

**Kootenai County  
Property Information**



1450 Northwest Blvd Ste 200 Coeur d'Alene, ID 83814  
Phone: (208)667-9431 Fax: (208)208-666-0410

**Property Address:** 1538 E Bruin Loop

**Owner Information**

**Name:** Mountain West Bank  
**Address:** PO Box 1059  
**City State ZIP:** Coeur D Alene ID 83816

**Assessor Information**

**Property ID #:** H09200030020  
**Tax ID #:** 260777  
**Section:** 51N04W12  
**Instrument:** 2002896-  
**TCA Code:** 004000  
**Legal Description:** BEAR CREEK ESTATES, LT 2 BLK 3  
**Property Class:** 520 - Res lot/tract in city  
**Neighborhood Code:** 3221  
**Front Feet:**  
**Acres:** 0.52  
**Taxes:** \$985 - 2009

**Improvement Information**

**Improvement Type:**

**Year Built:**

**Stories:**

**Heat:**

**Central Air:**

**Foundation:**

**Construction Type:**

**Total Sq. Ft.:**

**Finished Sq. Ft.:**

**Value Details**

	Dwl	Ext	Type	Category	Value
<b>Property Class:</b> 520 - Res lot/tract in city		L00		20R-Non HO Eligible	\$135,000

**Assessments**

Year	Description	Value	Code
2009	Land Assessed Value	\$135,000	LA
2009	Parcel Mkt Value	\$135,000	TAX
2009	Net Taxable value	\$135,000	NetTax

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# Treasurer - Kootenai County, Idaho

generated on 4/15/2010 3:13:27 PM PDT

## Tax Record

DATA AS OF: 4/15/2010 3:13:29 PM PDT

### Details

PIN Number	Alternate ID	Tax Roll	Tax Year	Bill Number				
H09200030020	260777	Real Property	2009	105733				
<b>Current Owner</b>		<b>SITUS</b>						
MOUNTAIN WEST BANK PO BOX 1059 COEUR D ALENE ID 83816		1538 E BRUIN LOOP						
<b>Owner of Record</b>		<b>Legal Description</b>						
MOUNTAIN WEST BANK		BEAR CREEK ESTATES, LT 2 BLK 3						
<b>Lender</b>		<b>TAG</b>						
		004000						
Assessment Information								
Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings	
<b>1-KOOTENAI CO</b>								
AIRPORT	0	135,000	0.000032574	4.40	0.00	4.40	0.00	
COUNTY FAIR	0	135,000	0.000003383	0.46	0.00	0.46	0.00	
CURRENT EXPENSE	0	135,000	0.000646042	87.22	0.00	87.22	0.00	
DISTRICT COURT	0	135,000	0.000046966	6.34	0.00	6.34	0.00	
HEALTH UNIT	0	135,000	0.000041452	5.60	0.00	5.60	0.00	
HISTORICAL SOCIETY	0	135,000	0.000001015	0.14	0.00	0.14	0.00	
INDIGENT	0	135,000	0.00009859	13.30	0.00	13.30	0.00	
JUSTICE FUND	0	135,000	0.001442076	194.68	0.00	194.68	0.00	
LIABILITY INSURANCE	0	135,000	0.000038394	5.18	0.00	5.18	0.00	
NOXIOUS WEEDS	0	135,000	0.000014964	2.02	0.00	2.02	0.00	
PARKS & REC	0	135,000	0.00001445	1.96	0.00	1.96	0.00	
REVALUATION	0	135,000	0.000137432	18.56	0.00	18.56	0.00	
<b>207-CITY HAYDEN</b>								
CITY OF HAYDEN	0	135,000	0.000952581	128.60	0.00	128.60	0.00	
<b>227-LAKES HIGHWAY #2-HAYDEN</b>								
HD#2-DIST-M&O	0	135,000	0.000262114	35.38	0.00	35.38	0.00	
HD#2-DIST-SPECIAL BRIDGE	0	135,000	0.000013335	1.80	0.00	1.80	0.00	
HD#2-DIST-TORT	0	135,000	0.000012501	1.70	0.00	1.70	0.00	
HD#2-HAYDEN-M&O	0	135,000	0.000262114	35.40	0.00	35.40	0.00	
<b>230-SCHOOL DIST #271-BOND</b>								
SCHOOL DIST #271-CDA	0	135,000	0.000181634	24.52	0.00	24.52	0.00	
<b>230-SCHOOL DIST #271-OTHER</b>								
SCHOOL DIST #271-CDA	0	135,000	0.00006826	9.22	0.00	9.22	0.00	
<b>230-SCHOOL DIST #271-SUPP</b>								
SCHOOL DIST #271-CDA	0	135,000	0.000856817	115.66	0.00	115.66	0.00	
<b>254-NORTHERN LAKES FIRE</b>								
NORTHERN LAKES FIRE DIST	0	135,000	0.000960799	129.70	0.00	129.70	0.00	
<b>271-KOOT FREE LIBRARY</b>								

KOOTENAI CONSOLIDATED LIBRARY	0	135,000	0.000198356	26.78	0.00	26.78	0.00
<b>351-N ID COLLEGE</b>							
NORTH IDAHO COLLEGE	0	135,000	0.000829344	111.96	0.00	111.96	0.00
<b>354-KOOTENAI-EMS</b>							
KOOTENAI CO EMS 47173	0	135,000	0.000125077	16.90	0.00	16.90	0.00
<b>490-S/A-Aquifer Prot District</b>							
Aquifer Protection District	0	8	1	8.00	0.00	8.00	0.00
Total Net Tax						<b>985.48</b>	

0.00

Installment					
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
No Records Found					
Payment Information					
Last Paid		Amount Paid	Receipt Number	Tender	Tender Amt
12/24/2009 8:59:12 AM		\$985.48	U09.8104	Check	\$24,016.76
By Whom				MOUNTAIN WEST BANK	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

128515

TRUSTEE'S DEED

DANIEL J. ENGLISH 2P I 2158682000  
KOOTENAI CO. RECORDER Page 1 of 2  
BBB Date 05/12/2008 Time 15:22:58  
REC-REQ OF PIONEER TITLE COMPANY  
RECORDING FEE: 6.00  
2158682000 DD 2

PAUL R. HARRINGTON (herein "Trustee"), as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without covenant or warranty, to MOUNTAIN WEST BANK, P.O. Box 1059, Coeur d'Alene, ID 83816-1059 (herein called "Grantee"), all of the real property situated in Kootenai County, Idaho, particularly described as follows:

Lot 2, Block 3, BEAR CREEK ESTATES, according to the plat recorded in Book "J" of Plats at Page 264 and 264A, records of Kootenai County, Idaho.

Address: NNA Bruin Loop, Hayden, ID 83835

This conveyance is made pursuant to the powers conferred upon Trustee by a Deed of Trust described as follows:

A Deed of Trust to secure an indebtedness of \$322,500.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof:

Dated: December 16, 2005  
Grantor: Sunrise Development NW, Inc., an Idaho corporation  
Trustee: North Idaho Title Insurance Company, Inc.  
Beneficiary: Mountain West Bank  
Recorded: December 20, 2005  
Instrument No.: 2002897

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said Deed of Trust. A Notice of Default was recorded 28 December 2007, Inst. No. 2138229000, records of Kootenai County, Idaho, and in the office of the Recorder of each other county in which the property described in said Deed of Trust, or any thereof, is granted, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by certified mail, by posting and personal service and attempted personal service upon the occupants of said real property, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appeared in:

Affidavit of Service	Recorded 27 February 2008	Kootenai County, Idaho, Inst. No. 2146644000
Affidavit of Publication	Recorded 27 February 2008	Kootenai County, Idaho, Inst. No. 2146645000
Affidavit by Trustee	Recorded 7 January 2008	Kootenai County, Idaho, Inst. No. 2139316000

(c) Notice of sale was given before the day of the sale, in the time and manner required by Section 45-1506, Idaho Code, by registered or certified mail to the last known address of all persons who were entitled to notice by mail of the original sale and to any person who timely recorded a request for Notice of Sale.

(d) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a), supra, and of the Affidavits referred to in paragraph (b), supra, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth at length.

(e) All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(f) No less than one hundred twenty (120) days has elapsed between the giving of notice of sale by registered mail and the sale of said property.

(g) Trustee, on 9 May 2008, after 11:00 o'clock AM at the place of sale, at public auction, in one parcel, the Trustee struck off to Grantee, being the highest bidder therefor, the property herein described for the credit bid of ONE HUNDRED FIFTY THREE THOUSAND Dollars (\$153,000.00), subject, however, to all prior liens and encumbrances, if any. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

DATED: 9 May 2008


  
\_\_\_\_\_  
PAUL R. HARRINGTON, Trustee

STATE OF IDAHO                    )  
  :ss.  
County of Kootenai            )

On 9 May 2008 before me Kristine M. Scott, a Notary Public, personally appeared PAUL R. HARRINGTON, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee, and acknowledged to me that he executed the same as Trustee.

WITNESS my hand and official seal hereto affixed the day and year first above written.

**Kristine M. Scott**  
**Notary Public**  
**State of Idaho**

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at East Valley  
Commission Expires 12/21/2010

# Chicken Hill Estates

0-K116

2  
001-002-0  
10.3928 Ac

(240.20)  
1  
001-001-0  
0.6813 Ac  
(239.83)

(239.91)  
3  
001-003-0  
0.7591 Ac

(239.96)  
4  
001-004-A  
1.0620 Ac

(239.96)  
5  
001-005-A  
1.0620 Ac

#20199  
7355  
3.676 Ac

PARCEL 3  
000-003-0  
1.864 Ac

#21583  
003-013-B  
0.8145 Ac

#21688  
003-012-A  
0.9554 Ac

#4165  
EX R/W

H-0000-012-8350  
4.1614 Ac

# Bear Creek Estates

H-0920

PIQ

1  
003-001-0  
0.524 Ac  
2  
003-002-0  
0.520 Ac  
3  
003-003-0  
0.733 Ac

# Starling Meadows (Replat)

0-7627

#14496

4  
001-004-0  
2.570 Ac

3  
001-003-0  
2.557 Ac

2  
001-002-0  
2.580 Ac

1  
001-001-0  
2.577 Ac

This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property. The Company assumes NO LIABILITY for any matter related to this sketch.

EX TAX #S

9700

SE 1/4 12-51N-4W 101

