

**Kootenai County  
Property Information**



100 Wallace Ave. Coeur d'Alene, ID 83814  
Tel: (208)664-8254 Fax: (208)664-9479

**Property Address:** 6998 S Nighthawk Ct

**Owner Information**

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

**Assessor Information**

**Property ID #:** OJ3160051810  
**Tax ID #:** 302638  
**Section:** 49N03W08  
**Instrument:** -  
**TCA Code:** 236000  
**Legal Description:** GOZZER RANCH GOLF & LAKE CLUB II, LT 181 BLK 5 0849N03W  
**Property Class:** 515 - Rural residential sub  
**Neighborhood Code:** 6200  
**Front Feet:**  
**Acres:** 0.937  
**Taxes:** \$4,472 - 2009

**Assessments**

Year	Description	Value	Code
2009	Land Assessed Value	\$800,000	LA
2009	Parcel Mkt Value	\$800,000	TAX
2009	Net Taxable value	\$800,000	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
	L00		15R-Non HO Eligible	\$800,000

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**Tax Record**



PIN  
1 of 1

**Parcel Info**

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DATA AS OF: 4/16/2010 9:03:54 AM PDT

**Details**

<b>PIN Number</b> 0J3160051810	<b>Alternate ID</b> 302638	<b>Tax Roll</b> Real Property	<b>Tax Year</b> 2009	<b>Bill Number</b> 176614
<b>Current Owner</b> MOUNTAIN WEST BANK PO BOX 1059 COEUR D ALENE ID 83816		<b>SITUS</b> 6998 S NIGHTHAWK CT		
<b>Owner of Record</b> RABOLD WAYNE F		<b>Legal Description</b> GOZZER RANCH GOLF & LAKE CLUB II, LT 181 BLK 5 0849N03W		
<b>Lender</b>		<b>TAG</b> 261000		

Assessment Information							
Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
<b>1-KOOTENAI CO</b>							
AIRPORT	0	800,000	0.000032574	26.06	0.00	26.06	0.00
COUNTY FAIR	0	800,000	0.000003383	2.70	0.00	2.70	0.00
CURRENT EXPENSE	0	800,000	0.0000646042	516.84	0.00	516.84	0.00
DISTRICT COURT	0	800,000	0.000046966	37.56	0.00	37.56	0.00
HEALTH UNIT	0	800,000	0.000041452	33.16	0.00	33.16	0.00
HISTORICAL SOCIETY	0	800,000	0.000001015	0.80	0.00	0.80	0.00
INDIGENT	0	800,000	0.00009859	78.88	0.00	78.88	0.00
JUSTICE FUND	0	800,000	0.001442076	1,153.66	0.00	1,153.66	0.00
LIABILITY INSURANCE	0	800,000	0.000038394	30.72	0.00	30.72	0.00
NOXIOUS WEEDS	0	800,000	0.000014964	11.98	0.00	11.98	0.00
PARKS & REC	0	800,000	0.00001445	11.56	0.00	11.56	0.00
REVALUATION	0	800,000	0.000137432	109.96	0.00	109.96	0.00
<b>228-EASTSIDE HIGHWAY #3</b>							
HD#3-EASTSIDE-M&O	0	800,000	0.000159526	127.62	0.00	127.62	0.00
HD#3-EASTSIDE-SPECIAL BRIDGE	0	800,000	0.000225299	180.24	0.00	180.24	0.00
HD#3-EASTSIDE-TORT	0	800,000	0.0000146	11.68	0.00	11.68	0.00
HW#3-DIST-OTHER	0	800,000	0	0.00	0.00	0.00	0.00
<b>233-SCHOOL DIST #274-BOND</b>							
SCHOOL DIST #274-KOOTENAI	0	800,000	0.000572581	458.06	0.00	458.06	0.00
<b>233-SCHOOL DIST #274-OTHER</b>							
SCHOOL DIST #274-KOOTENAI	0	800,000	0.000022496	18.00	0.00	18.00	0.00
<b>233-SCHOOL DIST #274-SUPP</b>							
SCHOOL DIST #274-KOOTENAI	0	800,000	0.000398589	318.88	0.00	318.88	0.00
<b>250-EAST SIDE FIRE DIST</b>							
EASTSIDE FIRE DISTRICT	0	800,000	0.000527117	421.68	0.00	421.68	0.00
<b>271-KOOT FREE LIBRARY</b>							
KOOTENAI CONSOLIDATED LIBRARY	0	800,000	0.000198356	158.68	0.00	158.68	0.00
<b>351-N ID COLLEGE</b>							
NORTH IDAHO COLLEGE	0	800,000	0.000829344	663.48	0.00	663.48	0.00
<b>354-KOOTENAI-EMS</b>							
KOOTENAI CO EMS 47173	0	800,000	0.000125077	100.06	0.00	100.06	0.00
Total Net Tax						<b>4,472.26</b>	

0.00

Installment					
Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
No Records Found					
Payment Information					
<b>Last Paid</b> 2/11/2010 10:10:14 AM	<b>Amount Paid</b> \$4,456.19	<b>Receipt Number</b> U09.14669	<b>Tender</b> Check	<b>Tender Amt</b> \$8,387.25	
<b>By Whom</b>			MOUNTAIN WEST BANK		
<b>Last Paid</b> 3/3/2010 9:47:16 AM	<b>Amount Paid</b> \$90.81	<b>Receipt Number</b> U09.15903	<b>Tender</b> Check	<b>Tender Amt</b> \$90.81	
<b>By Whom</b>			MOUNTAIN WEST BANK		
Prior Year Taxes Due					
NO DELINQUENT TAXES					

6001-25609  
6001-25076TSG

DEED IN LIEU OF FORECLOSURE

FOR VALUE RECEIVED, WAYNE F. RABOLD and CAROLYN L. RABOLD, husband and wife ("Grantors"), 6049 W. 128<sup>th</sup> Place, Palos Heights, IL 60463, hereby convey, release, remise, and forever quitclaim 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 181, BLOCK 5, 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;

Address: 6998 S. Nighthawk Court, Harrison, 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. Grantors hereby covenant to and with the said Grantee that Grantors are the owners 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 Grantors will warrant and defend the same from all lawful claims whatsoever. Any merger of title is at the option of the Grantee.

DATED this 12 day of Nov., 2009.

Wayne F. Rabold  
Wayne Rabold

Carolyn L. Rabold  
Carolyn L. Rabold



## ESTOPPEL CERTIFICATE

WAYNE F. RABOLD and CAROLYN L. RABOLD, husband and wife, certify under penalty of perjury: That they are married and are the Grantors who made, executed, and delivered that certain deed to MOUNTAIN WEST BANK, Grantee, conveying the following described property in Kootenai County, Idaho:

LOT 181, BLOCK 5, 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;

Address: 6998 S. Nighthawk Court, Harrison, Idaho; ("Property").

1. The deed is intended as an absolute conveyance, and not as a further mortgage or other form of additional security. The Grantors understand they have no further right to redeem or reacquire the property, either under the equitable right of redemption or by virtue of state statutes or any agreement between the parties.

2. Grantors are not in physical possession of said Property and no other parties has any claim to possession of the Property. Possession of the real estate will be surrendered to the Grantee.

3. The consideration for the transfer is the mortgagee's covenant not to sue on the Notes described in and secured by the Deeds of Trust ("mortgages") and any other obligations secured thereby:

DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$637,500.00, DATED JULY 05, 2006, RECORDED JULY 18, 2006, INSTRUMENT NO. 2044011000, OFFICIAL RECORDS. TRUSTOR: WAYNE F. RABOLD AND CAROLYN L. RABOLD, HUSBAND AND WIFE TRUSTEE: NORTH IDAHO TITLE INSURANCE COMPANY, INC. BENEFICIARY: MOUNTAIN WEST BANK  
LOAN NO.: 017725070

DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$50,000.00, DATED JULY 05, 2006, RECORDED JULY 18, 2006, INSTRUMENT NO. 2044012000, OFFICIAL RECORDS. TRUSTOR: WAYNE F. RABOLD AND CAROLYN L. RABOLD, HUSBAND AND WIFE TRUSTEE: NORTH IDAHO TITLE INSURANCE COMPANY, INC. BENEFICIARY: MOUNTAIN WEST BANK  
LOAN NO.: 01-7725119.

4. The Grantors executed the deed as a free and voluntary act, and not under any duress, undue influence.

5. The Grantors are satisfied that the value received, in the form of the covenant not to sue on the debt, is equal to or greater than the value of the real estate and personal property being conveyed to Lender.

6. The deed is not being given as a preference over any other creditors of Grantors.

ESTOPPEL CERTIFICATE: 1

L:\MOUNTAIN\005579\00463\MWB\RABOLD\CERT-101709.DOCX 11/4/09/ 2:31 PM

7. There are no mortgages, liens or other encumbrances on the real estate with a priority subordinate to the mortgages held by the Grantee.

8. The Grantee does not hold a position of trust or confidence with respect to the Grantors; the Grantors received such legal and financial advice as they may require, and have not relied upon the advice of the Grantee or its agents or attorneys in making the decision to execute the deed.

9. The Grantors intend that the deed not cause a merger of the land title with the mortgage in the hands of the Grantee.

10. There are no outstanding contracts, including financing statements, either oral or written for the furnishing of any labor or material to the land or the improvements thereon.

11. That any and all work, labor, material and supplies which have been furnished, used or applied upon the said property within the past ninety-one days for which payment is due and owing, have been fully paid for and discharged. That there are no mechanic's, materialmen's or laborer's liens against the above-described property, or any part thereof, and that no contractor, subcontractor, laborer or materialmen, engineer, architect, landscape architect or land surveyor has any lien or right to a lien, for any sums for which payment is due and owing, against said property or any part thereof.

12. The above real estate is free and clear of all liens (including Mechanic's, Construction Lien), encumbrances and claims of every nature, kind and description whatsoever, excepting for those disclosed in the Trustee's Sale Guaranty issued by Stewart Title Guaranty Company, (the "Title Company") under its Order No. 6001-25076\*1.

13. There are no unpaid, delinquent or otherwise outstanding taxes, special assessments or other liens or charges which are not shown as existing liens by the public records.

14. There are no matters pending against Grantor that could give rise to a lien that would attach to the property prior to the recording of the deed to Mountain West Bank, and Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured.

15. This Certificate is made for the purpose of inducing Mountain West Bank to accept a deed in lieu of foreclosure of the Property.

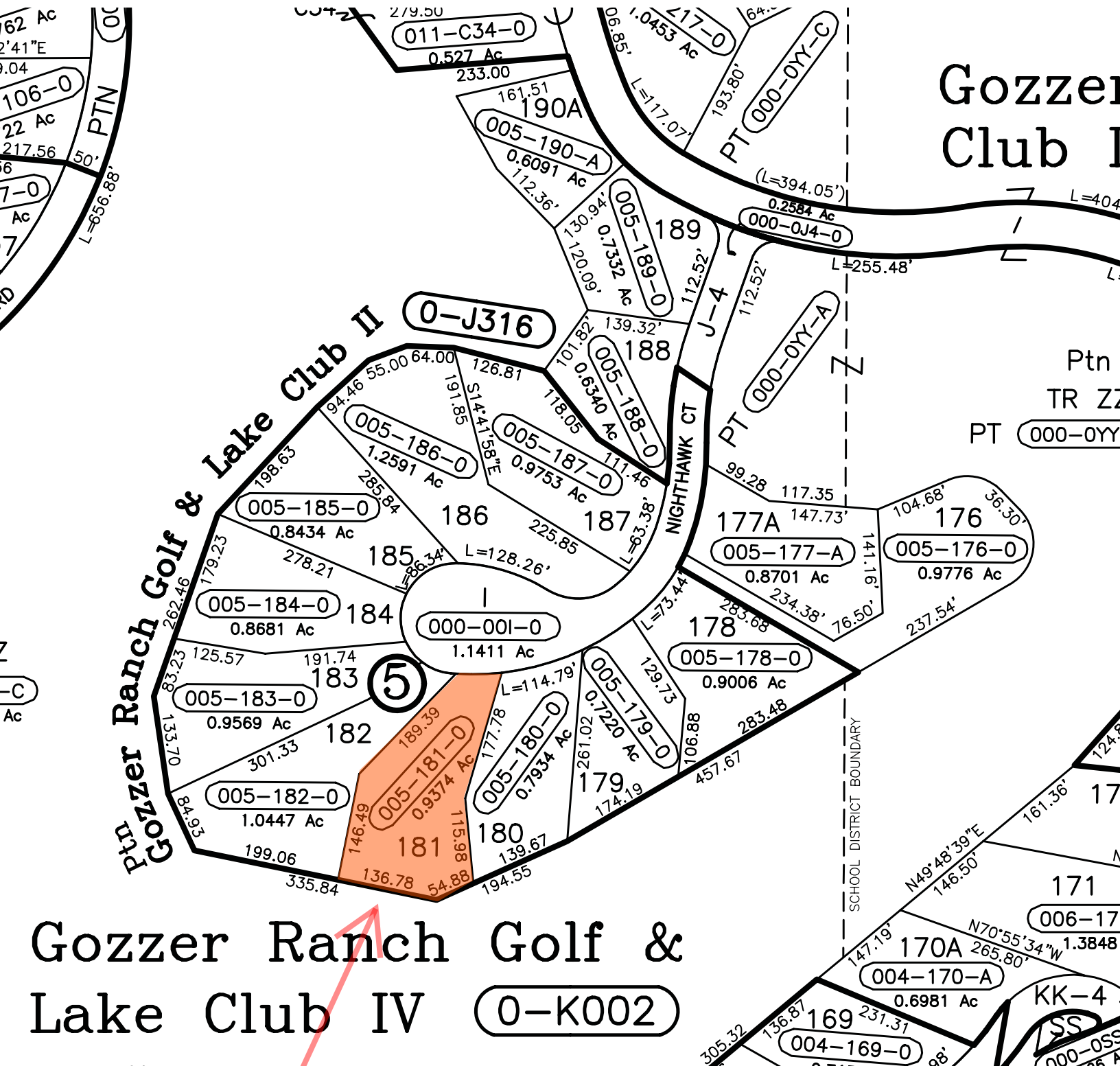
Date: 11/12/09

Wayne F. Rabold  
Wayne F. Rabold

Carolyn L. Rabold  
Carolyn L. Rabold

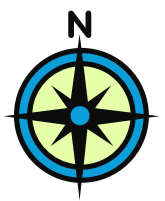


# Gozzer Club I



# Gozzer Ranch Golf & Lake Club IV

0-K002



THIS SKETCH IS PROVIDED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID LAND. PIONEER TITLE OF COEUR D'ALENE ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH. REFERENCE SHOULD BE MADE TO AN ACTUAL SURVEY FOR FURTHER INFORMATION.



**Pioneer Title Co.**

GOING BEYOND

100 Wallace Ave. Coeur d'Alene, ID 83814

Tel: (208)664-8254 Fax: (208)664-9479

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