

**Kootenai County Parcel Information**



**Parcel Information**

Parcel #: **0J3160011280**

AIN/Tax Bill: **302591**

Site Address:

Site City/Zip: 83833

Owner: Mountain West Bank

Owner Address: PO Box 1059  
Coeur D Alene, ID 83816

Township/Range/Section: T: 49N R: 03W S: 08 Q:

Instrument:

Parcel Size: 1.09 Acres (47611 Sq. Ft.)

Lot Dimensions: Front: - Depth:

Plat/Subdivision: GOZZER RANCH GOLF & LAKE  
CLUB II

Lot: 128

Block: 1

Census Tract/Block: 001900/2010

Waterfront:

Levy Rate:

Market Value Land: \$270,000

Market Value Impr: \$0

Total Market Value: \$270,000

Exemptions: 0.0000

Net Taxable Value: \$270,000

**Tax Information**

Tax Year Annual Tax

2009 2496.6400

**Legal**

GOZZER RANCH GOLF & LAKE CLUB II, LT 128 BLK 1 0849N03W

**Land**

Land Use: 515 - Rural residential sub

Zoning: County-RESRES - RESTRICTED RESIDENTIAL

Neighborhood: 6200

School District: 274

Sewer:

Water:

**Improvement**

Year Built:

A/C: No

Build Type:

Stories:

Bedrooms:

Heat:

Bathrooms:

Full Baths:

Half Baths:

Fin. Sq Ft:

Garage:

Roof Covering:

Sentry Dynamics, Inc. and it's customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**SEGREGATION REVISIONS**

The revision dates below represent the life save dates for the posting of the listed revisions. The archive dates for these revisions are available within the ARCHIVE REVISIONS tab in the drawing file sheet.

- 07/10/07 - SLW
- 49N03W-08-1400 out of 2600 and 1400 (88)
- 11/07/07 - CJC
- 49N03W-08-3150 out of 3200 (88)
- 49N03W-08-1300 out of 1400 (88)
- 07/10/08 - TH
- 49N03W-08-1500 combined w/ 7300 (89)
- 09/15/08 - SLW
- Can 19 set in 49N03W-08-8000 and 8200 per Easement Doc (88)
- 12/23/08 - CJC
- 49N03W-08-4800, 4950 and 5000 platted into a pin of GOZZER RANCH GOLF & LAKE CLUB II (88)
- 01/18/08 - TH
- 0-2905-000-002-B out of 002-0 (now -A) per TCA body (88)
- 07/25/08 - VMC
- 49N03W-08-8000 redescrbed as Tax #21066, 8860 redescrbed as Tax #21068 (07)
- 10/31/08 - ET
- 49N03W-08-8200 redescrbed as Tax #21216 (07)
- 11/27/08 - CJC
- 0-2905-000-002-B platted into a pin of GOZZER RANCH GOLF & LAKE CLUB II (07)
- 09/10/08 - ET
- 0-3316-001-146-0 combined w/ 145-0 (now -A) (08)
- 09/30/08 - ET
- Pin of 0-3316-003-181-0 (now -A) redescrbed as Tax #22050; Rem 181-0 combined w/pin of 182-0 (now -A) and redescrbed as Tax #22031; Rem 182-0 now 182-B (08)
- 09/03/09 - VMW
- 0-3316-003-182-B combined w/ 0-3316-000-000-0 (now -A) and redescrbed as Tax #23235 (10)
- 12/04/09 - ET
- 49N03W-08-7500 out of 7300 and pin of 7500 redescrbed as Tax #23231 (10)

S1/2 Sec.8 Twp. 49 N. R. 3 W.B.M.

49N03W-08

THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY MISTAKES OR OMISSIONS.

ROOSEVELT COUNTY  
IDAHO

**ARCHIVE REVISIONS**

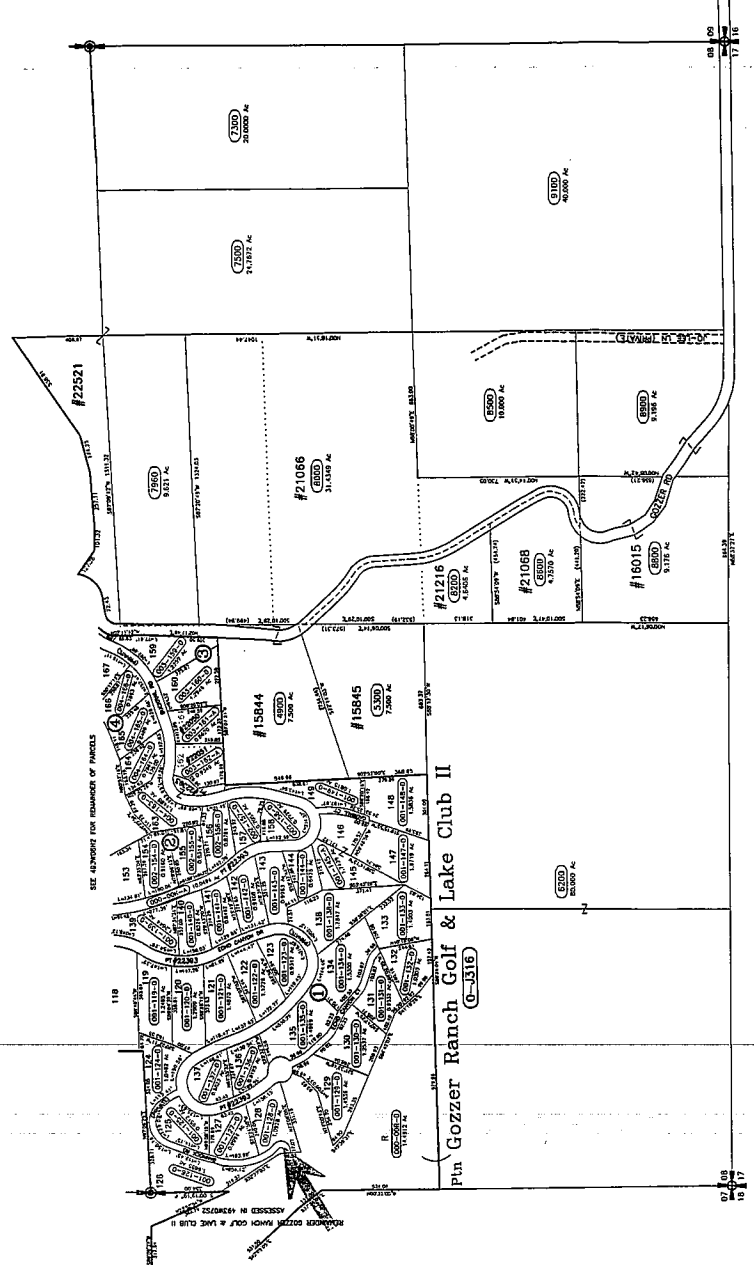
DATE	REVISION
11-27-08	11-27-08
12-23-08	12-23-08
09-11-07	09-11-07

**NOTES:**

ALL SET BACKS AND DISTANCES SHOWN ON THIS DRAWING ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT LINE UNLESS OTHERWISE SPECIFIED.

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SCALE: 1 INCH = 400 FEET

S1/2 Sec.8 Twp. 49N. R. 3W.B.M.

ASSESSED IN 493W07S2

67.4' W45.7' S 00.19' 354.0'

001-1 1.6655 L=171' BANNOCK

001-127 0.9571 L=174.86 N89°08'19"W 178.86

001-127-0 0.9994 AC L=193.98'

001-128 1.0928 AC S75°21'50"W 240.06 L=158.15'

001-128-0 1.0928 AC N73°08'05"E 331.19

PT #22393

001-137-0 0.8823 AC N81°55'32"E 221.67 L=148.41'

001-136 1.4870 AC L=130.54'

001-136-0 0.8195 AC S72°32'27"W 146.59

001-129-0 1.4536 AC N45°08'03"E 93.62

001-129 1.4536 AC N74°00'43"E 254.70

001-130-0 1.2537 AC S21°33'48"W 268.04

001-121-0 1.4870 AC L=118.47' L=137.63'

001-122 1.1726 AC S67°07'02"W 343.44

001-135-0 1.4969 AC L=330.25'

001-135 1.4969 AC L=172.77'

001-130 1.2537 AC L=119.45'

001-130-0 1.2537 AC L=170.21'

001-131 1.2537 AC L=171'

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.

131.00 E 50°45.45' S 37°34'05" E

DN



ECHO CANYON CT 102.53 82.23 82.23

98.02 96.85 96.85 49.89

64.90 S45°35'37"E

170.21' L=1

6001-24545

TRUSTEE'S DEED

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 128, BLOCK 1, GOZZER RANCH GOLF AND LAKE CLUB II, ACCORDING TO THE PLAT THEREOF FILED IN BOOK "J" OF PLATS, PAGES 316 THROUGH 316J, OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO..

Commonly known as: TBD Echo Canyon Drive, Lot 128, Harrison, Idaho.

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

DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$206,250.00, DATED NOVEMBER 01, 2007, RECORDED NOVEMBER 07, 2007, INSTRUMENT NO. 2130784000, OFFICIAL RECORDS.

TRUSTOR: ROBERT D.C. MALCOLM, AN UNMARRIED PERSON

TRUSTEE: NORTH IDAHO TITLE INSURANCE COMPANY, INC.

BENEFICIARY: MOUNTAIN WEST BANK

LOAN NO.: 018163025

(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 27 May 2009, Inst. No. 2213279000, 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 by Trustee	Recorded 2 June 2009	Kootenai County, Idaho, Inst. No. 2214404000
Affidavit of Service	Recorded 29 July 2009	Kootenai County, Idaho, Inst. No. 2224808000
Affidavit of Publication	Recorded 24 July 2009	Kootenai County, Idaho, Inst. No. 2223895000

(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.

Trustee, on 2 October 2009, after 11:00 o'clock AM local time 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 TWO HUNDRED FOUR THOUSAND Dollars (\$204,000.00), 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: 2 October 2009

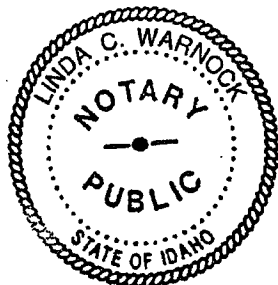


PAUL R. HARRINGTON, Trustee

STATE OF IDAHO )  
 )  
 ) :ss.  
 )  
County of Kootenai )

On 2 October 2009 before me, Linda C Warnock, 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.



Linda C Warnock  
Notary Public for Idaho  
Residing at Prest River  
Commission Expires 5-17-12