

## SUMMARY STATEMENT

*Hall v. Exler*

Docket No. 48790-2021

The Idaho Supreme Court affirmed the district court's decision to quiet title to real property based on the lost deed doctrine. The Halls asserted that Exler deeded them his interest in jointly owned real property in exchange for payment of overdue taxes in 2009. Nearly ten years later, in 2019, the Halls discovered the deed had been lost and was never recorded. In the intervening years, the Halls had sole possession of the property and paid all the taxes on the property. They attempted to acquire another deed from Exler, but he refused to sign the new deed. The Halls then sued Exler to quiet title to the property. Exler maintained he never deeded the property to the Halls and disputed the terms of the parties' agreement. The district court, after a bench trial, concluded that the Halls had proved the execution, delivery, and contents of the lost deed through clear and convincing evidence. The Idaho Supreme Court affirmed the district court, concluding the Halls had presented clear and convincing evidence sufficient to establish their ownership under the lost deed doctrine.

\*\*\*This summary constitutes no part of the opinion of the Court, but has been prepared by court staff for the convenience of the public.\*\*\*