

**Kootenai County
Property Information**



First American Title Company
1866 N. Lakewood Drive
Coeur d'Alene, ID 83814
Phone: (208)667-0567
Fax: (208)667-0832

Property Address: 1726 W Kathleen Ave

Owner Information

Name: W.w. Enterprises LLC
Address: 1726 W Kathleen Ave
City State ZIP: Coeur D Alene ID 83815

Assessor Information

Property ID #: C13780010010
Tax ID #: 254377
Section: 50N04W03
Instrument: 1929602-
TCA Code: 001001
Legal Description: CAYMUS 1ST ADD, LT 1 BLK 1
Property Class: 442 - Com Imp lot/tract in city
Neighborhood Code: 4
Front Feet:
Acres: 0.948
Taxes: \$10,257 - 2009

Assessments

Year	Description	Value	Code
2009	Land Assessed Value	\$350,973	LA
2009	Improvement Assessed value	\$669,383	IA
2009	Parcel Mkt Value	\$1,020,356	TAX
2009	Net Taxable value	\$1,020,356	NetTax

Property Picture



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
0	C01	RESTURNT	42 Comm imp on 21	\$640,883
0	C01	PAVING	42 Comm imp on 21	\$28,500
	L00		21 City com lot/ac	\$350,973

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Tax Record

DATA AS OF: 4/14/2010 4:54:57 PM PDT

Details

PIN Number	Alternate ID	Tax Roll	Tax Year	Bill Number			
C13780010010	254377	Real Property	2009	116550			
Current Owner MOUNTAIN WEST BANK PO BOX 1059 COEUR D ALENE ID 83816		SITUS 1726 W KATHLEEN AVE					
Owner of Record W.W. ENTERPRISES LLC		Legal Description CAYMUS 1ST ADD, LT 1 BLK 1					
Lender		TAG 001001					
Assessment Information							
Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
1-KOOTENAI CO							
AIRPORT	0	1,020,356	0.000032574	33.24	0.00	33.24	0.00
COUNTY FAIR	0	1,020,356	0.000003383	3.46	0.00	3.46	0.00
CURRENT EXPENSE	0	1,020,356	0.000646042	659.20	0.00	659.20	0.00
DISTRICT COURT	0	1,020,356	0.000046966	47.92	0.00	47.92	0.00
HEALTH UNIT	0	1,020,356	0.000041452	42.30	0.00	42.30	0.00
HISTORICAL SOCIETY	0	1,020,356	0.000001015	1.04	0.00	1.04	0.00
INDIGENT	0	1,020,356	0.00009859	100.60	0.00	100.60	0.00
JUSTICE FUND	0	1,020,356	0.001442076	1,471.42	0.00	1,471.42	0.00
LIABILITY INSURANCE	0	1,020,356	0.000038394	39.18	0.00	39.18	0.00
NOXIOUS WEEDS	0	1,020,356	0.000014964	15.26	0.00	15.26	0.00
PARKS & REC	0	1,020,356	0.000014445	14.74	0.00	14.74	0.00
REVALUATION	0	1,020,356	0.000137432	140.24	0.00	140.24	0.00
202-CITY CDA							
CITY OF COEUR D' ALENE	0	1,020,356	0.004915717	5,015.78	0.00	5,015.78	0.00
227-LAKES HIGHWAY #2-CDA							
HD#2-CDA-M&O	0	1,020,356	0.000262114	267.46	0.00	267.46	0.00
HD#2-DIST-M&O	0	1,020,356	0.000262114	267.46	0.00	267.46	0.00
HD#2-DIST-SPECIAL BRIDGE	0	1,020,356	0.000013335	13.60	0.00	13.60	0.00
HD#2-DIST-TORT	0	1,020,356	0.000012501	12.76	0.00	12.76	0.00
230-SCHOOL DIST #271-BOND							
SCHOOL DIST #271-CDA	0	1,020,356	0.000181634	185.34	0.00	185.34	0.00
230-SCHOOL DIST #271-OTHER							
SCHOOL DIST #271-CDA	0	1,020,356	0.00006826	69.64	0.00	69.64	0.00
230-SCHOOL DIST #271-SUPP							
SCHOOL DIST #271-CDA	0	1,020,356	0.000856817	874.26	0.00	874.26	0.00
351-N ID COLLEGE							
NORTH IDAHO COLLEGE	0	1,020,356	0.000829344	846.22	0.00	846.22	0.00
354-KOOTENAI-EMS							
KOOTENAI CO EMS 47173	0	1,020,356	0.000125077	127.62	0.00	127.62	0.00
490-S/A-Aquifer Prot District							
Aquifer Protection District	0	8	1	8.00	0.00	8.00	0.00
Total Net Tax						10,256.74	

Installment					
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
Inst 1	12/21/2009	\$5,128.37	\$102.55	\$178.85	\$5,409.77
Inst 2	6/21/2010	\$5,128.37	\$0.00	\$0.00	\$5,128.37
Pay In Full					\$10,538.14
Delinquent Years					
Year	Bill Number	Tax	Penalty/Fee	Interest	Total Due
2008	108474	\$1,618.02	\$32.36	\$253.95	\$1,904.33
2008	800172	\$2,102.54	\$42.07	\$329.99	\$2,474.60
Total Delinquent					\$4,378.93

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SEGREGATION REVISIONS

The revision dates below represent the file save dates for the posting of the listed revisions. The archive dates for these revisions are posted within the ARCHIVE REVISIONS box in the drawing title block.

- 04/28/00 - VMC
- Added carat to C-0000-003-8000 and PT notation (Y2K)
- 10/06/03 - JCU
- Ptn C-2880-010-005-0 (now -A) combined w\004-0 (now -A) as Tax #19770 (04)
- Ptn C-2880-010-004-0 (now -A) combined w\005-0 (now -A) as Tax #19771 (04)
- 10/21/04 - TH
- C-1199-000-003-0 and 004-0 platted into CAYMUS ADD (05)
- 04/07/05 - bc
- C-1377-001-004-0 platted into CAYMUS 1ST ADD (06)
- 10/13/06 - ET
- C-2790-005-03B-B combined w/ 03B-A (07)
- 02/07/07 - SLM
- C-0000-003-7350 out of Aband Union Pacific Railroad (AKA Spokane International RR) (Now ptn of Centennial Trail) (07)
- 12/06/07 EH
- Ptn C-2925-007-018-A now described as Tax #21728 (08)
- 12/13/07 - EH
- C-2925-006-011-C out of 011-A as Tax #21733 (08)
- 08/11/08 - GJC
- C-2925-006-011-A, 011-B, 011-C platted into TREVINO EST (09)
- 09/17/08 - ET
- Ptns of C-1104-001-001-0 and 002-0 (now 002-A) combined as Tax #22036; Remainers combined as 001-A (09)
- 08/06/09 - ET
- Ptn of C-2925-007-018-A redescribed as Tax #22400;
- C-2925-007-018-B out of 018-A (now 019-A) (10)
- 12/21/09 - VMW
- C-0000-003-8005 out of 8000 as Tax#22541 in SE4 (09)



THIS SKETCH IS FURNISHED WITHOUT CHARGE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES AND FIRST AMERICAN TITLE COMPANY ASSUMES NO LIABILITY FOR INACCURACIES THEREIN

THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY, AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**KOOTENAI COUNTY
IDAHO**

ARCHIVE REVISIONS		
INITIALS	ACTIVITY	DATE
TH	INITIAL CONVERSION	02-29-97
TH	CAYMUS ADDITION	10-21-04
bc	CAYMUS 1ST ADDITION	04-07-05
TH	GIS CONVERSION	09-11-06
GJC	TREVINO ESTATES	08-11-08

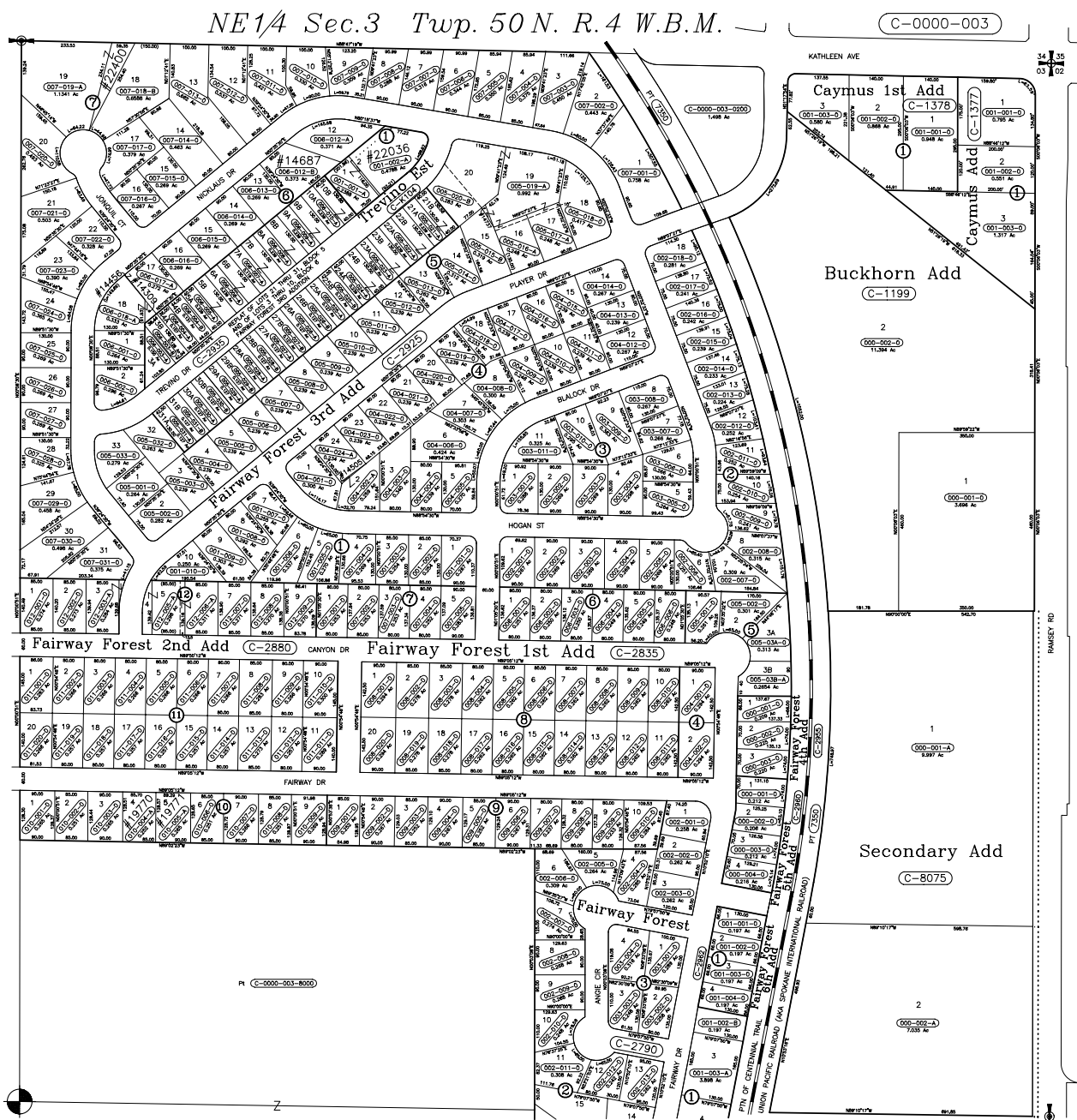
IMAGE FILE: \NOT USED
DRAWING FILE: \S04W03NE.DWG 00-00-00

NOTES:

All lots or parcels with given bearings and distances were calculated by traverse closure. All other parcels were calculated by the most accurate means possible with the given information (i.e. length modified by angle, triangulation, coordinate, section from existing map, and coordinate geometry). Acreages shown are not necessarily equal to acreages shown on official maps removed. Distances and all lengths less than 20' may not be shown due to space limitations. Dimensions in parentheses denote record and/or project to line generations.

LOCATIONS OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Records of Survey used:
BK/PG DESCRIPTION

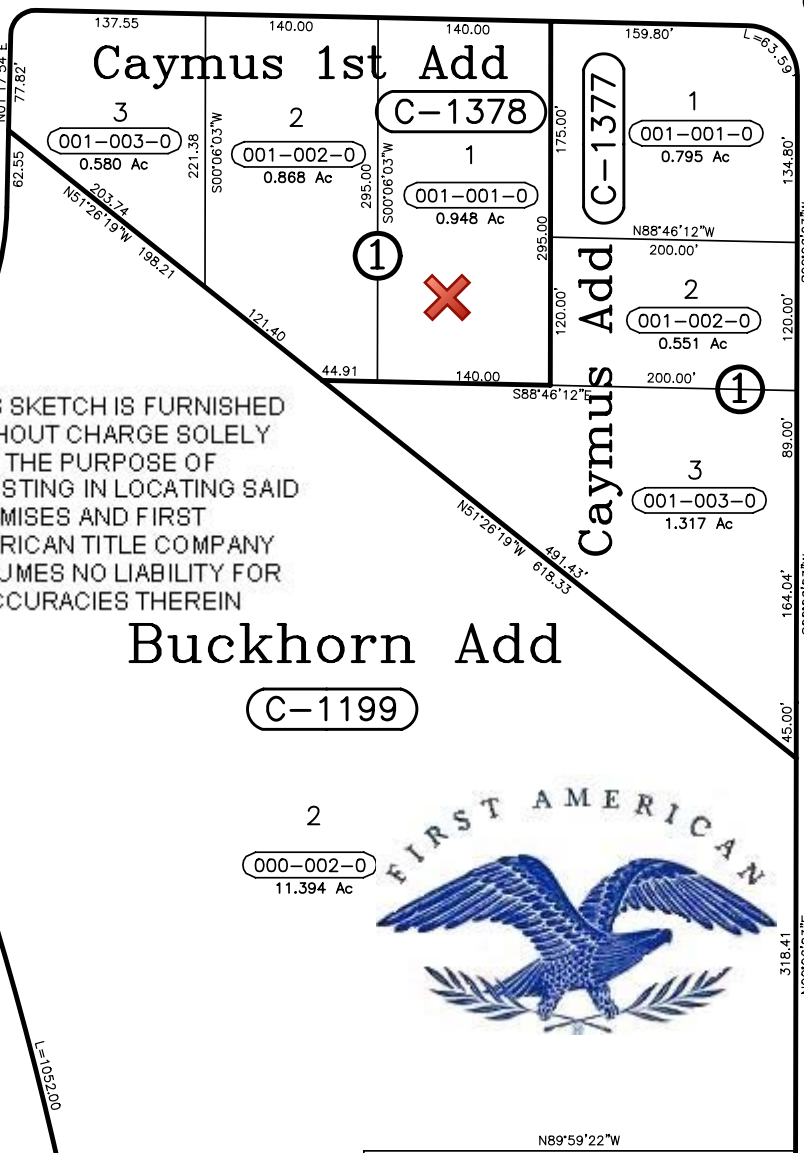


50 N. R. 4 W.B.M.

C-0000-003



KATHLEEN AVE



THIS SKETCH IS FURNISHED WITHOUT CHARGE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES AND FIRST AMERICAN TITLE COMPANY ASSUMES NO LIABILITY FOR INACCURACIES THEREIN

Buckhorn Add

C-1199

000-002-0
11.394 Ac



N89°59'22\"/>



134534

DANIEL J. ENGLISH 2P I 2258181000
KOOTENAI CO. RECORDER Page 1 of 2
AAA Date 03/23/2010 Time 10:25:42
REC-RED OF PIONEER TITLE COMPANY
RECORDING FEE: 6.00
2258181000 DD 2

TRUSTEE'S DEED

R. WAYNE SWENEY, (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 1, Block 1, of CAYMUS FIRST ADDITION, according to the plat thereof, recorded in Book "J" of Plats, Pages 135 and 135A, records of Kootenai County, Idaho.

Commonly known as: 1726 W. Kathleen Ave., Coeur d'Alene, ID 83815.

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 \$1,354,720.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: October 4, 2007
Grantor: W.W. Enterprises, LLC, an Idaho limited liability company
Trustee: North Idaho Title Insurance
Beneficiary: Mountain West Bank
Recorded: October 9, 2007
Instrument No.: 2125585000

Said Deed of Trust modified by Instrument
Recorded: July 29, 2008
Instrument No.: 2170792000

(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 16 November 2009, Inst. No. 2241123000, 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 19 November 2009	Kootenai County, Idaho, Inst. No. 2241635000
Affidavit of Service	Recorded 06 January 2010	Kootenai County, Idaho, Inst. No. 2248290000
Affidavit of Publication	Recorded 06 January 2010	Kootenai County, Idaho, Inst. No. 2248291000

(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

TRUSTEE'S DEED

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were entitled to notice by mail of the original sale and to any person who timely recorded a request for Notice of Sale.

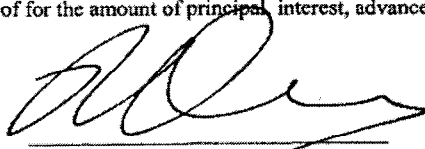
(d) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a), supra, and of the Affidavits referred to in paragraph (b), supra, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth at length.

(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 19 March 2010, 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 Eight Hundred Thousand and No/100 Dollars (\$800,000.00) 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: 19 March, 2010


R. WAYNE SWENEY, Trustee

STATE OF IDAHO)
 : ss.
County of Kootenai)

On 19 March, 2010 before me, Kristine M. Scott, a Notary Public, personally appeared R. WAYNE SWENEY, 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.


Notary Public for Idaho
Residing at Post Falls
Commission Expires 12/31/2010

Kristine M. Scott
Notary Public
State of Idaho