



Boundary County Parcel Information

"Researching the past to protect your future"

6607 Main St Phone 208-267-6500
 PO Box 1902 Toll Free 866-996-6500
 Bonners Ferry, ID 83805 Fax 208-267-6076
www.communitytitleco.com

Parcel ID # **RP63N02E305705A**

Owner Address:

Mail To: Mountain West Bank
 Mail Address: PO Box 1059 Coeur D' Alene, ID 83816
 Property Address: ID 83805

Assessor Information

Legal Description: TAX 4
 Zoning: AGRICULTURE/FORESTRY
 Tax Code Area: 0040000
 Property Code:
 Deeds: 228276 WDO ,227994 WD , , ,
 Land Value: \$66,120
 Improvement Value:
 Total Assessed Value: \$66,120

Assessor Categories

Category	Quantity	Unit	Value	Exemption
12	4.28	AC	\$81,570	\$0
Total Acres:	4.28	Total Value:	\$81,570	

Improvement Characteristics

Other Improvements

Use Code	Year Built	Base	Sq. Ft.
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Community Title, LLC

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Parcel ID # **RP63N01E257505A**

Owner Address:

Mail To: Mountain West Bank
 Mail Address: PO Box 1059 Coeur D' Alene, ID 83816-1059
 Property Address: ID 83805

Assessor Information

Legal Description: TAX 11
 Zoning: AGRICULTURE/FORESTRY
 Tax Code Area: 0040000
 Property Code:
 Deeds: 228276 WDO ,227994 WD , , ,
 Land Value: \$61,450
 Improvement Value:
 Total Assessed Value: \$61,450

Assessor Categories

Category	Quantity	Unit	Value	Exemption
12	6.84	AC	\$61,450	\$0
Total Acres:	6.84	Total Value:	\$61,450	

Improvement Characteristics

Other Improvements

Use Code	Year Built	Base	Sq. Ft.
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Fatco
285718
Return to
Wilkins & Annis

242771

TRUSTEE'S DEED

County of Boundary, SS.
Filed by: Lat Amern Cantite
on 6-22-09 at 2:15
Glenda Poston Cusick
County Recorder By Deputy
Fee \$ 9.00pd
Mail to Fatco

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 Boundary County, Idaho, particularly described as follows:

A parcel of land located in a portion of Section 30, Township 63 North, Range 2 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Commencing at the standard quarter corner on the West line of said Section 30 (the East quarter corner of said Section 25, Township 63 North, Range 1 East);

Thence along said West line of Section 30 (East line of said Section 25) South 00°10'16" East 852.89 feet to the TRUE POINT OF BEGINNING;

Thence South 83°14'02" East, 290.19 feet;

Thence South 90°00'00" East 408.84 feet to the Mean High Water Line of Smith Lake;

Thence along said Mean High Water line the following two courses:

1. South 00°58'31" East, 132.34 feet;
2. South 09°09'40" West, 87.77 feet to the South line of Government Lot 3 of Said Section 30;

Thence along said South line of Government Lot 3 North 89°46'46" West, 684.54 feet to the Southwest corner thereof (S1/16 Corner);

Thence along the West line of Government Lot 3 North 00°10'16" West, 250.52 feet to the TRUE POINT OF BEGINNING.

Less the County Road Right of Way.

AND

A parcel of land located in a portion of Section 25, Township 63 North, Range 1 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Commencing at the standard quarter corner on the West line of said Section 30 (the East quarter corner of said Section 25, Township 63 North, Range 1 East);

Thence along said West line of Section 30 (East line of said Section 25) South 00°10'16" East 852.89 feet to the TRUE POINT OF BEGINNING

Thence continuing South 00°10'16" East, 250.52 feet to the South 1/16 corner of said Section 30 (Southwest corner of Government Lot 3);

242771

Thence North 89°46'46" West along a prolongation of the South line of said Government Lot 3, 167.99 feet;

Thence North 89°47'13" West, 332.75 feet;

Thence South 00°00'17" East, 275.77 feet;

Thence North 39°53'47" West, 844.62 feet;

Thence South 83°14'02" East, 1049.01 feet to the TRUE POINT OF BEGINNING.
Less the county road right of way.

Commonly known as: NNA Smith Lake Road, Bonners Ferry, ID 83805

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

Deed of Trust dated August 30, 2006, to secure an original indebtedness of \$146,250.00, and any other amounts and/or obligations secured thereby
Recorded: September 5, 2006, as Instrument No. 228277
Grantor: Bill Keeling, an unmarried man
Trustee: First American Title Company
Beneficiary: Mountain West Bank;

(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 10 February 2009, Inst. No. 241089, records of Boundary 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 18 February 2009	Boundary County, Idaho, Inst. No. 241178
Affidavit of Service	Recorded 27 March 2009	Boundary County, Idaho, Inst. No. 241724
Affidavit of Publication	Recorded 10 April 2009	Boundary County, Idaho, Inst. No. 241880

(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.

242771


(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 June 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 ONE HUNDRED FIFTEEN THOUSAND Dollars (\$115,000.00), 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 June 2009

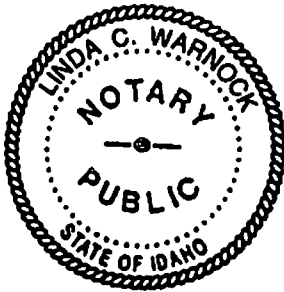


PAUL R. HARRINGTON, Trustee

STATE OF IDAHO)
 :ss.
County of Kootenai)

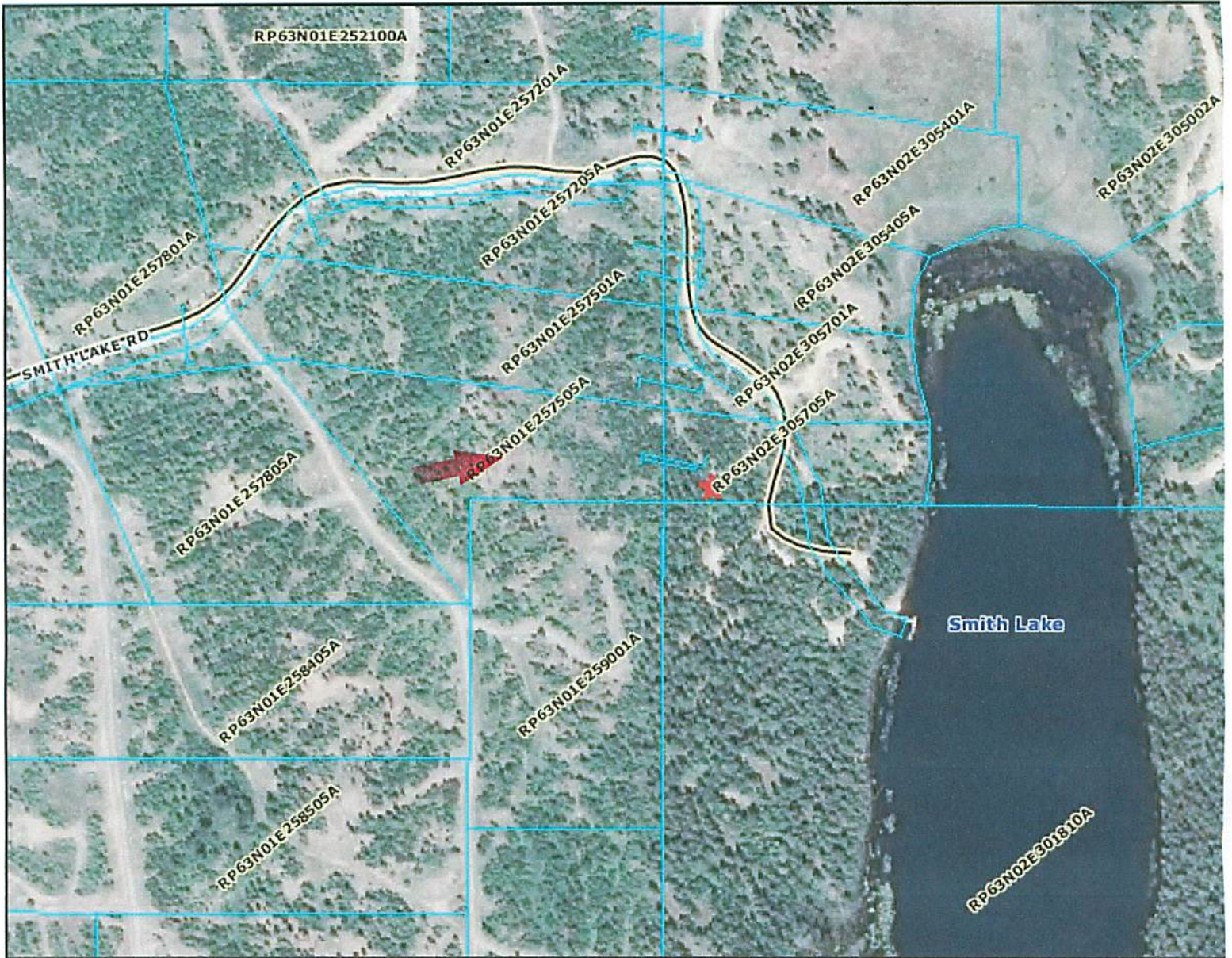
On 19 June 2009 before me, Linda C Warnock, a Notary Public, personally appeared PAUL R. HARRINGTON, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee, and acknowledged to me that he executed the same as Trustee.

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



Linda C Warnock

Notary Public for Idaho
Residing at Pratt River
Commission Expires 5-17-12



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www.digitishare.org 208.777.1252

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and COMMUNITY TITLE OF BOUNDARY COUNTY assumes no liability for inaccuracies therein.

COMMUNITY TITLE OF BOUNDARY COUNTY
8807 Main
Post Office Box 1903
Tanner Park Idaho 83822

IT is hereby certified without charge
relating to the purpose of existing in
located and names and COMMUNITY
TITLE OF BOUNDARY COUNTY assumes
its liability for inaccuracies therein.

110

THE COUNTY OF BERNARD
COUNTY CLERK
FOR OFFICE BOX 1001
BONNETT LEVEE RD. 82843

This sketch is furnished without charge
solely for the purpose of assisting in
locating said premises and COMMUNITY
TITLE OF BERNARD COUNTY assumes
no liability for inaccuracies therein.

110