

Kootenai County Parcel Information



Parcel Information

Parcel #: **029050010050**
AIN/Tax Bill: **262195**
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: 05 Q:
Instrument:
Parcel Size: 0.92 Acres (39945 Sq. Ft.)
Lot Dimensions: Front: - Depth:
Plat/Subdivision: GOZZER RANCH GOLF & LAKE
CLUB I
Lot: 5
Block: 1
Census Tract/Block: 001900/2005
Waterfront:
Levy Rate:
Market Value Land: \$350,000
Market Value Impr: \$0
Total Market Value: \$350,000
Exemptions: 0.0000
Net Taxable Value: \$350,000

Tax Information

Tax Year	Annual Tax
2009	2043.6800

Legal

GOZZER RANCH GOLF & LAKE CLUB I, LT 5 BLK 1

Land

Land Use: 515 - Rural residential sub	Zoning: County-RESRES - RESTRICTED RESIDENTIAL
Neighborhood: 6200	School District: 271
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 its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

DEED IN LIEU OF FORECLOSURE

FOR VALUE RECEIVED, KATHERINE A. FENASSE, a married woman with her separate property ("Grantor"), hereby conveys, releases, remises, and forever quitclaims to MOUNTAIN WEST BANK ("Grantee"), whose address is P. O. Box 1059, Coeur d'Alene, ID 83816; that certain real property, together with all appurtenances, located in Kootenai County, Idaho:

LOT 5, BLOCK 1, OF GOZZER RANCH GOLF AND LAKE CLUB I, ACCORDING TO THE PLAT THEREOF FILED IN BOOK "J" OF PLATS, PAGES 262 THROUGH 262 "O", OFFICIAL RECORDS OF KOOTENAI COUNTY, IDAHO. ("Property").

Including any after-acquired title and any right of redemption;

TO HAVE AND TO HOLD the said property, with its appurtenances unto the Grantee and its successors and assigns forever. Grantor hereby covenants to and with the said Grantee that Grantor is the owner in fee simple of said property and that such property is free from all encumbrances other than encumbrances of record as of this date and that Grantor will warrant and defend the same from all lawful claims whatsoever. Any merger of title is at the option of the Grantee.

DATED this 22 day of July, 2009.

Kath. A. Fenasse
KATHERINE A. FENASSE, "Grantor"
PROVINCE OF)
STATE OF MONTANA)
BRITISH COLUMBIA) ss
County of Vancouver)

DANIEL J. ENGLISH 1P I 2223998000
KOOTENAI CO. RECORDER Page 1 of 1
AAA Date 07/24/2009 Time 16:45:42
REC-REQ OF PIONEER TITLE COMPANY
RECORDING FEE: 3.00
2223998000 DD

On this 22 day of July, 2009, before me, the undersigned Notary Public, personally appeared KATHERINE A. FENASSE, known to me or identified to me to be the person who executed the instrument and acknowledged to me that she executed the same.

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

[Signature]
Notary Public for ~~Montana~~ British Columbia
Residing at: see below
My Commission Expires: non expiring

PETER D. SHRIMPTON
Barrister & Solicitor, Notary
MOUNTAIN LAW CORPORATION
#200 - 1410 Alpha Lake Road
Whistler, B.C. V0N 1B1
Tel: (604) 938-4947 Fax: (604) 938-0471

Notary Public in and for the
Province of British Columbia
Witnessed as to execution only
No advice sought or given.



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.

