Drive SW, Calgary, Alberta Canada T3H 5J0, as Grantee, and to the heirs and assigns of the Grantee forever, all of that real property, including all special property rights in the form of mineral rights, mining claims and water rights now associated with such real property as more particularly identified in Exhibit B attached hereto and made a part hereof, located in or near the city of Clayton, County of Custer, State of Idaho, USA which Property is more particularly described in Exhibit A attached hereto and made a part hereof.

Grantor does hereby covenant, warrant, and shall defend the quiet and peaceable possession of said premises by the Grantee and by his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this ___ day of December, 2010.


Andree R. Doyle, Authorized Representative
Versalles Real Estate Corporation, Grantor

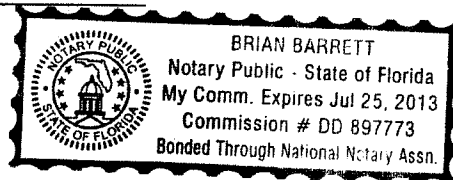
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Brian Barrett

Notary Public for Florida
Residing at _____, Florida
My commission expires: _____




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Grantor does hereby covenant, warrant, and shall defend the quiet and peaceable possession of said premises by the Grantee and by his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this ___ day of December, 2010.


Andree R. Doyle, Authorized Representative
Versalles Real Estate Corporation, Grantor

STATE OF FLORIDA)
) ss.
County of Broward)

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Brian Barrett
Notary Public for Florida
Residing at _____, Florida
My commission expires: _____

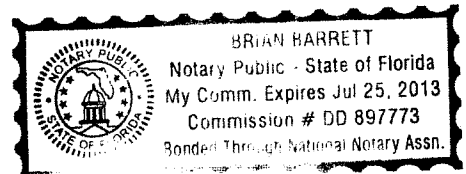


EXHIBIT "B"

MINERAL, MINING AND WATER RIGHTS

The Seller and the Property subject to this Agreement possess certain special property rights in the form of mineral rights, mining claims and water rights. As contemplated by the Agreement, Seller shall execute all documents necessary with any applicable agency necessary for the transfer of the following:

1. **MINERAL RIGHTS:** All mineral rights associated with the Property.

2. **MINING CLAIMS:** These claims are all located in the Bayhorse District and comprise a combined total of 565.759 acres:
 - a. Campbird #1-2-3-4-5
 - b. Nancy Lee-Lily
 - c. Galena #1-2-3-4-5
 - d. Discovery #1-2-3
 - e. A-B-C-D Lode
 - f. Galena #22 Fraction
 - g. Rose #1-2-3
 - h. Overland
 - i. Climax

3. **WATER RIGHT:** Idaho Department of Water Resources adjudicated water right #72-2068.

with the exception of warranty deed as to clear title, the Seller makes no other warranties or guarantees related to the Property, or any mineral rights, water rights or designated mining claims.

10. ESCROW CLOSING COSTS. The parties agree to the payment of the escrow closing costs as follows:

	Buyer	Seller	Share	N/A		Buyer	Seller	Share	N/A
Appraisal and Reappraisal Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recording Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Title Co. Closing Agent's Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reconveyance Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner's Title Insurance Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lender's Tax Service Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lender's Title Insurance Policy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lender's Flood Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lender Doc. Preparation Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well Inspection Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Atty. Fees for Contract Prep.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Pump & Inspec. Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Atty. Fees for Quiet Title Action	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All Other Escrow Closing Costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of Lender Required Repairs shall not exceed: \$ <u>NA</u>					Lender Required Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. CLOSING. The closing of this transaction shall occur at the Boise, Idaho offices of Alliance Title. This transaction shall close on or before December 14, 2010. The escrow closing costs shall be allocated at closing in the manner indicated in section 10, above. At closing, Seller shall execute a Warranty Deed, in the form represented in Exhibit C attached hereto and made a part hereof, conveying the property to Buyer. Title is to be marketable and insurable except for rights of way, covenants, and easements established or of record. Any liens, encumbrances, or defects to be discharged by Seller may be paid out of the purchase money at the Closing.

12. TITLE INSURANCE: The Seller shall, within a reasonable time at or after Closing, furnish to the Buyer a title insurance policy in the amount of the purchase price of the premises showing marketable and insurable title subject to the liens, encumbrances, and defects specified in Section 11, above. Buyer shall be deemed to have accepted the condition of the title. The cost of the foregoing title insurance shall be paid in accordance with the provisions of Section 10, above.

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Notary Servic 5 @ 10.00	50.00
Email charge	2.00
Scan per page 24 @ 1.25	30.00
Copies B & W 1 - 50 Qty	0.15 TX
SUBTOTAL	82.15
TAX	
State on 0.15	0.01
TOTAL	82.16
TEND MasterCard	82.16

Customer: None selected

#17986 12/11/2010
10:50 AM

Signature *Andree R. Doyle*

Thank you for your business
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Scan per page 15 @ 1.25	18.75
Notary Service	10.00
Notary Service	10.00
Misc. Taxable	13.95 TX
SUBTOTAL	52.70
TAX	
State on 13.95	0.84
TOTAL	53.54
TEND MasterCard	53.54

Customer: None selected

#17593 12/06/2010
02:50 PM

Signature *Andree Doyle*

Thank you for your business
Track your packages at www.parcelsplus.net
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