

# *First American Title Company*

419 N. Second Ave.  
Sandpoint, Idaho 83864

Phone: (208) 263-6833 Fax: (208) 263-5890

Prepared for:

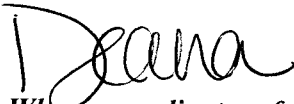
SHERRI BOUDREAUX  
CORBETT BOTTLES REAL ESTATE  
MARK BOTTLES REAL ESTATE

Thank you for the opportunity to provide you with this listing package/property profile. We have enclosed the following information for your review:

- Assessment Rolls
- Real Property Taxes
- Plat Maps
- Last Deed of Record
- Deed of Trust or Mortgage appearing to be in full force and effect
- CC&R's
- Mobile Home Characteristics
- Other:

We appreciate your business at First American Title. If we can be of further assistance, please don't hesitate to contact us. Your Success is Our Success!

Your Customer Service Team,



***When your client prefers First American Title, please specify us as their title company of choice in the Title and Closing sections of the MLS form.***

*This title information has been furnished without charge by First American Title Company in conformance with the rules established by the Idaho Insurance Commissioner. Although care has been taken in the preparation of this information, it is furnished as a public service and the company assumes no liability for its completeness or accuracy.*

**Bonner County Parcel Information**



419 North Second Avenue  
P.O. Box 802  
Sandpoint, ID 83864  
Tel: (208) 263-6833  
Fax: (208) 263-5890

**Parcel Information**

Parcel #: **RP023660000010A**

Site Address: GARFIELD BAY RD  
SAGLE ID 83860

Owner: MC LAUGHLIN, E MOLLY  
11202 BALDY MOUNTAIN RD  
SANDPOINT, ID 83864

Township/Range/Section: T: 56N R: 01W S: 07 Q:

Parcel Size: 5.00 Acres ( Sq. Ft.)

Lot Dimensions: Front: - Depth:

Census Tract/Block: 950900/3000

Total Land Value: \$120,000

Total Impr Value:

Total Value: \$120,000

**Legal**

7-56N-1W ELK RIDGE ESTATES LOT 1

*> prior owner ✓*

**Land**

Land Use: D2 -

Zoning: - Rural

School District:

Bldg Ct:

**Improvement**

Year Built:

A/C:

Bathrooms:

Stories:

Bedrooms:

Heat:

Fin. Sq Ft:

Garage:

Roof Covering:

Basement:

Carport:

Pool:

Ext. Wall:

Fireplace:

Foundation:

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.

4/15/10

PAO410 - PARCEL MASTER INQUIRY

09:30:49

PARCEL: RP 023660000010 A

F9=MS

F17=DD F19=SP

F24=LD

LEGAL DESCRIPTION

MOUNTAIN WEST BANK

7-56N-1W ELK RIDGE ESTATES  
LOT 1

PO BOX 1059

ProVal Area Number 1

CODE AREA 99-0000 OWNER CD \_\_\_\_\_

COEUR D'ALENE ID 83816-1059

PARC TYPE D2 LOC CODE 1505

GARFIELD BAY RD 83860

EFFDATE 3172007 EXPDATE \_\_\_\_\_

PREV PARCEL RP56N01W075555T

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2006	5000	AC	120000				

TOTALS 5000 120000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=Nm F7=LG  
 F8=CT F13=TM F18=HS F20=SrcH

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000010 A YEAR 2009

BILL# 23274

TXPKEY: RP023660000010A

BILLED TO: MC LAUGHLIN, E MOLLY

NAME MOUNTAIN WEST BANK

CODE AREA 99-0000

ACCT TYP

BANK FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

120,000

HARDSHIP

HOMEOWNER

COEUR D'ALENE ID 83816-1059

NET MARKET

120,000

TAX AMOUNT

713.26

LEGAL 7-56N-1W ELK RIDGE ESTATES  
LOT 1

LESS: CIRCUIT

PLUS: SPECIALS

3.50

NET TAX BILLED

716.76

TAX PAYMENTS

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

716.76

GARFIELD BAY RD 83860

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE  
F18=HISTORY NAME/ADDR

PMPKEY: RP 023660000010 A YEAR 2009

BILL# 23274

## Tax Overview

Parcel Number RP 023660000010 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
RP 023660000010	A				23274	120000	716.76
RP 023660000010	A				22952	120000	695.72
RP 023660000010	A				22317	192500	862.44
RP 56N01W075555	T		PAID	IN FULL	29532	217620	923.90
RP 56N01W075555	T		PAID	IN FULL	28582	80600	710.48
RP 56N01W075551	T		PAID	IN FULL	28110	180759	1619.94
RP 56N01W075551	T		PAID	IN FULL			1929.84
RP 56N01W075551	T	D	PAID	IN FULL			763.80
RP 56N01W075551	T	Y	PAID	IN FULL		25460	1521.60
RP 56N01W075551	T		PAID	IN FULL	27739	175390	1501.84
RP 56N01W075551	T		PAID	IN FULL	27134	175953	More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

**Bonner County Parcel Information**



419 North Second Avenue  
P.O. Box 802  
Sandpoint, ID 83864  
Tel: (208) 263-6833  
Fax: (208) 263-5890

**Parcel Information**

Parcel #: **RP02366000020A**

Site Address: GARFIELD BAY RD  
SAGLE ID 83860

Owner: MC LAUGHLIN, E MOLLY  
11202 BALDY MOUNTAIN RD  
SANDPOINT, ID 83864

**Legal**

7-56N-1W ELK RIDGE ESTATES LOT 2

> prior owner

Township/Range/Section: T: 56N R: 01W S: 07 Q:

Parcel Size: 5.00 Acres ( Sq. Ft.)

Lot Dimensions: Front: - Depth:

Census Tract/Block: 950900/3000

Total Land Value: \$120,000

Total Impr Value:

Total Value: \$120,000

**Land**

Land Use: D2 -

Zoning: - Rural

School District:

Bldg Ct:

**Improvement**

Year Built:

A/C:

Bathrooms:

Stories:

Bedrooms:

Heat:

Fin. Sq Ft:

Garage:

Roof Covering:

Basement:

Carpport:

Pool:

Ext. Wall:

Fireplace:

Foundation:

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4/15/10

PAO410 - PARCEL MASTER INQUIRY

09:32:44

PARCEL: RP 023660000020 A

F9=MS

F17=DD F19=SP

F24=LD

LEGAL DESCRIPTION

MOUNTAIN WEST BANK

7-56N-1W ELK RIDGE ESTATES  
LOT 2

PO BOX 1059

ProVal Area Number 1

CODE AREA 99-0000 OWNER CD \_\_\_\_\_

PARC TYPE D2 LOC CODE 1505

COEUR D'ALENE ID 83816-1059

EFFDATE 3172007 EXPDATE \_\_\_\_\_

GARFIELD BAY RD 83860

PREV PARCEL RP56N01W075555T

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2006	5000	AC	120000				

TOTALS 5000 120000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=NM F7=LG  
 F8=CT F13=TM F18=HS F20=SrcH

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000020 A YEAR 2009

BILL# 23275

TXPKEY: RP023660000020A

BILLED TO: MC LAUGHLIN, E MOLLY

NAME MOUNTAIN WEST BANK

CODE AREA 99-0000

ACCT TYP

BANK FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

120,000

HARDSHIP

HOMEOWNER

COEUR D'ALENE ID 83816-1059

NET MARKET

120,000

TAX AMOUNT

713.26

LEGAL 7-56N-1W ELK RIDGE ESTATES  
LOT 2

LESS: CIRCUIT

PLUS: SPECIALS

3.50

NET TAX BILLED

716.76

TAX PAYMENTS

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

716.76

GARFIELD BAY RD 83860

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE  
F18=HISTORY NAME/ADDR

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

BILL# 23275

PMPKEY: RP 023660000020 A YEAR 2009

Tax Overview

Parcel Number RP 023660000020 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
RP 023660000020	A 2009				23275	120000	716.76
RP 023660000020	A 2008				22953	120000	695.72
RP 023660000020	A 2007				22318	192500	862.44
RP 56N01W075555	T 2006		PAID	IN FULL	29532	217620	923.90
RP 56N01W075555	T 2005		PAID	IN FULL	28582	80600	710.48
RP 56N01W075551	T 2004		PAID	IN FULL	28110	180759	1619.94
RP 56N01W075551	T 2004	D	PAID	IN FULL			1929.84
RP 56N01W075551	T 2004	Y	PAID	IN FULL		25460	763.80
RP 56N01W075551	T 2003		PAID	IN FULL	27739	175390	1521.60
RP 56N01W075551	T 2002		PAID	IN FULL	27134	175953	1501.84

More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

**Bonner County Parcel Information**



419 North Second Avenue  
P.O. Box 802  
Sandpoint, ID 83864  
Tel: (208) 263-6833  
Fax: (208) 263-5890

**Parcel Information**

Parcel #: **RP02366000030A**

Site Address: GARFIELD BAY RD  
SAGLE ID 83860

Owner: MC LAUGHLIN, E MOLLY  
11202 BALDY MOUNTAIN RD  
SANDPOINT, ID 83864

Township/Range/Section: T: 56N R: 01W S: 07 Q:

Parcel Size: 5.00 Acres ( Sq. Ft.)

Lot Dimensions: Front: - Depth:

Census Tract/Block: 950900/3000

Total Land Value: \$90,000

Total Impr Value:

Total Value: \$90,000

**Legal**

7-56N-1W ELK RIDGE ESTATES LOT 3

*- prior owner*

**Land**

Land Use: D2 -

Zoning: - Rural

School District:

Bldg Ct:

**Improvement**

Year Built:

A/C:

Bathrooms:

Stories:

Bedrooms:

Heat:

Fin. Sq Ft:

Garage:

Roof Covering:

Basement:

Carport:

Pool:

Ext. Wall:

Fireplace:

Foundation:

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4/15/10

PAO410 - PARCEL MASTER INQUIRY

09:48:43

PARCEL: RP 023660000030 A

F9=MS

F17=DD F19=SP

F24=LD

LEGAL DESCRIPTION

7-56N-1W ELK RIDGE ESTATES  
LOT 3

MOUNTAIN WEST BANK

ProVal Area Number 1

CODE AREA 99-0000 OWNER CD \_\_\_\_\_

PARC TYPE D2 LOC CODE 1505

EFFDATE 3172007 EXPDATE \_\_\_\_\_

PREV PARCEL RP56N01W075555T

PO BOX 1059

COEUR D'ALENE ID 83816-1059

GARFIELD BAY RD 83860

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2006	5000	AC	90000				

TOTALS

5000

90000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=NM F7=LG  
 F8=CT F13=TM F18=HS F20=SrcH

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000030 A YEAR 2009

BILL# 23276

TXPKEY: RP023660000030A

BILLED TO: MC LAUGHLIN, E MOLLY

NAME MOUNTAIN WEST BANK

CODE AREA 99-0000

ACCT TYP

BANK FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

90,000

HARDSHIP

HOMEOWNER

COEUR D'ALENE ID 83816-1059

NET MARKET

90,000

TAX AMOUNT

534.88

LEGAL 7-56N-1W ELK RIDGE ESTATES  
LOT 3

LESS: CIRCUIT

PLUS: SPECIALS

3.50

NET TAX BILLED

538.38

TAX PAYMENTS

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

538.38

GARFIELD BAY RD 83860

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE  
F18=HISTORY NAME/ADDR

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000030 A YEAR 2009

BILL# 23276

Tax Overview

Parcel Number RP 023660000030 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
<u>RP 023660000030</u>	A				23276	90000	538.38
<u>RP 023660000030</u>	A				22954	90000	522.60
<u>RP 023660000030</u>	A				22319	137500	616.94
<u>RP 56N01W075555</u>	T		PAID	IN FULL	29532	217620	923.90
<u>RP 56N01W075555</u>	T		PAID	IN FULL	28582	80600	710.48
<u>RP 56N01W075551</u>	T		PAID	IN FULL	28110	180759	1619.94
<u>RP 56N01W075551</u>	T	D	PAID	IN FULL			1929.84
<u>RP 56N01W075551</u>	T	Y	PAID	IN FULL		25460	763.80
<u>RP 56N01W075551</u>	T		PAID	IN FULL	27739	175390	1521.60
<u>RP 56N01W075551</u>	T		PAID	IN FULL	27134	175953	1501.84

More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

**Bonner County Parcel Information**



419 North Second Avenue  
P.O. Box 802  
Sandpoint, ID 83864  
Tel: (208) 263-6833  
Fax: (208) 263-5890

**Parcel Information**

Parcel #: **RP02366000040A**

Site Address: GARFIELD BAY RD  
SAGLE ID 83860

Owner: MC LAUGHLIN, E MOLLY  
11202 BALDY MOUNTAIN RD  
SANDPOINT, ID 83864

Township/Range/Section: T: 56N R: 01W S: 07 Q:

Parcel Size: 5.00 Acres ( Sq. Ft.)

Lot Dimensions: Front: - Depth:

Census Tract/Block: 950900/3000

Total Land Value: \$120,000

Total Impr Value:

Total Value: \$120,000

**Legal**

7-56N-1W ELK RIDGE ESTATES LOT 4

*> PRIOR OWNER*

**Land**

Land Use: D2 -

Zoning: - Rural

School District:

Bldg Ct:

**Improvement**

Year Built:

A/C:

Bathrooms:

Stories:

Bedrooms:

Heat:

Fin. Sq Ft:

Garage:

Roof Covering:

Basement:

Carport:

Pool:

Ext. Wall:

Fireplace:

Foundation:

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4/15/10

PAO410 - PARCEL MASTER INQUIRY

09:49:21

PARCEL: RP 023660000040 A

F9=MS

F17=DD F19=SP

F24=LD

MOUNTAIN WEST BANK

LEGAL DESCRIPTION

7-56N-1W ELK RIDGE ESTATES  
LOT 4

PO BOX 1059

ProVal Area Number 1

CODE AREA 99-0000 OWNER CD \_\_\_\_\_

PARC TYPE D2 LOC CODE 1505

COEUR D'ALENE ID 83816-1059

EFFDATE 3172007 EXPDATE \_\_\_\_\_

GARFIELD BAY RD 83860

PREV PARCEL RP56N01W075555T

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2006	5000	AC	120000				

TOTALS 5000 120000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=NM F7=LG  
 F8=CT F13=TM F18=HS F20=SrcH

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000040 A YEAR 2009

BILL# 23277

TXPKEY: RP023660000040A

BILLED TO: MC LAUGHLIN, E MOLLY

NAME MOUNTAIN WEST BANK

CODE AREA 99-0000

ACCT TYP

BANK FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

120,000

HARDSHIP

HOMEOWNER

COEUR D'ALENE ID 83816-1059

NET MARKET

120,000

LEGAL 7-56N-1W ELK RIDGE ESTATES  
LOT 4

TAX AMOUNT

713.26

LESS: CIRCUIT

PLUS: SPECIALS

3.50

NET TAX BILLED

716.76

TAX PAYMENTS

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

716.76

GARFIELD BAY RD 83860

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE  
F18=HISTORY NAME/ADDR

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000040 A YEAR 2009

BILL# 23277

Tax Overview

Parcel Number RP 023660000040 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
RP 023660000040	A	2009			23277	120000	716.76
RP 023660000040	A	2008			22955	120000	695.72
RP 023660000040	A	2007			22320	192500	862.44
RP 56N01W075555	T	2006		PAID IN FULL	29532	217620	923.90
RP 56N01W075555	T	2005		PAID IN FULL	28582	80600	710.48
RP 56N01W075551	T	2004		PAID IN FULL	28110	180759	1619.94
RP 56N01W075551	T	2004	D	PAID IN FULL			1929.84
RP 56N01W075551	T	2004	Y	PAID IN FULL		25460	763.80
RP 56N01W075551	T	2003		PAID IN FULL	27739	175390	1521.60
RP 56N01W075551	T	2002		PAID IN FULL	27134	175953	1501.84

More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

**Bonner County Parcel Information**



419 North Second Avenue  
P.O. Box 802  
Sandpoint, ID 83864  
Tel: (208) 263-6833  
Fax: (208) 263-5890

**Parcel Information**

Parcel #: **RP02366000050A**

Site Address: GARFIELD BAY RD  
SAGLE ID 83860

Owner: MC LAUGHLIN, E MOLLY  
11202 BALDY MOUNTAIN RD  
SANDPOINT, ID 83864

Township/Range/Section: T: 56N R: 01W S: 07 Q:

Parcel Size: 5.00 Acres ( Sq. Ft.)

Lot Dimensions: Front: - Depth:

Census Tract/Block: 950900/3000

Total Land Value: \$100,000

Total Impr Value:

Total Value: \$100,000

**Legal**

7-56N-1W ELK RIDGE ESTATES LOT 5

*- prior owner*

**Land**

Land Use: D2 -

Zoning: - Rural

School District:

Bldg Ct:

**Improvement**

Year Built:

A/C:

Bathrooms:

Stories:

Bedrooms:

Heat:

Fin. Sq Ft:

Garage:

Roof Covering:

Basement:

Carport:

Pool:

Ext. Wall:

Fireplace:

Foundation:

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4/15/10

PAO410 - PARCEL MASTER INQUIRY

09:49:59

PARCEL: RP 023660000050 A

F9=MS

F17=DD F19=SP

F24=LD

LEGAL DESCRIPTION

MOUNTAIN WEST BANK

7-56N-1W ELK RIDGE ESTATES  
LOT 5

PO BOX 1059

ProVal Area Number 1

CODE AREA 99-0000 OWNER CD \_\_\_\_\_

COEUR D'ALENE ID 83816-1059

PARC TYPE D2 LOC CODE 1505

GARFIELD BAY RD 83860

EFFDATE 3172007 EXPDATE \_\_\_\_\_

PREV PARCEL RP56N01W075555T

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2006	5000	AC	100000				

TOTALS 5000 100000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=NM F7=LG  
 F8=CT F13=TM F18=HS F20=SrcH

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000050 A YEAR 2009

BILL# 23278

TXPKEY: RP023660000050A

BILLED TO: MC LAUGHLIN, E MOLLY

NAME MOUNTAIN WEST BANK

CODE AREA 99-0000

ACCT TYP

BANK FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

100,000

HARDSHIP

HOMEOWNER

COEUR D'ALENE ID 83816-1059

NET MARKET

100,000

TAX AMOUNT

594.36

LEGAL 7-56N-1W ELK RIDGE ESTATES

LESS: CIRCUIT

LOT 5

PLUS: SPECIALS

3.50

NET TAX BILLED

597.86

TAX PAYMENTS

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

597.86

GARFIELD BAY RD 83860

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE  
F18=HISTORY NAME/ADDR

4/15/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 023660000050 A YEAR 2009

BILL# 23278

Tax Overview

Parcel Number RP 023660000050 A

Tax Key	Year	Type	Paid	Status	Bill#	Grss Mrkt	Gross Taxes
RP 023660000050	A	2009			23278	100000	597.86
RP 023660000050	A	2008			22956	100000	580.32
RP 023660000050	A	2007			22321	137500	616.94
RP 56N01W075555	T	2006	PAID	IN FULL	29532	217620	923.90
RP 56N01W075555	T	2005	PAID	IN FULL	28582	80600	710.48
RP 56N01W075551	T	2004	PAID	IN FULL	28110	180759	1619.94
RP 56N01W075551	T	2004	D PAID	IN FULL			1929.84
RP 56N01W075551	T	2004	Y PAID	IN FULL		25460	763.80
RP 56N01W075551	T	2003	PAID	IN FULL	27739	175390	1521.60
RP 56N01W075551	T	2002	PAID	IN FULL	27134	175953	1501.84

More...

F3=Exit Rollup/Rolldown

F18=HISTORY NAME/ADDR

E

# ELK RIDGE ESTATES

IN A SECTION 20, TOWNSHIP 20S, RANGE 10E, DISTRICT 10, BOISE MERIDIAN, BANNER COUNTY, IDAHO

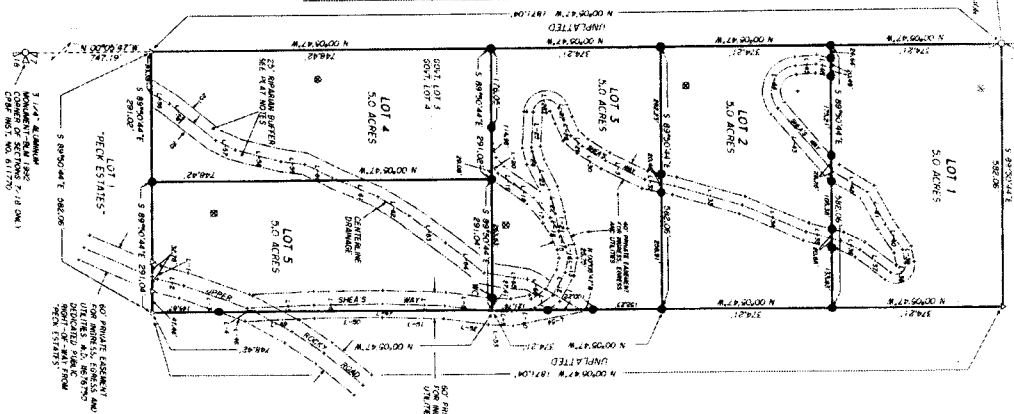
Subject Property

- NOTES TO PLAN**
1. A minimum 2,000 gallon water storage system shall be installed on each lot capable of receiving runoff from the roof and/or driveway, and the runoff shall be directed to an equipment system.
  2. Roads within this subdivision are private, and have not been constructed to county standards. No maintenance of the property owners until such time as they are constructed to county standards for maintenance of the roads. The roadway, street and the county's maintenance system by the Banner County Board of Commissioners.
  3. This plan is subject to a private maintenance agreement recorded as instrument No. \_\_\_\_\_.
  4. Noise mitigation shall be maintained within 25' of the road.
  5. Lots will be served by individual wells and septic systems.

**EASEMENTS OF RECORD**

1. A 60' wide easement, 30' each side of the existing road, recorded November 12, 1984, instrument No. 27254, official records.
2. A 60' wide easement, 30' each side of existing road, recorded March 12, 1984, instrument No. 28381, official records.
3. An easement granted to Northern Lights, Inc., recorded April 8, 1984, instrument No. 48306, official records.
4. An easement granted to Northern Lights, Inc., recorded April 17, 1986, instrument No. 48364, official records.
5. An assignment of right of access across existing roads, granted instrument No. 48370, official records.

CODE	CENTRAL	REMAINING	DISTANCE
1-1	N 21°04'15"	1.20	1.20
1-2	N 14°04'15"	1.20	1.20
1-3	N 28°04'15"	1.20	1.20
1-4	N 28°04'15"	1.20	1.20
1-5	N 28°04'15"	1.20	1.20
1-6	N 28°04'15"	1.20	1.20
1-7	N 28°04'15"	1.20	1.20
1-8	N 28°04'15"	1.20	1.20
1-9	N 28°04'15"	1.20	1.20
1-10	N 28°04'15"	1.20	1.20
1-11	N 28°04'15"	1.20	1.20
1-12	N 28°04'15"	1.20	1.20
1-13	N 28°04'15"	1.20	1.20
1-14	N 28°04'15"	1.20	1.20
1-15	N 28°04'15"	1.20	1.20
1-16	N 28°04'15"	1.20	1.20
1-17	N 28°04'15"	1.20	1.20
1-18	N 28°04'15"	1.20	1.20
1-19	N 28°04'15"	1.20	1.20
1-20	N 28°04'15"	1.20	1.20
1-21	N 28°04'15"	1.20	1.20
1-22	N 28°04'15"	1.20	1.20
1-23	N 28°04'15"	1.20	1.20
1-24	N 28°04'15"	1.20	1.20
1-25	N 28°04'15"	1.20	1.20
1-26	N 28°04'15"	1.20	1.20
1-27	N 28°04'15"	1.20	1.20
1-28	N 28°04'15"	1.20	1.20
1-29	N 28°04'15"	1.20	1.20
1-30	N 28°04'15"	1.20	1.20
1-31	N 28°04'15"	1.20	1.20
1-32	N 28°04'15"	1.20	1.20
1-33	N 28°04'15"	1.20	1.20
1-34	N 28°04'15"	1.20	1.20
1-35	N 28°04'15"	1.20	1.20
1-36	N 28°04'15"	1.20	1.20
1-37	N 28°04'15"	1.20	1.20
1-38	N 28°04'15"	1.20	1.20
1-39	N 28°04'15"	1.20	1.20
1-40	N 28°04'15"	1.20	1.20
1-41	N 28°04'15"	1.20	1.20
1-42	N 28°04'15"	1.20	1.20
1-43	N 28°04'15"	1.20	1.20
1-44	N 28°04'15"	1.20	1.20
1-45	N 28°04'15"	1.20	1.20
1-46	N 28°04'15"	1.20	1.20



CODE	REMAINING	DISTANCE
1-1	1.20	1.20
1-2	1.20	1.20
1-3	1.20	1.20
1-4	1.20	1.20
1-5	1.20	1.20
1-6	1.20	1.20
1-7	1.20	1.20
1-8	1.20	1.20
1-9	1.20	1.20
1-10	1.20	1.20
1-11	1.20	1.20
1-12	1.20	1.20
1-13	1.20	1.20
1-14	1.20	1.20
1-15	1.20	1.20
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1-19	1.20	1.20
1-20	1.20	1.20
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1-22	1.20	1.20
1-23	1.20	1.20
1-24	1.20	1.20
1-25	1.20	1.20
1-26	1.20	1.20
1-27	1.20	1.20
1-28	1.20	1.20
1-29	1.20	1.20
1-30	1.20	1.20
1-31	1.20	1.20
1-32	1.20	1.20
1-33	1.20	1.20
1-34	1.20	1.20
1-35	1.20	1.20
1-36	1.20	1.20
1-37	1.20	1.20
1-38	1.20	1.20
1-39	1.20	1.20
1-40	1.20	1.20
1-41	1.20	1.20
1-42	1.20	1.20
1-43	1.20	1.20
1-44	1.20	1.20
1-45	1.20	1.20
1-46	1.20	1.20

CODE	REMAINING	DISTANCE
1-1	1.20	1.20
1-2	1.20	1.20
1-3	1.20	1.20
1-4	1.20	1.20
1-5	1.20	1.20
1-6	1.20	1.20
1-7	1.20	1.20
1-8	1.20	1.20
1-9	1.20	1.20
1-10	1.20	1.20
1-11	1.20	1.20
1-12	1.20	1.20
1-13	1.20	1.20
1-14	1.20	1.20
1-15	1.20	1.20
1-16	1.20	1.20
1-17	1.20	1.20
1-18	1.20	1.20
1-19	1.20	1.20
1-20	1.20	1.20
1-21	1.20	1.20
1-22	1.20	1.20
1-23	1.20	1.20
1-24	1.20	1.20
1-25	1.20	1.20
1-26	1.20	1.20
1-27	1.20	1.20
1-28	1.20	1.20
1-29	1.20	1.20
1-30	1.20	1.20
1-31	1.20	1.20
1-32	1.20	1.20
1-33	1.20	1.20
1-34	1.20	1.20
1-35	1.20	1.20
1-36	1.20	1.20
1-37	1.20	1.20
1-38	1.20	1.20
1-39	1.20	1.20
1-40	1.20	1.20
1-41	1.20	1.20
1-42	1.20	1.20
1-43	1.20	1.20
1-44	1.20	1.20
1-45	1.20	1.20
1-46	1.20	1.20



**ROBERT C. LAMBIRTH**  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 791  
 CLARK FORK, ID. 83411  
 208-284-1238  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 1-1-77

**LEGEND**

- Section and One Quarter Corners as noted
- Computed distance
- Set 3/8" rebar/ yellow cap/ R/S 0561
- Boundary of surveyed lots
- Centerline and boundaries of
- Existing 5/8" rebar/ yellow cap/ R/S 5361
- Approved boundary 1/2" hole size
- MC - Witness Corner to property corner
- Rebaron buffer boundary

**NOTED FOR:**  
 New McLaughlin  
 400 Sweetser Street  
 Sandpoint, Idaho 83864

**GRAPHIC SCALE - FEET**  
 0 150 300 450

**TRIM NORTH**

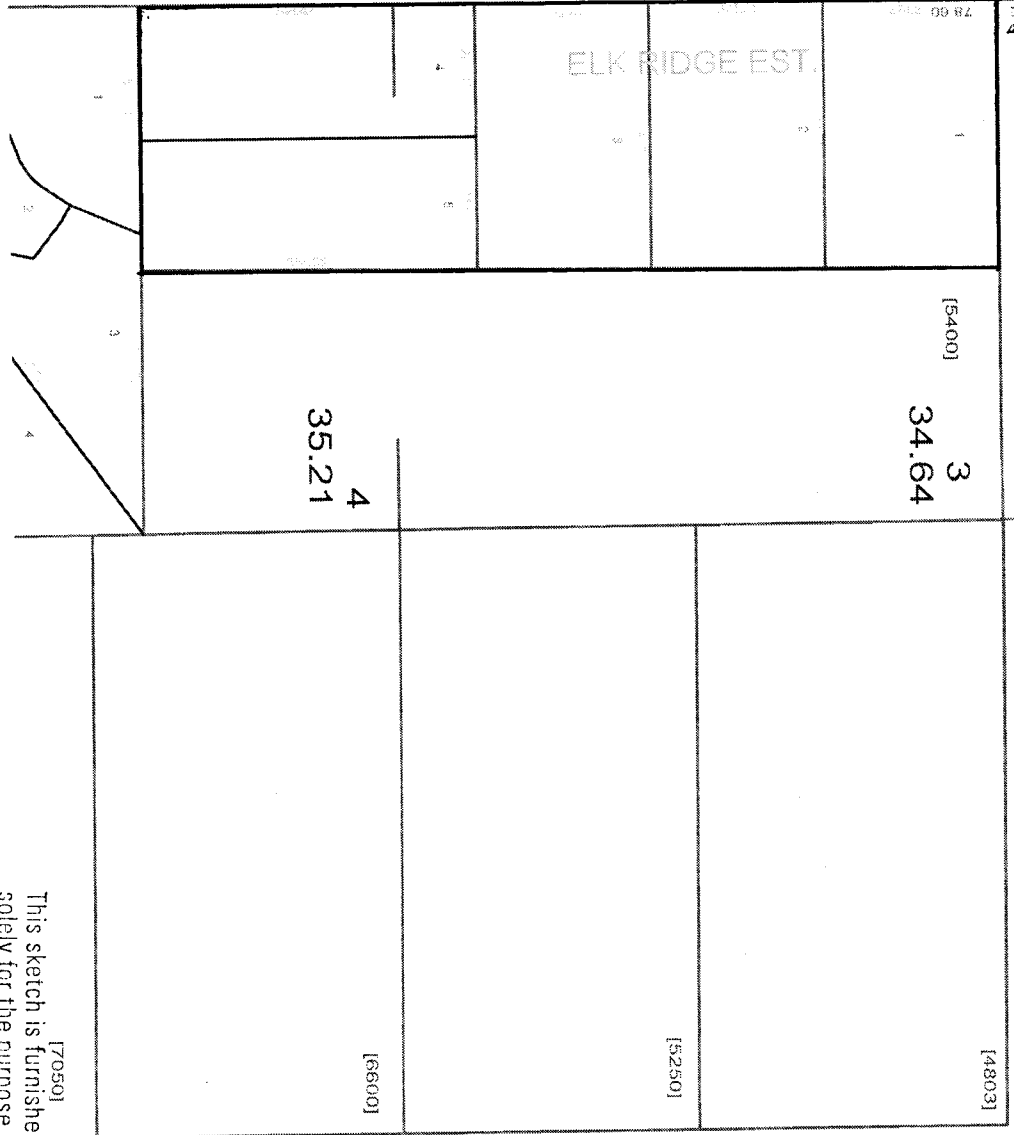
**DATE OF RECORDING: 7-18-04**  
 COUNTY: BOISE  
 DISTRICT: 10E  
 TOWNSHIP: 20S



31 32 33 34 35 36

Subject Property

DATE	REVISION	DATE	CHECK
(SAY)	1 /	R.M.S.	BY
[400] [660] [800]		09/06	R.M.S.
PECK ESTATES		02/07	R.M.S.
ELK RIDGE EST		02/87	R.M.S.
[6250] [4803]		08/08	R.M.S.



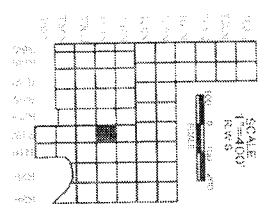
This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the Company assumes no liability for inaccuracies therein.

ERRNMENT

N

Map of Section 7, T14N, R14W, S10E, showing the location of the property described in the accompanying plat.

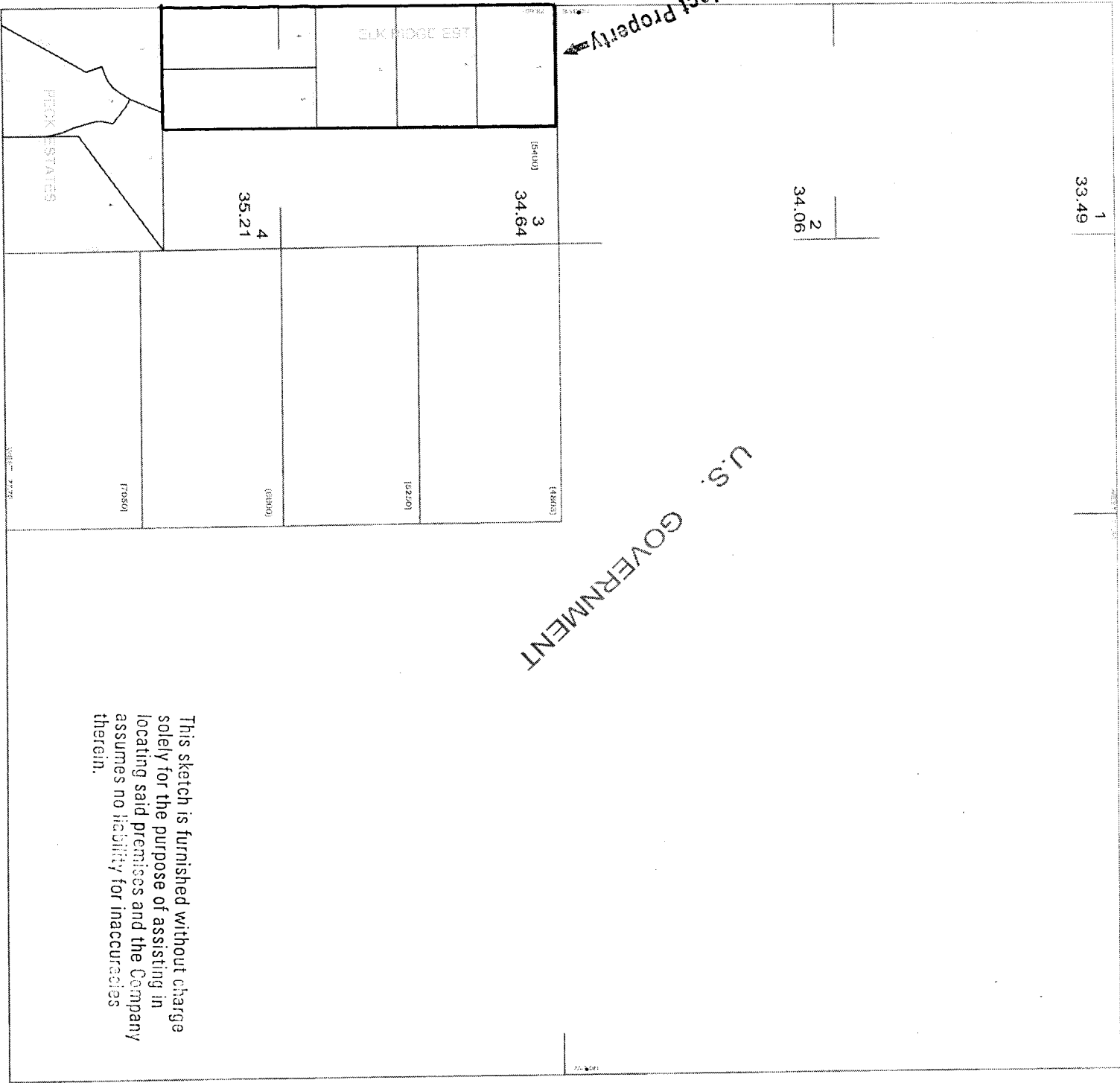
MONTEZUMA COUNTY



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

SECTION	ACRES	FRAC.	AREA	PERCENT
1	34.64	1/4	34.64	100.00
2	34.06	1/4	34.06	100.00
3	35.21	1/4	35.21	100.00

Subject Property



T56N, R14W, SEC. 07

U.S. GOVERNMENT

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.

N ↑

788550

56380

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 Bonner County, Idaho, particularly described as follows:

A portion of Government Lot 3 and Government Lot 4, Section 7, Township 56 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the West One Quarter of Section 7, said point being the True Point of Beginning;

Thence South 00°05'47" East for a distance of 1871.04 feet along the West boundary of Section 7;

Thence South 89°50'44" East for a distance of 582.06 feet leaving said West boundary;

Thence North 00°05'47" West for a distance of 1871.04 feet to the North boundary of Government Lot 3;

Thence North 89°50'44" West for a distance of 582.06 feet to the True Point of Beginning;

Now known as Lots 1, 2, 3, 4 and 5 of ELK RIDGE ESTATES, according to the Official Plat thereof, recorded in Book 8 of Plats, Page 46, as Instrument No. 709949, records of Bonner County, Idaho.

TOGETHER WITH a perpetual easement for ingress and egress over and across the South 100 feet of the East 50 feet of said East half of the Southeast quarter of the Southeast quarter of Section 12, Township 56 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Also together with and subject to an easement over a road as it existed January 21, 2005 for ingress, egress and utilities for the benefit of the remainder lands in Government Lot 4 and Government Lot 3, Section 7, Township 56 North, Range 1 West, Boise Meridian, Bonner County, Idaho and further described in Instrument No. 278542 and 283481, records of Bonner County, Idaho.

TOGETHER WITH an easement for ingress, egress and utilities, 60 feet in width, 30 feet each side of centerline, a portion of which extends over the following described parcel in Government Lots 3 and 4 of Section 7, Township 56 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the West one quarter corner of said Section 7;

Thence South 89°50'44" East for a distance of 582.06 feet;

Thence South 00°05'47" East for a distance of 900.64 feet to the True Point of Beginning for said parcel;

TRUSTEE'S DEED

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Thence South 00°05'47" East for a distance of 824.72 feet, to the East boundary of said easement;

Thence North 20°04'32" East for a distance of 62.19 feet along said East boundary;

Thence North 02°11'07" West for a distance of 152.21 feet along said East boundary;

Thence North 00°43'13" West for a distance of 149.89 feet along said East boundary;

Thence North 01°50'04" East for a distance of 134.86 feet along said East boundary;

Thence North 07°38'20" East for a distance of 99.85 feet along said East boundary;

Thence North 02°34'45" East for a distance of 54.47 feet along said East boundary;

Thence North 11°15'49" West for a distance of 179.63 feet along said East boundary, to the True Point of Beginning.

Commonly Known as: TBD Upper Rocky Road, Sagle, ID, 83860.

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

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: E. MOLLY MCLAUGHLIN, AN UNMARRIED PERSON

TRUSTEE: SANDPOINT TITLE INSURANCE, INC.

BENEFICIARY: MOUNTAIN WEST BANK

ORIGINAL AMOUNT: \$191,200.00

DATED/RECORDED: MAY 16, 2006/MAY 17, 2005

INSTRUMENT NO.: 676751

SAID INSTRUMENT WAS MODIFIED BY AGREEMENT:

DATED/RECORDED: JUNE 3, 2009/JUNE 25, 2009

INSTRUMENT NO.: 774640

(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 October 2009, Inst. No. 781489, records of Bonner 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:

TRUSTEE'S DEED

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Affidavit by Trustee	Recorded 23 October 2009	Bonner County, Idaho, Inst. No. 781935
Affidavit of Service	Recorded 5 January 2010	Bonner County, Idaho, Inst. No. 785780
Affidavit of Publication	Recorded 5 January 2010	Bonner County, Idaho, Inst. No. 785779

(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 26 February 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 ONE HUNDRED SEVENTY-NINE THOUSAND Dollars (\$179,000.00), 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: 26 February, 2010

  
 \_\_\_\_\_  
 PAUL R. HARRINGTON, Trustee

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

On 26 February, 2010 before me, Kristine M. Scott, 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.

Kristine M. Scott  
Notary Public  
State of Idaho

Kristine M. Scott  
Notary Public for Idaho  
Residing at Post Falls  
Commission Expires 12/21/2010

SANDPOINT TITLE INSURANCE  
2010 MAR - 11 P 2:03  
MARIE SCOTT  
BONNER COUNTY RECORDER  
DEPUTY

TRUSTEE'S DEED

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CATHERINE L. DULLEA, CHTD.  
Attorney at Law  
101 North Fourth Avenue, Suite 204  
Sandpoint, ID 83864  
Phone: (208) 265-2276  
Fax: (208) 265-1556

FILED BY  
*Witch*  
2006 AUG -3 P 2: 59  
1200  
MARIE SCOTT  
BONNER COUNTY RECORDER  
*MS* DEPUTY

709950

**DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS FOR ELK RIDGE ESTATES**

The Declarant, as owner of the real estate described herein, intends by this document to impose upon the property described herein mutually beneficial restrictions and covenants which are designed to touch and concern the Elk Ridge Estates as a residential development for the benefit of all of the lots and the owners or occupiers thereof. The legal description of the property which these covenants, conditions, and restrictions are imposed upon is as follows:

Elk Ridge Estates, according to the plat thereof, recorded at Book 8, page 46, records of Bonner County, Idaho.

The Declarant intends that all lot owners and occupiers in Elk Ridge Estates shall have mutual rights of enforcement of these covenants and restrictions by seeking legal and or equitable relief.

The Declarant hereby declares that the property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved subject to the following declarations, limitations, covenants, conditions, restrictions, and servitudes, all of which are for the purpose of enhancing and protecting the value and attractiveness of the property, and every part thereof, all in accordance with the use of the property as a residential community.

All of the limitations, covenants, conditions, and restrictions shall constitute restrictive covenants, equitable servitudes, and encumbrances, which shall run with the land and shall be perpetually binding upon the real estate, the Declarant and her successors-in-interest and assigns, and all parties having or acquiring any right, title, or interest in or any lot of Elk Ridge Estates.

The limitations, covenants, conditions and restriction hereby imposes upon Elk Ridge Estates are as follows:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS 1

1. Use of Lots: All lots shall be used only for single-family residential purposes by the owner and his or her family, or by a single-family tenant. All exterior construction and finish work shall be completed within one year from commencement of construction. No modular, manufactured, trailer house, or mobile homes may be placed on any lot as a permanent residence or storage facility for longer than one year.
2. Commercial Use: No owner, tenant, or other person shall at any time conduct, or permit to be conducted, on any lot, any trade or business of any kind, either commercial or religious, including, but not limited to, school, nursery, outpatient treatment, rehabilitation or recovery facilities; nor shall said premises be used for any other purpose whatsoever except for the purpose of a private dwelling or residence for one family. Home occupations of family members, which have no exterior visibility, are not prohibited, provided they are conducted totally within the residence, are not open to the public, and do not generate extra vehicular traffic or street parking and comply with county ordinance provisions.
3. Lot Maintenance: Each lot and the exterior appearance of improvements thereon shall be maintained in a clean, neat and orderly condition, and in good repair at all times. No inoperable vehicles, salvage materials, or debris of any type shall be stored or parked on any lot at any time.
4. Road Maintenance of Shea's Way: All lots shall share equally in the maintenance of Shea's Way as it appears on the plat of Elk Ridge Estates. Said maintenance may be executed by any owner of the affected lots. Maintenance expenses shall be approved by owners of at least 3 lots prior to reimbursement.
5. One Time Road Maintenance Fee: The first purchaser of each lot in Elk Ridge Estates, not including the Declarant, shall pay a one time fee of \$3,500.00 to the Rocky Road Maintenance Association to be used for improvements to Rocky Road. This fee must be paid within one year of purchase of the lot, or upon completion of the construction of a residence on the lot, whichever is sooner. This fee is to be paid only once per lot.
6. Road Maintenance Association Membership: Each owner also agrees to become a member of the Rocky Road Maintenance

Association and the Upper Rocky Road Maintenance Association, respectively, and pay all fees and assessments lawfully required by those associations. Each lot in Elk Ridge Estates shall pay 1/10 (One Tenth) of the cost for road maintenance and snow removal for the easement roadway which is 950 feet of Upper Rocky Road. These fees will be paid to the Upper Rocky Road Maintenance Association.

7. All lots shall share equally in the maintenance of the storm water management plan as established for Elk Ridge Estates. Said maintenance may be executed by any owner of the affected lots. Maintenance expenses shall be approved by owners of at least 3 lots prior to reimbursement.
8. Enforcement of Assessment Obligations; Creation of Lien and Personal Obligation of Assessments: The obligation of each Party hereto to pay his or her proportionate share of the maintenance costs shall be a charge on the land and shall be a continuing lien upon said land until paid. Each such unpaid charge shall also be the personal obligation of the owner who was the owner of such lot at the time the assessment for said charges was made. The lien for such assessments shall be subordinate to the lien of any underlying real estate contract, first mortgage or first deed of trust.
9. This Agreement may be enforced by the Declarant, any owner of any lot in the Elk Ridge Estates, and, in the case of road maintenance assessments, the road maintenance association to which the assessment was to be paid.
10. Fireworks: No fireworks will be discharged or ignited on any lot, except for July 4<sup>th</sup> and New Year's Eve celebration fireworks as permitted by federal, state, and local law. Any owner using fireworks shall be fully responsible for all damage caused thereby, regardless of approval of use.
11. Natural Drainage: No owner or occupier shall change or interfere with the natural and or designed drainage of any lot.
12. Modification: These Covenants, Conditions and Restrictions, except Paragraph 10, may be changed by written and recorded amendment, upon the approval of 75% of the owners of lots in Elk Ridge Estates, one vote per lot.

