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### Valiant Idaho, LLC v. North Idaho Resorts, LLC Clerk's Record v. 40 Dckt. 44583

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Vol. **40** of **85**  
IN THE

**SUPREME COURT  
OF THE  
STATE OF IDAHO**

ISC #44583, 44584, 44585  
Bonner #CV2009-1810

**Valiant Idaho, LLC**  
*Cross-Claimant/Respondent*

vs.

**North Idaho Resorts  
JV, LLC  
VP Incorporated**  
*Cross-Defendants/Appellants*

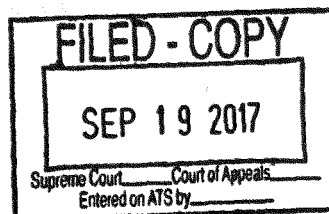
**CLERK'S RECORD ON APPEAL**

*Appealed from the District Court of the First Judicial District  
of the State of Idaho, in and for the County of Bonner*

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**VOLUME XL**

**44583**

## TABLE OF CONTENTS

Title Page .....	Vol. I - 1
Clerk's Record on Appeal.....	Vol. I - 2
Table of Contents.....	Vol. I - 3
Index .....	Vol. I - 34
ROA Report for Case CV2009-1810 – printed May 10, 2017.....	Vol. I - 65
Supreme Court Order re: 44583 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 166
Supreme Court Order re: 44584 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 168
Supreme Court Order re: 44585 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 170
Complaint – filed 10/13/2009 .....	Vol. I - 172
Acknowledgment of Service of Summons and Complaint (VP Inc.) – filed 04/07/2010 .....	Vol. I - 197
Acknowledgment of Service of Summons and Complaint (North Idaho Resorts, LLC) – filed 04/07/2010	Vol. II - 199
Special Appearance on Behalf of Defendant Pensco Trust Co., Custodian FBO Barney Ng – filed 05/24/2010	Vol. II - 201
Answer, Counterclaims, Cross-claims and Third Party Complaint of Defendant ACI Northwest, Inc. – filed 08/09/2010	Vol. II - 204
Special Appearance on Behalf of Defendant Mortgage Fund '08, LLC – filed 10/05/2010 .....	Vol. II - 228
Notice of Appearance – filed 10/14/2010 .....	Vol. II - 233
Reply by R.E. Loans, LLC to Cross-claim by ACI Northwest, Inc. – filed 02/04/2011.....	Vol. II - 237
Affidavit of Service – filed 03/11/2011 .....	Vol. II - 244
R.E. Loans, LLC's Answer to Complaint – filed 04/21/2011.....	Vol. II - 245
Order Granting Leave for Withdrawal of Attorney – filed 05/18/2011 .....	Vol. II - 260
Substitution of Counsel – filed 08/29/2011 .....	Vol. II - 264
Administrative Order – filed 09/27/2011 .....	Vol. II - 267
Stay Order (R.E. Loans, LLC) – filed 09/29/2011.....	Vol. II - 275
Stay Order (Mortgage Fund '08, LLC) – filed 09/29/2011.....	Vol. II - 284
Notice of Appearance – filed 09/29/2011 .....	Vol. II - 290
Assignment of District Court Cases – filed 11/15/2011 .....	Vol. II - 295
Wells Fargo's Motion to Dismiss with Prejudice – filed 01/23/2012.....	Vol. II - 298

Affidavit of Stanley J. Tharp in Support of Defendant Wells Fargo’s Motion to Dismiss with Prejudice – filed 01/23/2012 .....	Vol. II - 302
Order Granting Defendant Wells Fargo’s Motion to Dismiss with Prejudice – filed 03/16/2012 .....	Vol. II - 312
R.E. Loans, LLC’s Request to Lift the Automatic Stay – filed 06/28/2012 .....	Vol. II - 317
Order Granting R.E. Loans, LLC’s Request to Lift Automatic Stay – filed 08/24/2012.....	Vol. II - 325
Order Dismissing all Claims with Prejudice against Interstate Concrete and Asphalt Company – filed 09/13/2012	Vol. II - 330
R.E. Loans, LLC’s Motion to Lift Automatic Stay (Mortgage Fund ’08 LLC) – filed 06/26/2013 .....	Vol. II - 336
Memorandum in Support of R.E. Loans, LLC’s Motion to Lift Automatic Stay (Mortgage Fund ’08 LLC) – filed 06/26/2013 .....	Vol. III - 339
Affidavit of Richard L. Stacey in Support of R.E. Loans, LLC’s Motion to Lift Automatic Stay – filed 06/26/2013	Vol. III - 343
R.E. Loans, LLC’s Motion for Entry of Default (Genesis Golf Builders) – filed 08/12/2013.....	Vol. III - 362
Affidavit of Richard L. Stacey in Support of R.E. Loans, LLC’s Motion for Entry of Default (Genesis Golf Builders) – filed 08/12/2013 .....	Vol. III - 365
Order Granting R.E. Loans, LLC’s Motion to Lift Automatic Stay (Mortgage Fund ’08 LLC) – filed 08/12/2013	Vol. III - 374
R.C. Worst & Company, Inc.’s Motion for Entry of Default (Genesis Golf Builders) – filed 08/14/2013 ....	Vol. III - 378
Default Judgment (Genesis Golf Builders) – filed 08/15/2013.....	Vol. III - 383
Order for Entry of Default (Genesis Golf Builders) – filed 08/15/2013 .....	Vol. III - 386
Clerk’s Entry of Default (Genesis Golf Builders) – filed 08/15/2013 .....	Vol. III - 389
Order for Entry of Default (Genesis Golf Builders, Inc.) – filed 08/29/2013 .....	Vol. III - 392
Clerk’s Entry of Default (Genesis Golf Builders, Inc.) – filed 08/29/2013 .....	Vol. III - 397
Default Judgment (Genesis Golf Builders) – filed 08/29/2013 .....	Vol. III - 402
North Idaho Resorts, LLC’s Motion for Entry of Default (Genesis Golf Builders) – filed 10/25/2013 .....	Vol. III - 407
Affidavit of Susan P. Weeks in Support of North Idaho Resorts, LLC’s Motion for Entry of Default (Genesis Golf Builders) – filed 10/25/2013.....	Vol. III - 412
Order for Entry of Default (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 423
Default Judgment (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 428
Clerk’s Entry of Default (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 433
R.E. Loans, LLC’s Motion for Summary Judgment Against Cross-Claimant ACI Northwest, Inc. – filed 04/29/2014	Vol. III - 438
R.E. Loans, LLC’s Memorandum in Support of its Motion for Summary Judgment Against Cross-claimant ACI Northwest, Inc. – filed 04/29/2014 .....	Vol. III - 441

Declaration of Chad M. Nicholson in Support of R.E. Loans, LLC's Motion for Summary Judgment Against Cross-claimant ACI Northwest, Inc. – filed 04/29/2014 .....	Vol. IV - 451
R.E. Loans, LLC's Motion for Summary Judgment Against Cross-Claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 488
R.E. Loans, LLC's Memorandum in Support of its Motion for Summary Judgment Against Cross-claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 491
Declaration of Richard L. Stacey in Support of R.E. Loans, LLC's Motion for Summary Judgment Against Cross-claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 498
Affidavit of Farley Dakan in Support of R.E. Loans, LLC's Motions for Summary Judgment – filed 04/29/2014	Vol. IV - 532
Affidavit of Charles Reeves in Support of R.E. Loans, LLC's Motions for Summary Judgment – filed 04/29/2014	Vol. V - 551
Order Dismissing R.C. Worst & Company, and All Claims, Counterclaims, and Cross Claims thereof Pursuant to Oral Offer of Resolution Advanced to the Court on May 28, 2014 – filed 06/02/2014 .....	Vol. V - 636
Notice of Change of Firm Affiliation – filed 07/18/2014 .....	Vol. V - 643
Findings re: R.E. Loans, LLC's Motions for Summary Judgment Against ACI Northwest, Inc. – filed 07/21/2014	Vol. V - 647
Judgment – filed 07/21/2014 .....	Vol. V - 653
Motion to Substitute Valiant Idaho, LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 07/21/2014	Vol. V - 656
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant, Idaho LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 07/21/2014 .....	Vol. V - 674
Order Substituting Valiant Idaho, LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 08/07/2014	Vol. V - 667
Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 08/18/2014 .....	Vol. V - 670
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 08/18/2014 .....	Vol. VI - 674
Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 08/19/2014	Vol. VI - 739
Summons on Third Party Complaint brought by Third Party Plaintiff Valiant Idaho, LLC [Pend Oreille Bonner Development Holdings, Inc.] – filed 09/03/2014 .....	Vol. VI - 768
Defendant North Idaho Resorts, LLC's Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 09/04/2014 .....	Vol. VI - 771
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 09/10/2014 .....	Vol. VI - 776
Order Substituting Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 09/12/2014 .....	Vol. VI - 781

JV, LLC's Special Appearance Contesting Jurisdiction; and JV, LLC's Answer to Complaint; and JV, LLC's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure; and JV, LLC's Cross-claim; and JV, LLC's Third Party Complaint – filed 09/15/2014 .....	Vol. VII - 784
Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 09/15/2014 .....	Vol. VII - 844
North Idaho Resorts, LLC's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 09/19/2014 .....	Vol. VII - 860
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 09/25/2014 .....	Vol. VII - 874
Valiant Idaho, LLC's Motion for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014	Vol. VII - 879
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 884
Order for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 896
Clerk's Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 900
ACI Northwest, Inc.'s Responsive Pleading to Valiant Idaho, LLC's Counterclaim, Cross-Claim, and Third-Party Complaint for Judicial Foreclosure – filed 09/29/2014 .....	Vol. VII - 904
Acceptance of Service by VP, Incorporated of Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 10/03/2014 .....	Vol. VII - 908
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 10/03/2014 .....	Vol. VII - 911
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/03/2014 .....	Vol. VII - 913
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/03/2014 .....	Vol. VIII - 918
Motion to Substitute Valiant Idaho, LLC in Place of Mortgage Fund '08 LLC as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 928
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Mortgage Fund '08 LLC as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 933
Motion to Substitute Valiant Idaho, LLC in Place of Pensco Trust Co, as the Real Party in Interest – filed 10/06/2014	Vol. VIII - 941
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Pensco Trust Co. as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 946
Order Regarding Disqualification of Judge – filed 10/06/2014 .....	Vol. VIII - 953
VP, Incorporated's Motion to Dismiss Third Party Complaint – filed 10/06/2014 .....	Vol. VIII - 959
Order of Reassignment – filed 10/09/2014 .....	Vol. VIII - 963
Affidavit of Service – filed 10/20/2014 .....	Vol. VIII - 965

Order for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/21/2014 .....	Vol. VIII - 969
Clerk’s Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/22/2014 .....	Vol. VIII - 973
Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party Complaint – filed 11/05/2014 .....	Vol. VIII - 977
Memorandum in Opposition to VP, Incorporated’s Motion to Dismiss Third Party Complaint or, in the Alternative, Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party Complaint – filed 11/05/2014 .....	Vol. VIII - 982
Third Party Defendant Idaho Club Homeowner’s Association, Inc.’s Motion and Memorandum to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014.....	Vol. VIII - 996
Third Party Defendant Panhandle Management, Incorporated’s Motion and Memorandum to Dismiss Claims Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014.....	Vol. VIII - 1006
Affidavit of Toby McLaughlin in Support of Third Party Defendant Panhandle Management Incorporated’s Motion to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014 .....	Vol. IX - 1015
Affidavit of Toby McLaughlin in Support of Third Party Defendant Idaho Club Homeowner’s Association Inc.’s Motion to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014 .....	Vol. IX - 1100
Defendant VP, Incorporated’s Request for Extension of Time to Respond to Valiant Idaho, LLC’s Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party – filed 11/12/2014....	Vol. X - 1153
VP, Incorporated’s Reply on Motion to Dismiss Third Party Complaint and Response to Motion to Amend Pleadings – filed 11/14/2014 .....	Vol. X - 1156
Order Granting Valiant Idaho, LLC Leave to Serve its Third Party Complaint – filed 11/19/2014 .....	Vol. X - 1160
Order Granting Valiant Idaho, LLC Leave to Amend Answer to Allege a Counterclaim and Cross-Claim – filed 11/19/2014 .....	Vol. X - 1164
Order Substituting Valiant Idaho, LLC in Place of Pensco Trust Co. as the Real Party in Interest – filed 11/19/2014	Vol. X - 1168
Order Substituting Valiant Idaho, LLC in Place of Mortgage Fund ’08 LLC as the Real Party in Interest – filed 11/19/2014 .....	Vol. X - 1171
Order Denying VP, Incorporated’s Motion to Dismiss Third Party Complaint – filed 11/19/2014 .....	Vol. X - 1174
Stipulation to Entry of Judgment Against Pend Oreille Bonner Development, LLC – filed 11/19/2014 .....	Vol. X - 1178
Stipulation to Entry of Judgment Against Charles W. Reeves and Anna B. Reeves – filed 11/19/2014.....	Vol. X - 1200
Stipulation to Entry of Judgment Against Pend Oreille Bonner Development Holdings, Inc. – filed 11/19/2014	Vol. X - 1221
Complaint for Judicial Foreclosure – filed 11/19/2014 .....	Vol. X - 1242
Order Settling Trial and Pretrial Order – filed 11/20/2014 .....	Vol. X - 1270
Order on Stipulation to Entry of Judgment Against Pend Oreille Bonner Development Holdings, Inc. – filed 11/20/2014	Vol. XI - 1276

Order on Stipulation to Entry of Judgment Against Pend Oreille Bonner Development, LLC – filed 11/20/2014	Vol. XI - 1296
Order on Stipulation to Entry of Judgment Against Charles W. Reeves and Ann B. Reeves – filed 11/20/2014 ...	Vol. XI - 1317
Valiant Idaho, LLC’s Motion for Leave to Amend Third Party Complaint to Join an Additional Party – filed 11/24/2014	..... Vol. XI - 1337
Memorandum in Support of Valiant Idaho, LLC’s Motion for Leave to Amend Third Party Complaint to Join an Additional Party – filed 11/24/2014	..... Vol. XI - 1371
Cross-defendant, VP, Incorporated’s Request for Extension of Time to Answer or Otherwise Plead to Valiant, LLC’s Amended Answer to Allege a Counter-Claim and Cross-Claim and to Serve Third Party – filed 12/01/2014	Vol. XI - 1377
Order Granting Cross-defendant, VP, Incorporated’s Request for Extension of Time to Answer or Otherwise Plead to Valiant, LLC’s Amended Answer to Allege a Counter-Claim and Cross-Claim and to Serve Third Party – filed 12/03/2014	Vol. XI - 1379
Valiant Idaho, LLC’s Motion for Entry of Default Against Counter-Defendant Genesis Golf Builders, Inc. – filed 12/08/2014	..... Vol. XI - 1382
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Counter-Defendant Genesis Golf Builders, Inc. – filed 12/08/2014	..... Vol. XI - 1387
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Amy Korengut – filed 12/08/2014	Vol. XI - 1394
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Amy Korengut – filed 12/08/2014	..... Vol. XI - 1399
Affidavit of Non-Military Service in Support of Motion for Entry of Default of Amy Korengut – filed 12/08/2014	Vol. XI - 1409
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Independent Mortgage Ltd. Co. – filed 12/08/2014	..... Vol. XII - 1414
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Independent Mortgage Ltd. Co. – filed 12/08/2014	..... Vol. XII - 1419
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant C.E. Kramer Crane & Contracting, Inc. – filed 12/08/2014	..... Vol. XII - 1429
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant C.E. Kramer Crane & Contracting, Inc. – filed 12/08/2014	..... Vol. XII - 1434
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Netta Source, LLC – filed 12/08/2014	Vol. XII - 1444
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Netta Source, LLC – filed 12/08/2014	..... Vol. XII - 1449
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Montaheno Investments, LLC – filed 12/08/2014	..... Vol. XII - 1459
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Montaheno Investments, LLC – filed 12/08/2014	..... Vol. XII - 1464



Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Russ Capital Group, LLC – filed 12/08/2014 .....	Vol. XII - 1474
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Russ Capital Group, LLC – filed 12/08/2014 .....	Vol. XII - 1479
Valiant Idaho, LLC’s Notice of Intent to Take Default – filed 12/08/2014 .....	Vol. XII - 1489
Order for Entry of Default Against Amy Korengut – filed 12/10/2014.....	Vol. XII - 1495
Clerk’s Entry of Default Against Amy Korengut – filed 12/10/2014.....	Vol. XII - 1498
Order for Entry of Default Against Montaheno Investments, LLC – filed 12/10/2014 .....	Vol. XII - 1501
Clerk’s Entry of Default Against Montaheno Investments, LLC – filed 12/10/2014 .....	Vol. XII - 1504
Order for Entry of Default Against Genesis Golf Builders, Inc. – filed 12/10/2014 .....	Vol. XII - 1507
Clerk’s Entry of Default Against Genesis Golf Builders, Inc. – filed 12/10/2014 .....	Vol. XII - 1511
Order for Entry of Default Against C.E. Kramer Crane & Contracting, Inc. – filed 12/10/2014 .....	Vol. XII - 1515
Clerk’s Entry of Default Against C.E. Kramer Crane & Contracting, Inc. – filed 12/10/2014 .....	Vol. XII - 1518
Order of Entry of Default Against Russ Capital Group, LLC – filed 12/10/2014 .....	Vol. XII - 1521
Clerk’s Entry of Default Against Russ Capital Group, LLC – filed 12/10/2014.....	Vol. XII - 1524
Order for Entry of Default Against Netta Source, LLC – filed 12/10/2014 .....	Vol. XII - 1527
Clerk’s Entry of Default Against Netta Source, LLC – filed 12/10/2014 .....	Vol. XII - 1530
VP, Incorporated’s Answer to Valiant Idaho, LLC’s Counterclaim, Cross-claim and Third-party Complaint for Judicial Foreclosure – filed 12/11/2014 .....	Vol. XII - 1533
Valiant Idaho, LLC’s Reply to: (1) JV LLC’s Answer to Valiant Idaho, LLC’s Counterclaim, Cross-claim and Third-party Complaint for Judicial Foreclosure; and (2) JV LLC’s Cross-claim and Third Party Complaint – filed 12/15/2014.....	Vol. XII - 1541
Stipulation to Entry of Judgment Against First American Title Company of Idaho – filed 12/17/2014 .....	Vol. XIII - 1555
Order on Stipulation to Entry of Judgment Against First American Title Company of Idaho – filed 12/17/2014 .....	Vol. XIII - 1576
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Timberline Investments, LLC – filed 12/22/2014 .....	Vol. XIII - 1596
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Timberline Investments, LLC – filed 12/22/2014 .....	Vol. XIII - 1601
Stipulation to Entry of Judgment Against Dan S. Jacobson; Sage Holdings, LLC; and Steven G. Lazar – filed 01/02/2015 .....	Vol. XIII - 1611
Order for Entry of Default Against Independent Mortgage Ltd. Co. – filed 01/06/2015 .....	Vol. XIII - 1633
Clerk’s Entry of Default Against Independent Mortgage Ltd. Co. – filed 01/06/2015 .....	Vol. XIII - 1636

Order for Entry of Default Against Timberline Investments, LLC – filed 01/06/2015 .....	Vol. XIII - 1639
Clerk’s Entry of Default Against Timberline Investments, LLC – filed 01/06/2015 .....	Vol. XIII - 1642
Order on Stipulation to Entry of Judgment Against Dan S. Jacobson, Sage Holdings LLC and Steven G. Lazar – filed 01/06/2015 .....	Vol. XIII - 1645
Stipulation for Settlement and Dismissal of JV, LLC’s Third Party Complaint Against Idaho Club Homeowner’s Association, Inc. – filed 01/09/2015.....	Vol. XIII - 1666
Stipulation to Entry of Judgment Against Idaho Club Homeowner’s Association, Inc. – filed 01/12/2015.....	Vol. XIII - 1673
Judgment (Dismissal of JV, LLC’s Third Party Complaint Against Idaho Club Homeowner’s Association, Inc.) – filed 01/15/2015 .....	Vol. XIV - 1694
Order on Stipulation to Entry of Judgment Against Idaho Club Homeowner’s Association, Inc. – filed 01/15/2015 .....	Vol. XIV - 1700
Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015.....	Vol. XIV - 1720
Memorandum in Support of Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 .....	Vol. XIV - 1725
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 .....	Vol. XV - 1747
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated (Continued) – filed 01/20/2015 .....	Vol. XVI - 1884
Affidavit of Charles W. Reeves – filed 01/20/2015 .....	Vol. XVII - 1912
Affidavit of Charles W. Reeves (Continued) – filed 01/20/2015 .....	Vol. XVIII - 2039
Notice of Hearing on Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 .....	Vol. XVIII - 2070
JV, LLC’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion for Summary Judgment – filed 02/02/2015 .....	Vol. XIX - 2076
JV, LLC’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion for Summary Judgment (Continued) – filed 02/02/2015 .....	Vol. XX - 2210
JV’s Affidavit of James W. Berry Opposing Valiant’s Motion for Summary Judgment – filed 02/02/2015.....	Vol. XX - 2323
JV, LLC’s Motion to Vacate Valiant’s Hearing Date of February 18, 2015 on its Motion for Summary Judgment, Request for Continuance and Request for Hearing on Short Notice – filed 02/02/2015.....	Vol. XX - 2331
Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Bar K, Inc. – filed 02/02/2015.....	Vol. XX - 2337
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC’s Motion for Entry of Default Against Third Party Defendant Bar K, Inc. – filed 02/02/2015 .....	Vol. XXI - 2342
Order for Entry of Default Against Bar K, Inc. – filed 02/03/2015 .....	Vol. XXI - 2353
Clerk’s Entry of Default Against Bar K, Inc. – filed 02/03/2015 .....	Vol. XXI - 2356

Defendants North Idaho Resorts, LLC and VP Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 02/04/2015 .....	Vol. XXI - 2359
Request for Judicial Notice – filed 02/04/2015 .....	Vol. XXI - 2372
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC and VP, Incorporated – filed 02/04/2015 .....	Vol. XXI - 2392
Stipulation to Entry of Judgment Against Mountain West Bank – filed 02/04/2015 .....	Vol. XXI - 2452
Order on Stipulation to Entry of Judgment Against Mountain West Bank – filed 02/06/2015 .....	Vol. XXII - 2473
Amended Notice of Hearing on Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC and VP, Incorporated – filed 02/13/2015 .....	Vol. XXII - 2493
Judgment (Pucci Construction, Inc.) – filed 02/18/2015 .....	Vol. XXII - 2499
Judgment (ACI Northwest, Inc.) – filed 02/18/2015 .....	Vol. XXII - 2502
JV, LLC's First Supplemental Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 02/27/2015 .....	Vol. XXII - 2505
Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion for Enlargement of Time to File Answers and Responses to Discovery Requests Propounded by Valiant Idaho, LLC – filed 03/02/2015 .....	Vol. XXII - 2516
Memorandum in Reply to JV, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 03/11/2015.....	Vol. XXII - 2519
Supplemental Declaration of Jeff R. Sykes in Support of Memorandum in Reply to JV, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 03/11/2015.....	Vol. XXII - 2528
Memorandum in Reply to North Idaho Resorts, LLC and VP, Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 03/11/2015 .....	Vol. XXII - 2547
Order Granting Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion for Enlargement of Time to File Answers and Responses to Discovery Requests Propounded by Valiant Idaho, LLC – filed 03/12/2015	Vol. XXII - 2557
Memorandum Decision & Order Granting Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 04/14/2015 .....	Vol. XXII - 2560
JV, LLC's Motion to Alter, Amend and to Reconsider the Court's Memorandum Decision and Order Filed 04/14/2015 and Request for Oral Argument Time/Date for a Hearing; Not Yet to be Set – filed 04/28/2015 .....	Vol. XXII - 2579
Motion for Reconsideration and Clarification – filed 04/29/2015 .....	Vol. XXII - 2596
Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion for Enlargement of Time to File Memorandum in Support of Motion for Reconsideration and Clarification – filed 05/11/2015 .....	Vol. XXII - 2598
Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015.....	Vol. XXII - 2600
Memorandum in Support of Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015 ...	Vol. XXII - 2605
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015	Vol. XXIII - 2612

Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015 Vol. XXIII - 2627	
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. XXIV - 2749
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. I - 2751
Declaration of Pamela Lemieux in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. XXIV - 2763
Defendants North Idaho Resorts, LLC and VP Incorporated's Second Motion for Enlargement of Time to File Memorandum in Support of Motion for Reconsideration and Clarification – filed 05/26/2015 .....	Vol. XXIV - 2771
Order for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/29/2015	Vol. XXIV - 2773
Clerk's Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/29/2015	Vol. XXIV - 2777
Renewed Motion for Reconsideration and Clarification – filed 06/16/2015 .....	Vol. XXIV - 2781
Memorandum in Support of Renewed Motion for Reconsideration and Clarification – filed 06/16/2015	Vol. XXIV - 2783
Memorandum Decision and Order Granting Motion for Entry of Final Judgment – filed 06/23/2015 .....	Vol. XXIV - 2791
Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion for Enlargement of Time to File Reply to Plaintiff's Opposition to North Idaho Resorts, LLC and VP, Inc.'s Renewed Motion for Reconsideration and Clarification – filed 07/06/2015 .....	Vol. XXIV - 2799
Memorandum in Opposition to North Idaho Resorts, LLC and VP, Inc.'s Renewed Motion for Reconsideration and Clarification – filed 07/06/2015.....	Vol. XXIV - 2804
Memorandum in Opposition to JV, LLC's Motion to Alter, Amend and to Reconsider the Court's Memorandum Decision and Order Filed 04/14/2015 – filed 07/06/2015 .....	Vol. XXIV - 2820
Reply Memorandum in Support of Renewed Motion for Reconsideration and Clarification – filed 07/07/2015 ...	Vol. XXIV - 2837
Objection to Proposed Final Judgment – filed 07/07/2015 .....	Vol. XXIV - 2844
JV, LLC's Objection to Entry of Final Judgment – as Drafted by Valiant; and Request for a Hearing – filed 07/07/2015	Vol. XXIV - 2847
Memorandum Decision and Order re: 1) JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated's Motions to Reconsider 2) Valiant's Request for Entry of Proposed Final Judgment and Decree of Foreclosure and Sale – filed 07/21/2015	Vol. XXIV - 2856
Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015 .....	Vol. XXV - 2880
Memorandum in Support of Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015	Vol. XXV - 2912
Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015.....	Vol. XXV - 2926

Declaration of Charles W. Reeves in Support of Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015 .....	Vol. XXV - 2959
JV, LLC's Motion to Alter, Amend, and Reconsider the Court's Memorandum Decision and Order re: JV, LLC's Motions to Reconsider, and JV, LLC's Motion for Partial Summary Judgment for Affirmative Relief Concerning JV, LLC's Redemption Deed and as to Valiant's Redemption Deed; and Request for Hearing – filed 07/30/2015 .....	Vol. XXV - 2967
Objection to Motion for an Order of Sale of Real Property – filed 08/04/2015 .....	Vol. XXV - 2981
Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC's Motion for Order of Sale – filed 08/04/2015	Vol. XXVI - 2987
Decree of Foreclosure – filed 08/05/2015 .....	Vol. XXVI - 3075
Judgment – filed 08/05/2015 .....	Vol. XXVI - 3082
JV, LLC's Defendants Trial Exhibit – filed 08/11/2015 .....	Vol. XXVI - 3088
JV, LLC's Motion to Reconsider, Alter, and Amend the Judgment [Rule 11 (b) and Rule 52 (b)]; and Request for Hearing – filed 08/18/2015 .....	Vol. XXVI - 3095
North Idaho Resorts, LLC and VP, Inc.'s Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015 .....	Vol. XXVII - 3114
North Idaho Resorts, LLC and VP, Inc.'s Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015 .....	Vol. XXVII - 3116
Affidavit of Susan P. Weeks in Support of North Idaho Resorts, LLC and VP, Inc.'s Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015 .....	Vol. XXVII - 3133
Valiant Idaho, LLC's Motion to Amend Decree of Foreclosure – filed 08/19/2015 .....	Vol. XXVII - 3240
Memorandum in Support of Valiant Idaho, LLC's Motion to Amend Decree of Foreclosure – filed 08/19/2015	Vol. XXVII - 3244
Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015	Vol. XXVII - 3249
Memorandum in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3253
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3276
Declaration of Charles W. Reeves in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3280
Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015.....	Vol. XXVIII - 3301
Notice of Hearing on Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3329
Notice of Special Appearance – filed 08/21/2015 .....	Vol. XXVIII - 3334
VP Incorporated's Answer to JV, LLC's Cross-Claim – filed 08/21/2015 .....	Vol. XXVIII - 3337

Stipulation for Settlement and for Judgment as Between Defendant VP, Inc. and North Idaho Resorts and the Defendant JV, LLC – filed 08/24/2015 .....	Vol. XXVIII - 3340
Memorandum in Opposition to JV, LLC’s Motion to Alter, Amend and to Reconsider filed 08/18/2015 – filed 08/25/2015 .....	Vol. XXVIII - 3367
Memorandum in Opposition to JV, LLC’s Motion to Alter, Amend and to Reconsider the Court’s Memorandum Decision and Order dated July 21, 2015 – filed 08/26/2015 .....	Vol. XXVIII - 3376
JV’s Supplemental Motion to Alter, Amend, Set Aside the Judgment, Based on Valiant’s Motions to Change the Order of Sale and Change the Decree of Foreclosure Pursuant to Rules 11 (b); 52 (b) and Rule 60 and Notice of Hearing – filed 08/26/2015 .....	Vol. XXIX - 3386
Affidavit of James Berry on Behalf of JV, LLC – filed 08/26/2015 .....	Vol. XXIX - 3401
North Idaho Resorts, LLC and VP, Inc.’s Memorandum in Opposition to Valiant Idaho’s Motion to Amend Degree of Foreclosure and Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/26/2015	Vol. XXIX - 3413
Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC’s Motion to Alter, Amend and/or Reconsider the Order of Sale – filed 08/26/2015 .....	Vol. XXIX - 3424
Errata to Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC’s Motion to Alter, Amend and/or Reconsider the Order of Sale – filed 08/27/2015 .....	Vol. XXIX - 3487
JV’s Reply to Valiant’s Memorandum in Opposition to JV’s Motion filed on 07/21/2015, and Motions to Strike – filed 08/31/2015 .....	Vol. XXIX - 3499
Order Setting Trial and Pretrial Order – filed 09/03/2015 .....	Vol. XXX - 3521
Memorandum Decision and Order Granting in Part Reconsideration of the July 21, 2015 Memorandum Decision & Order – filed 09/04/2015 .....	Vol. XXX - 3527
JV, LLC’s Request for Clerk’s Minutes and Reporter’s Typed Transcript of Entire Proceeding Including the District Court’s Remarks and Rulings in Open Court on September 2, 2015 – filed 09/08/2015 .....	Vol. XXX - 3533
Valiant Idaho, LLC’s Objection to JV, LLC’s Proposed Judgment Submitted 09/10/2015 (As Between Defendants JV, LLC and North Idaho Resorts, LLC/VP Incorporated) – filed 09/16/2015 .....	Vol. XXX - 3538
Notice re: Proposed Judgment (as Between Defendant VP, Inc. and North Idaho Resorts and the Defendant JV, LLC) – filed 09/17/2015 .....	Vol. XXX - 3545
Order Vacating Decree of Foreclosure Entered on August 5, 2015 – filed 09/17/2015 .....	Vol. XXX - 3549
Order Vacating Judgment Entered on August 5, 2015 – filed 09/17/2015 .....	Vol. XXX - 3552
Subpoena Duces Tecum to First American Tile Company – filed 09/18/2015 .....	Vol. XXX - 3555
Second Subpoena Duces Tecum to First American Title Company – filed 09/18/2015 .....	Vol. XXX - 3620
Valiant Idaho, LLC’s Third Motion for Summary Judgment – filed 09/25/2015 .....	Vol. XXX - 3623
Memorandum in Support of Valiant Idaho, LLC’s Third Motion for Summary Judgment – filed 09/25/2015	Vol. XXXI - 3627
Declaration of Barney Ng in Support of Valiant Idaho, LLC’s Third Motion for Summary Judgment – filed 09/25/2015	Vol. XXXI - 3658

Valiant Idaho, LLC's Objections and Opposition to North Idaho Resorts, LLC and VP, Incorporated's Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/01/2015 .....	Vol. XXXI - 3721
Affidavit of Service (Sandpoint Title Insurance) – filed 10/05/2015 .....	Vol. XXXI - 3727
Affidavit of Service (First American Title) – filed 10/05/2015 .....	Vol. XXXI - 3729
Affidavit of Service (Second on First American Title) – filed 10/05/2015 .....	Vol. XXXI - 3731
Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/09/2015 .....	Vol. XXXI - 3733
Memorandum in Support of Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/09/2015	Vol. XXXI - 3737
Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion for Enlargement of Time to File Reply to Plaintiff's Opposition to North Idaho Resorts, LLC and VP, Inc.'s Renewed Motion for Reconsideration and Clarification – filed 10/13/2015 .....	Vol. XXXI - 3746
JV, LLC's Objection and Memorandum in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment and JV, LLC's Motion to Strike Valiant's Third Motion for Summary Judgment and Notice of Hearing for October 23, 2015 at 1:30 p.m. – filed 10/13/2015	Vol. XXXII - 3748
Affidavit of James Berry on Behalf of JV, LLC in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 10/13/2015 .....	Vol. XXXII - 3778
Declaration of Susan P. Weeks in Opposition to Valiant's Third Motion for Summary Judgment – filed 10/13/2015	Vol. XXXII - 3791
Defendants North Idaho Resorts, LLC and VP Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 10/13/2015.....	Vol. XXXII - 3810
Defendants North Idaho Resorts and VP, Incorporated's Motion for Judicial Notice of Barney Ng – filed 10/13/2015	Vol. XXXII - 3823
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 10/14/2015 .....	Vol. XXXII - 3828
Motion to Strike Memoranda and Declarations/Affidavits in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment or, in the Alternative, Motion for Extension of Time to File Reply Memoranda – filed 10/16/2015	Vol. XXXII - 3864
Declaration of Chad M. Nicholson dated October 16, 2015 – filed 10/16/2015.....	Vol. XXXII - 3870
Defendants North Idaho Resorts, LLC and VP, Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/16/2015 .....	Vol. XXXII - 3879
JV, LLC's Response to Valiant's Motion to Strike Inadmissible Evidence – filed 10/19/2015 .....	Vol. XXXIII - 3884
Memorandum in Reply to Defendant JV, LLC's Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015 .....	Vol. XXXIII - 3892
Memorandum in Opposition to Defendant JV, LLC's Motion to Vacate Valiant's Hearing on October 23, 2015 – filed 10/20/2015 .....	Vol. XXXIII - 3900
Declaration of Barney Ng in Support of Valiant Idaho, LLC's Reply to North Idaho Resorts, LLC's and VP, Incorporated's Opposition to Valiant, Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015 .....	Vol. XXXIII - 3906

Motion to Shorten Time to Have Heard Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 .....	Vol. XXXIII - 3911
Declaration of Chad M. Nicholson dated October 20, 2015 – filed 10/20/2015.....	Vol. XXXIII - 3914
Memorandum in Reply to North Idaho Resorts, Inc. and VP, Incorporated's Opposition to Valiant, Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015.....	Vol. XXXIII - 3924
Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 .....	Vol. XXXIII - 3940
Memorandum in Support of Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 Vol. XXXIII - 3945	
Amended Notice of Trial – filed 10/21/2015.....	Vol. XXXIII - 3953
Reply to JV, LLC's Response to Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/21/2015..	Vol. XXXIII - 3955
Reply to Defendants North Idaho Resorts, LLC's and VP, Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/21/2015 .....	Vol. XXXIII - 3962
JV, LLC's Response to Valiant's Most Recent "Filings" and JV, LLC's Objection Thereto – filed 10/21/2015	Vol. XXXIII - 3972
North Idaho Resorts, LLC and VP, Inc.'s Reply Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/22/2015.....	Vol. XXXIII - 3982
Motion for Enlargement of Time to File North Idaho Resorts, LLC and VP, Inc.'s Reply Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/22/2015 .....	Vol. XXXIII - 3986
Errata to Declaration of Susan P. Weeks in Opposition to Valiant's Third Motion for Summary Judgment – filed 10/22/2015 .....	Vol. XXXIII - 3988
Defendants North Idaho Resorts, LLC and VP, Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/22/2015 .....	Vol. XXXIII - 3990
Defendants North Idaho Resorts, LLC and VP, Incorporated's Motion to Strike the Declarations of Barney Ng and Chad M. Nicholson – filed 10/22/2015 .....	Vol. XXXIII - 3995
Defendants North Idaho Resorts, LLC and VP, Incorporated's Memorandum in Support of Motion to Strike the Declarations of Barney Ng and Chad M. Nicholson – filed 10/22/2015 .....	Vol. XXXIII - 3997
Memorandum Decision & Order re: Motions Heard on October 23, 2015 – filed 10/30/2015 .....	Vol. XXXIII - 4000
VP, Inc.'s Expert Witness Disclosure – filed 11/27/2015 .....	Vol. XXXIV - 4020
VP, Inc.'s Lay Witness Disclosure – filed 11/27/2015.....	Vol. XXXIV - 4024
VP, Inc.'s Supplemental Expert Witness Disclosure – filed 12/04/2015 .....	Vol. XXXIV - 4027
Valiant Idaho, LLC's Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc. – filed 12/15/2015	Vol. XXXIV - 4032
Valiant Idaho, LLC's Motion <i>In Limine</i> re: JV, LLC – filed 12/15/2015.....	Vol. XXXIV - 4034
Memorandum in Support of Valiant Idaho, LLC's Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc. – filed 12/15/2015 .....	Vol. XXXIV - 4036



Memorandum in Support of Valiant Idaho, LLC's Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc.(Continued) – filed 12/15/2015.....	Vol. XXXV - 4036
Memorandum in Support of Valiant Idaho, LLC's Motion <i>In Limine</i> re: JV, LLC – filed 12/15/2015.....	Vol. XXXV - 4051
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motions <i>In Limine</i> – filed 12/15/2015	Vol. XXXV - 4057
JV, LLC's Amended Exhibit List and Documents – filed 12/22/2015.....	Vol. XXXV - 4205
VP, Inc.'s and North Idaho Resorts, LLC's Response to Valiant's Motion <i>In Limine</i> – filed 12/22/2015 .....	Vol. XXXV - 4221
JV, LLC's Objection to Valiant's Motion <i>In Limine</i> – filed 12/23/2015 .....	Vol. XXXV - 4233
Reply Memorandum in Support of Valiant Idaho, LLC's Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc. – filed 12/28/2015.....	Vol. XXXV - 4243
Reply Memorandum in Support of Valiant Idaho, LLC's Motion <i>In Limine</i> re: JV, LLC – filed 12/28/2015	Vol. XXXV - 4253
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Reply Memoranda re: Motions <i>In Limine</i> – filed 12/28/2015 .....	Vol. XXXV - 4258
Order re: Valiant Idaho LLC's Motions <i>In Limine</i> – filed 12/29/2015 .....	Vol. XXXV - 4266
VP, Inc.'s Amended Supplemental Expert Witness Disclosure – filed 01/08/2016 .....	Vol. XXXV - 4269
VP, Inc.'s Amended Supplemental Expert Witness Disclosure – filed 01/11/2016 .....	Vol. XXXV - 4273
VP, Inc.'s Exhibit List – filed 01/14/2016 .....	Vol. XXXVI - 4278
Valiant Idaho, LLC's Identification of Trial Exhibits – filed 01/14/2016 .....	Vol. XXXVI - 4286
Valiant Idaho, LLC's Identification of Trial Witnesses – filed 01/14/2016 .....	Vol. XXXVI - 4294
VP, Inc.'s Amended Exhibit List – filed 01/15/2016.....	Vol. XXXVI - 4298
Valiant Idaho, LLC's Trial Brief – filed 01/21/2016 .....	Vol. XXXVI - 4306
JV, LLC's Trial Memorandum – filed 01/22/2016 .....	Vol. XXXVI - 4316
JV, LLC's Second Amended Exhibit List and Documents – filed 01/22/2016 .....	Vol. XXXVI - 4363
Valiant Idaho, LLC's Trial Brief – filed 01/25/2016 .....	Vol. XXXVI - 4394
JV, LLC's Third Amended Exhibit List and Documents – filed 01/26/2016 .....	Vol. XXXVI - 4404
VP, Inc.'s Motion to Amend Answer to Assert an Affirmative Defense – filed 01/27/2016 .....	Vol. XXXVII - 4413
JV, LLC's Fourth Amended Exhibit List and Documents – filed 03/11/2016 .....	Vol. XXXVII - 4418
Valiant Idaho, LLC's Closing Argument – filed 03/14/2016 .....	Vol. XXXVII - 4444
Declaration of William Haberman in Support of Valiant Idaho, LLC's Closing Argument – filed 03/14/2016	Vol. XXXVII - 4471
JV, LLC's Motion to Strike the Declaration of William Haberman – filed 04/18/2016.....	Vol. XXXVII - 4476

VP Inc.'s Motion to Strike the Declaration of William Haberman – filed 04/21/2016 .....	Vol. XXXVII - 4482
Memorandum in Support of VP, Inc.'s Motion to Strike the Declaration of William Haberman – filed 04/21/2016 .	Vol. XXXVII - 4484
Order Denying Motions to Strike – filed 04/27/2016 .....	Vol. XXXVII - 4487
JV, LLC's Post Trial Memorandum and Argument – filed 05/12/2016 .....	Vol. XXXVII - 4489
VP's Closing Argument – filed 05/12/2016 .....	Vol. XXXVII - 4535
Valiant Idaho, LLC's Response and Rebuttal to VP, Inc.'s Closing Argument – filed 05/26/2016	Vol. XXXVIII - 4551
Valiant Idaho, LLC's Response and Objections to JV, LLC's Post-trial Memorandum and Argument – filed 05/26/2016 .....	Vol. XXXVII - 4574
Memorandum Decision and Order re: Court Trial held on January 28 and 29, and March 16 and 17, 2016 – filed 05/27/2016 .....	Vol. XXXVII - 4589
Judgment – filed 06/22/2016 .....	Vol. XXXVII - 4619
Judgment (Continued) – filed 06/22/2016 .....	Vol. XXXIX - 4693
Judgment (Continued) – filed 06/22/2016 .....	Vol. XL - 4806
Decree of Foreclosure – filed 06/22/2016 .....	Vol. XL - 4910
Decree of Foreclosure (Continued) – filed 06/22/2016 .....	Vol. XLI - 4940
Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 06/22/2016 .....	Vol. XLI - 4985
Memorandum in Support of Valiant Idaho, LLC's Motion for Order of Sale of Real Property – filed 06/22/2016	Vol. XLI - 4997
Objection to Valiant Idaho's Second Motion for an Order of Sale of Real Property – filed 06/29/2016 .....	Vol. XLI - 5015
Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLI - 5019
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLII - 5058
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLIII - 5190
Order Requiring Submissions – filed 07/14/2016.....	Vol. XLIII - 5264
Order Vacating Judgment – filed 07/14/2016 .....	Vol. XLIII - 5266
Order Vacating Decree of Foreclosure entered on June 22, 2016 – filed 07/14/2016 .....	Vol. XLIII - 5268
Order re: Sale of Real Property – filed 07/14/2016 .....	Vol. XLIII - 5270
JV, LLC's Proposed Judgment and Decree of Foreclosure and JV, LLC's Request for Additional Time of at Least 14 Days – filed 07/15/2016.....	Vol. XLIII - 5274
Order re: Proposed Judgment and Proposed Decree of Foreclosure – filed 07/18/2016 .....	Vol. XLIII - 5303

JV, LLC's Objection and Motion to Disallow Valiant's Memorandum of Fees and Costs – filed 07/18/2016	Vol. XLIV - 5306
Decree of Foreclosure – filed 07/20/2016.....	Vol. XLIV - 5317
Decree of Foreclosure (Continued) – filed 07/20/2016 .....	Vol. XLV - 5413
VP, Inc.'s Opposition to Valiant Idaho's Memorandum of Costs and Attorney Fees – filed 07/20/2016 .....	Vol. XLV - 5503
JV, LLC's Motion to Alter, Amend and Reconsider re: 1. Memorandum Decision and Order 2. Judgment 3. Decree of Foreclosure 4. Order of Sale, and JV, LLC's Memorandum in Support and Request for Hearing – filed 08/02/2016	Vol. XLV - 5521
Order Denying JV, LLC's Request for Oral Argument – filed 08/03/2016.....	Vol. XLV - 5540
VP, Inc.'s Motion for a New Trial – filed 08/03/2016.....	Vol. XLV - 5542
VP, Inc.'s Motion for New Trial – filed 08/03/2016 .....	Vol. XLV - 5544
Memorandum in Support of VP, Inc.'s Motion for New Trial – filed 08/03/2016.....	Vol. XLV - 5546
Declaration of Weeks in Support of VP, Inc.'s Motion for New Trial – filed 08/03/2016.....	Vol. XLVI - 5550
VP, Inc.'s Motion to Alter, Amend, and Reconsider the Decree of Foreclosure and Judgment – filed 08/03/2016	Vol. XLVI - 5553
Memorandum in Support of VP, Inc.'s Motion to Alter, Amend, and Reconsider the Decree of Foreclosure and Judgment – filed 08/04/2016.....	Vol. XLVI - 5555
Order Denying VP, Inc.'s Request for Oral Argument on Motion to Alter, Amend and Reconsider – filed 08/04/2016	Vol. XLVI - 5575
Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion for a New Trial – filed 08/10/2016	Vol. XLVI - 5577
Valiant Idaho, LLC's Memorandum in Opposition to JV, LLC's Motion to Alter, Amend, and Reconsider re: (1) Memorandum Decision and Order; (2) Judgment; (3) Decree of Foreclosure; and (4) Order of Sale – filed 08/10/2016	Vol. XLVI - 5584
Declaration of Richard Stacey in Support of Valiant Idaho, LLC's Memorandum Responses to VP, Inc.'s and JV, LLC's Objections and Motions to Disallow Memorandum of Costs and Attorney's Fees – filed 08/10/2016 ..	Vol. XLVI - 5591
Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion to Alter, Amend and Reconsider the Decree of Foreclosure and Judgment – filed 08/10/2016.....	Vol. XLVI - 5673
Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/10/2016 .....	Vol. XLVI - 5682
Declaration of Richard Stacey in Support of Valiant Idaho, LLC's Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/10/2016 .....	Vol. XLVII - 5685
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion for a New Trial – filed 08/10/2016.....	Vol. XLVII - 5714
Valiant Idaho, LLC's Memorandum in Opposition to JV, LLC's Objection and Motion to Disallow Memorandum of Costs and Attorney's Fees – filed 08/11/2016.....	Vol. XLVII - 5728
Valiant Idaho, LLC's Memorandum in Response to VP, Inc.'s Objection and Motion to Disallow Memorandum of Costs and Attorney's Fees – filed 08/11/2016.....	Vol. XLVII - 5746

Valiant Idaho, LLC's Memorandum in Support of Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/11/2016 .....	Vol. XLVII - 5770
Reply Memorandum to Valiant's Opposition to Motion for New Trial – filed 08/15/2016 .....	Vol. XLVII - 5787
Memorandum Decision and Order Denying JV, LLC's and VP, Incorporated's Motions to Alter, Amend and Reconsider – filed 08/16/2016 .....	Vol. XLVII - 5793
Memorandum Decision and Order Denying JV, LLC's and VP, Incorporated's Motions to Alter, Amend and Reconsider (Continued) – filed 08/16/2016 .....	Vol. XLVIII - 5815
Memorandum Decision Order Awarding Costs and Attorney's Fees to Valiant Idaho, LLC – filed 08/22/2016	Vol. XLVIII - 5829
Judgment re: Costs and Attorneys' Fees – filed 08/22/2016 .....	Vol. XLVIII - 5844
JV, LLC's Response, Objection and Opposition to Plaintiff's Motion for Sanctions – filed 08/24/2016	Vol. XLVIII - 5847
Declaration of Daniel M. Keyes in Support of VP and NIR's Opposition to Valiant Idaho's Motion for Sanctions – filed 08/24/2016 .....	Vol. XLVIII - 5868
Defendant VP, Inc.'s and NIR, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Sanctions – filed 08/24/2016 .....	Vol. XLVIII - 5886
Memorandum Decision Order Denying VP, Inc.'s Motion for New Trial – filed 08/25/2016.....	Vol. XLVIII - 5906
JV, LLC's Correction to its Response, Objection and Opposition to Plaintiff's Motion for Sanctions – filed 08/25/2016	Vol. XLVIII - 5920
Memorandum Decision Order Denying Valiant Idaho, LLC's Motion for Sanctions – filed 08/29/2016	Vol. XLVIII - 5925
Notice of Appeal (NIR) – filed 09/09/2016 .....	Vol. IL - 5941
Notice of Appeal (NIR) (Continued) – filed 09/09/2016 .....	Vol. L - 6041
Notice of Appeal by JV, LLC – filed 09/20/2016.....	Vol. LI - 6137
Notice of Appeal by JV, LLC (Continued) – filed 09/20/2016 .....	Vol. LII - 6267
Writ of Execution – filed 09/21/2016 .....	Vol. LII - 6318
Writ of Execution (Continued) – filed 09/21/2016 .....	Vol. LIII - 6396
Sheriff's Service on Writ of Execution – filed 09/21/2016 .....	Vol. LIII - 6507
Notice of Levy Under Writ of Execution – filed 09/21/2016 .....	Vol. LIII - 6508
Notice of Sheriff's Sale – filed 09/21/2016 .....	Vol. LIV - 6531
Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/21/2016 .....	Vol. LIV - 6562
Memorandum in Support of Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/21/2016	Vol. LIV - 6566
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/21/2016 .....	Vol. LIV - 6573

Notice of Denial of Oral Argument for Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/23/2016 .....	Vol. LIV - 6578
Valiant Idaho, LLC's Request for Additional Transcript and Record on Appeal – filed 09/23/2016 .....	Vol. LIV - 6581
JV, LLC's Objection to Valiant's Motion for Relief from Automatic Stay and Memorandum in Support – filed 09/26/2016 .....	Vol. LIV - 6589
VP, Inc. and NIR, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/28/2016 .....	Vol. LIV - 6597
Memorandum in Reply to: (1) JV, LLC's Objection; and (2) VP, Inc. and North Idaho Resorts, LLC's Opposition to Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/29/2016 .....	Vol. LIV - 6603
Application and Declaration of Richard L. Stacey for Writ of Execution – filed 10/05/2016 .....	Vol. LIV - 6608
Writ of Execution – filed 10/05/2016 .....	Vol. LIV - 6611
Writ of Execution (Continued) – filed 10/05/2016 .....	Vol. LV - 6667
Writ of Execution (Continued) – filed 10/05/2016 .....	Vol. LVI - 6801
Application and Declaration of Richard L. Stacey for Writ of Execution Against North Idaho Resorts, LLC – filed 10/06/2016 .....	Vol. LVI - 6804
Writ of Execution Against North Idaho Resorts, LLC – filed 10/06/2016 .....	Vol. LVI - 6806
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC – filed 10/06/2016 .....	Vol. LVI - 6812
Writ of Execution Against JV, LLC – filed 10/06/2016 .....	Vol. LVI - 6814
Application and Declaration of Richard L. Stacey for Writ of Execution Against VP, Incorporated – filed 10/06/2016 .....	Vol. LVI - 6820
Writ of Execution Against VP, Incorporated – filed 10/06/2016 .....	Vol. LVI - 6822
Notice of Appeal (VP, Inc.) – filed 10/06/2016 .....	Vol. LVI - 6828
Notice of Appeal (VP, Inc.) (Continued) – filed 10/06/2016 .....	Vol. LVII - 6932
Notice of Amended Appeal (NIR, LLC) – filed 10/06/2016 .....	Vol. LVII - 7031
Notice of Amended Appeal (NIR, LLC) (Continued) – filed 10/06/2016 .....	Vol. LVIII - 7071
Notice of Amended Appeal (NIR, LLC) (Continued) – filed 10/06/2016 .....	Vol. LIX - 7212
Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 10/07/2016 .....	Vol. LIX - 7230
Valiant Idaho, LLC's Request for Additional Transcript and Record on Appeal – filed 10/07/2016 .....	Vol. LIX - 7238
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7253
Writ of Execution Against JV, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7255

Application and Declaration of Richard L. Stacey for Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7258
Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7260
Application and Declaration of Richard L. Stacey for Writ of Execution Against VP, Incorporated for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7263
Writ of Execution Against VP, Incorporated for Boundary County – filed 10/13/2016.....	Vol. LIX - 7265
Valiant Idaho, LLC’s Request for Additional Transcript and Record on Appeal – filed 10/20/2016 .....	Vol. LIX - 7268
Valiant Idaho, LLC’s Amended Request for Additional Transcript and Record on Appeal – filed 10/20/2016.....	Vol. I - 7279
Notice of Levy (268811) – filed 10/31/2016 .....	Vol. LIX - 7283
Writ of Execution Against VP, Incorporated for Boundary County (268811) – filed 10/31/2016.....	Vol. LIX - 7285
Notice of Sheriff’s Sale (268812) – filed 10/31/2016.....	Vol. LIX - 7288
Notice of Levy (268813) – filed 10/31/2016 .....	Vol. LIX - 7291
Writ of Execution Against North Idaho Resorts, LLC for Boundary County (268813) – filed 10/31/2016 .....	Vol. LIX - 7294
Notice of Sheriff’s Sale (268814) – filed 10/31/2016.....	Vol. LIX - 7297
Notice of Levy (268815) – filed 10/31/2016 .....	Vol. LIX - 7300
Writ of Execution Against JV, LLC for Boundary County (268815) – filed 10/31/2016 .....	Vol. LIX - 7303
Notice of Sheriff’s Sale (268816) – filed 10/31/2016.....	Vol. LIX - 7306
Cash Bond posted by JV, LLC \$21,154.60 – posted 11/02/2016 .....	Vol. LIX - 7309
JV, LLC’s Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 11/02/2016.....	Vol. LIX - 7311
JV, LLC’s Third Party Claim (Idaho Code 11-203) – filed 11/02/2016.....	Vol. LX - 7341
Notice of Hearing – filed 11/03/2016 .....	Vol. LX - 7357
Valiant Idaho, LLC’s Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution – filed 11/03/2016.....	Vol. LX - 7361
Memorandum in Support of Valiant Idaho, LLC’s Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution – filed 11/03/2016.....	Vol. LX - 7364
Motion to Shorten Time to Have Heard Valiant Idaho, LLC’s (1) Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution; and (2) Motion for Sanctions under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7369
Order Shortening Time to Have Heard Valiant Idaho, LLC’s (1) Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution; and (2) Motion for Sanctions under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7372
Valiant Idaho, LLC’s Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7375

Valiant Idaho, LLC's Memorandum in Support of Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7378
Supplemental Memorandum in Support of Valiant Idaho, LLC's Motion Contesting JV, LLC's Third Party Claim; and Opposition to JV, LLC's Motion for Stay of Execution – filed 11/04/2016 .....	Vol. LX - 7387
Declaration of Sally Mitchell in Support of Supplemental Memorandum Supporting Valiant Idaho, LLC's Motion Contesting JV, LLC's Third Party Claim; and Opposition to JV, LLC's Motion for Stay of Execution – filed 11/04/2016	Vol. LX - 7392
Order re: JV, LLC's Third Party Claim and Motion for Stay of Execution – filed 11/04/2016 .....	Vol. LX - 7399
Memorandum Decision Order Granting Valiant Idaho, LLC's Motion for Sanctions – filed 11/14/2016 .	Vol. LX - 7402
Sheriff's Certificate on Return of Service, Writ of Execution (NIR) – filed 11/18/2016 .....	Vol. LX - 7411
Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 11/18/2016 .....	Vol. LX - 7413
Sheriff's Certificate on Return of Service, Writ of Execution (VP, Inc.)– filed 11/18/2016 .....	Vol. LX - 7424
Writ of Execution Against VP, Incorporated for Boundary County – filed 11/18/2016.....	Vol. LX - 7426
Withdrawal of Application for Stay - filed 11/22/2016.....	Vol. LX - 7436
Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV, LLC – filed 11/25/2016...	Vol. LX - 7438
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV, LLC – filed 11/25/2016 .....	Vol. LX - 7442
JV's Objection, and Motion to Disallow Valiant's Memorandum of Attorney Costs and Fees – filed 12/02/2016	Vol. LX - 7447
Order Imposing Rule 11 Sanctions – filed 12/06/2016.....	Vol. LX - 7458
Judgment re: Rule 11 Sanctions – filed 12/06/2016 .....	Vol. LX - 7462
Writ of Execution – filed 12/22/2016 .....	Vol. LXI - 7464
Writ of Execution (Continued) – filed 12/22/2016 .....	Vol. LXII - 7594
Notice of Levy Under Writ of Execution – filed 12/22/2016 .....	Vol. LXII - 7657
Sheriff's Return on Sale – filed 12/22/2016 .....	Vol. LXII - 7680
Sheriff's Return on Writ of Execution – filed 12/22/2016 .....	Vol. LXII - 7714
Notice of Sheriff's Sale – filed 12/22/2016 .....	Vol. LXIII - 7715
Sheriff's Certificate of Sale (Idaho Club – Parcel 1) – filed 12/22/2016 .....	Vol. LXII - 7747
Sheriff's Certificate of Sale (Idaho Club – Parcel 2) – filed 12/22/2016 .....	Vol. LXII - 7750
Sheriff's Certificate of Sale (Idaho Club – Parcel 5) – filed 12/22/2016 .....	Vol. LXII - 7754
Sheriff's Certificate of Sale (Idaho Club – Parcel 8) – filed 12/22/2016 .....	Vol. LXII - 7761
Sheriff's Certificate of Sale (Idaho Club – Parcel 9) – filed 12/22/2016 .....	Vol. LXII - 7764

Sheriff's Certificate of Sale (Idaho Club – Parcel 10) – filed 12/22/2016 .....	Vol. LXII - 7767
Sheriff's Certificate of Sale (Idaho Club – Parcel 11) – filed 12/22/2016 .....	Vol. LXII - 7770
Sheriff's Certificate of Sale (Idaho Club – Parcel 12) – filed 12/22/2016 .....	Vol. LXII - 7773
Sheriff's Certificate of Sale (Idaho Club – Parcel 13) – filed 12/22/2016 .....	Vol. LXII - 7776
Sheriff's Certificate of Sale (Idaho Club – Parcel 14) – filed 12/22/2016 .....	Vol. LXII - 7779
Sheriff's Certificate of Sale (Idaho Club – Parcel 15) – filed 12/22/2016 .....	Vol. LXII - 7782
Sheriff's Certificate of Sale (Idaho Club – Parcel 16) – filed 12/22/2016 .....	Vol. LXII - 7785
Sheriff's Certificate of Sale (Idaho Club – Parcel 17) – filed 12/22/2016 .....	Vol. LXII - 7788
Sheriff's Certificate of Sale (Idaho Club – Parcel 19) – filed 12/22/2016 .....	Vol. LXII - 7791
Sheriff's Certificate of Sale (Idaho Club – Parcel 20) – filed 12/22/2016 .....	Vol. LXII - 7795
Sheriff's Certificate of Sale (Idaho Club – Parcel 21) – filed 12/22/2016 .....	Vol. LXII - 7798
Sheriff's Certificate of Sale (Idaho Club – Parcel 22) – filed 12/22/2016 .....	Vol. LXII - 7801
Sheriff's Certificate of Sale (Idaho Club – Parcel 23) – filed 12/22/2016 .....	Vol. LXII - 7804
Sheriff's Certificate of Sale (Idaho Club – Parcel 24) – filed 12/22/2016 .....	Vol. LXII - 7807
Sheriff's Certificate of Sale (Idaho Club – Parcel 25) – filed 12/22/2016 .....	Vol. LXII - 7810
Sheriff's Certificate of Sale (Idaho Club – Parcel 26) – filed 12/22/2016 .....	Vol. LXII - 7813
Sheriff's Certificate of Sale (Idaho Club – Parcel 27) – filed 12/22/2016 .....	Vol. LXII - 7816
Sheriff's Certificate of Sale (Idaho Club – Parcel 28) – filed 12/22/2016 .....	Vol. LXII - 7819
Sheriff's Certificate of Sale (Idaho Club – Parcel 29) – filed 12/22/2016 .....	Vol. LXII - 7822
Sheriff's Certificate of Sale (Idaho Club – Parcel 30) – filed 12/22/2016 .....	Vol. LXII - 7825
Sheriff's Certificate of Sale (Idaho Club – Parcel 31) – filed 12/22/2016 .....	Vol. LXII - 7828
Sheriff's Certificate of Sale (Idaho Club – Parcel 32) – filed 12/22/2016 .....	Vol. LXII - 7831
Sheriff's Certificate of Sale (Idaho Club – Parcel 33) – filed 12/22/2016 .....	Vol. LXII - 7834
Sheriff's Certificate of Sale (Idaho Club – Parcel 34) – filed 12/22/2016 .....	Vol. LXII - 7837
Sheriff's Certificate of Sale (Idaho Club – Parcel 35) – filed 12/22/2016 .....	Vol. LXII - 7840
Sheriff's Certificate of Sale (Idaho Club – Parcel 36) – filed 12/22/2016 .....	Vol. LXII - 7843
Sheriff's Certificate of Sale (Idaho Club – Parcel 37) – filed 12/22/2016 .....	Vol. LXII - 7846
Sheriff's Certificate of Sale (Idaho Club – Parcel 38) – filed 12/22/2016 .....	Vol. LXII - 7849
Sheriff's Certificate of Sale (Idaho Club – Parcel 39) – filed 12/22/2016 .....	Vol. LXIV - 7852



Sheriff's Certificate of Sale (Idaho Club – Parcel 40) – filed 12/22/2016 .....	Vol. LXIV - 7855
Sheriff's Certificate of Sale (Idaho Club – Parcel 41) – filed 12/22/2016 .....	Vol. LXIV - 7858
Sheriff's Certificate of Sale (Idaho Club – Parcel 42) – filed 12/22/2016 .....	Vol. LXIV - 7861
Sheriff's Certificate of Sale (Idaho Club – Parcel 43) – filed 12/22/2016 .....	Vol. LXIV - 7864
Sheriff's Certificate of Sale (Idaho Club – Parcel 44) – filed 12/22/2016 .....	Vol. LXIV - 7867
Sheriff's Certificate of Sale (Idaho Club – Parcel 45) – filed 12/22/2016 .....	Vol. LXIV - 7870
Sheriff's Certificate of Sale (Idaho Club – Parcel 46) – filed 12/22/2016 .....	Vol. LXIV - 7873
Sheriff's Certificate of Sale (Idaho Club – Parcel 47) – filed 12/22/2016 .....	Vol. LXIV - 7876
Sheriff's Certificate of Sale (Idaho Club – Parcel 48) – filed 12/22/2016 .....	Vol. LXIV - 7879
Sheriff's Certificate of Sale (Idaho Club – Parcel 49) – filed 12/22/2016 .....	Vol. LXIV - 7881
Sheriff's Certificate of Sale (Idaho Club – Parcel 50) – filed 12/22/2016 .....	Vol. LXIV - 7884
Sheriff's Certificate of Sale (Idaho Club – Parcel 51) – filed 12/22/2016 .....	Vol. LXIV - 7887
Sheriff's Certificate of Sale (Idaho Club – Parcel 52) – filed 12/22/2016 .....	Vol. LXIV - 7890
Sheriff's Certificate of Sale (Idaho Club – Parcel 53) – filed 12/22/2016 .....	Vol. LXIV - 7893
Sheriff's Certificate of Sale (Idaho Club – Parcel 54) – filed 12/22/2016 .....	Vol. LXIV - 7896
Sheriff's Certificate of Sale (Idaho Club – Parcel 55) – filed 12/22/2016 .....	Vol. LXIV - 7899
Sheriff's Certificate of Sale (Idaho Club – Parcel 56) – filed 12/22/2016 .....	Vol. LXIV - 7902
Sheriff's Certificate of Sale (Idaho Club – Parcel 57) – filed 12/22/2016 .....	Vol. LXIV - 7905
Sheriff's Certificate of Sale (Idaho Club – Parcel 58) – filed 12/22/2016 .....	Vol. LXIV - 7908
Sheriff's Certificate of Sale (Idaho Club – Parcel 59) – filed 12/22/2016 .....	Vol. LXIV - 7911
Sheriff's Certificate of Sale (Idaho Club – Parcel 60) – filed 12/22/2016 .....	Vol. LXIV - 7914
Sheriff's Certificate of Sale (Idaho Club – Parcel 61) – filed 12/22/2016 .....	Vol. LXIV - 7917
Sheriff's Certificate of Sale (Idaho Club – Parcel 62) – filed 12/22/2016 .....	Vol. LXIV - 7920
Sheriff's Certificate of Sale (Idaho Club – Parcel 63) – filed 12/22/2016 .....	Vol. LXIV - 7923
Sheriff's Certificate of Sale (Idaho Club – Parcel 64) – filed 12/22/2016 .....	Vol. LXIV - 7926
Sheriff's Certificate of Sale (Idaho Club – Parcel 65) – filed 12/22/2016 .....	Vol. LXIV - 7929
Sheriff's Certificate of Sale (Idaho Club – Parcel 66) – filed 12/22/2016 .....	Vol. LXIV - 7932
Sheriff's Certificate of Sale (Idaho Club – Parcel 67) – filed 12/22/2016 .....	Vol. LXIV - 7935
Sheriff's Certificate of Sale (Idaho Club – Parcel 68) – filed 12/22/2016 .....	Vol. LXIV - 7938

Sheriff's Certificate of Sale (Idaho Club – Parcel 69) – filed 12/22/2016 .....	Vol. LXIV - 7942
Sheriff's Certificate of Sale (Idaho Club – Parcel 70) – filed 12/22/2016 .....	Vol. LXIV - 7945
Sheriff's Certificate of Sale (Idaho Club – Parcel 71) – filed 12/22/2016 .....	Vol. LXIV - 7950
Sheriff's Certificate of Sale (Idaho Club – Parcel 72) – filed 12/22/2016 .....	Vol. LXIV - 7954
Sheriff's Certificate of Sale (Idaho Club – Parcel 73) – filed 12/22/2016 .....	Vol. LXIV - 7957
Sheriff's Certificate of Sale (Idaho Club – Parcel 74) – filed 12/22/2016 .....	Vol. LXIV - 7960
Sheriff's Certificate of Sale (Idaho Club – Parcel 75) – filed 12/22/2016 .....	Vol. LXIV - 7963
Sheriff's Certificate of Sale (Idaho Club – Parcel 76) – filed 12/22/2016 .....	Vol. LXIV - 7966
Sheriff's Certificate of Sale (Idaho Club – Parcel 77) – filed 12/22/2016 .....	Vol. LXIV - 7969
Sheriff's Certificate of Sale (Idaho Club – Parcel 78) – filed 12/22/2016 .....	Vol. LXIV - 7972
Sheriff's Certificate of Sale (Idaho Club – Parcel 79) – filed 12/22/2016 .....	Vol. LXIV - 7975
Sheriff's Certificate of Sale (Idaho Club – Parcel 80) – filed 12/22/2016 .....	Vol. LXIV - 7978
Sheriff's Certificate of Sale (Idaho Club – Parcel 81) – filed 12/22/2016 .....	Vol. LXIV - 7981
Sheriff's Certificate of Sale (Idaho Club – Parcel 82) – filed 12/22/2016 .....	Vol. LXIV - 7984
Sheriff's Certificate of Sale (Idaho Club – Parcel 83) – filed 12/22/2016 .....	Vol. LXV - 7987
Sheriff's Certificate of Sale (Idaho Club – Parcel 84) – filed 12/22/2016 .....	Vol. LXV - 7990
Sheriff's Certificate of Sale (Idaho Club – Parcel 85) – filed 12/22/2016 .....	Vol. LXV - 7993
Sheriff's Certificate of Sale (Idaho Club – Parcel 86) – filed 12/22/2016 .....	Vol. LXV - 7996
Sheriff's Certificate of Sale (Idaho Club – Parcel 87) – filed 12/22/2016 .....	Vol. LXV - 7999
Sheriff's Certificate of Sale (Idaho Club – Parcel 88) – filed 12/22/2016 .....	Vol. LXV - 8002
Sheriff's Certificate of Sale (Idaho Club – Parcel 89) – filed 12/22/2016 .....	Vol. LXV - 8005
Sheriff's Certificate of Sale (Idaho Club – Parcel 90) – filed 12/22/2016 .....	Vol. LXV - 8008
Sheriff's Certificate of Sale (Idaho Club – Parcel 91) – filed 12/22/2016 .....	Vol. LXV - 8011
Sheriff's Certificate of Sale (Idaho Club – Parcel 92) – filed 12/22/2016 .....	Vol. LXV - 8014
Sheriff's Certificate of Sale (Idaho Club – Parcel 93) – filed 12/22/2016 .....	Vol. LXV - 8017
Sheriff's Certificate of Sale (Idaho Club – Parcel 94) – filed 12/22/2016 .....	Vol. LXV - 8020
Sheriff's Certificate of Sale (Idaho Club – Parcel 95) – filed 12/22/2016 .....	Vol. LXV - 8023
Sheriff's Certificate of Sale (Idaho Club – Parcel 96) – filed 12/22/2016 .....	Vol. LXV - 8027
Sheriff's Certificate of Sale (Idaho Club – Parcel 97) – filed 12/22/2016 .....	Vol. LXV - 8030

Sheriff's Certificate of Sale (Idaho Club – Parcel 98) – filed 12/22/2016 .....	Vol. LXV - 8033
Sheriff's Certificate of Sale (Idaho Club – Parcel 99) – filed 12/22/2016 .....	Vol. LXV - 8036
Sheriff's Certificate of Sale (Idaho Club – Parcel 100) – filed 12/22/2016 .....	Vol. LXV - 8039
Sheriff's Certificate of Sale (Idaho Club – Parcel 101) – filed 12/22/2016 .....	Vol. LXV - 8042
Sheriff's Certificate of Sale (Idaho Club – Parcel 102) – filed 12/22/2016 .....	Vol. LXV - 8045
Sheriff's Certificate of Sale (Idaho Club – Parcel 103) – filed 12/22/2016 .....	Vol. LXV - 8048
Sheriff's Certificate of Sale (Idaho Club – Parcel 104) – filed 12/22/2016 .....	Vol. LXV - 8051
Sheriff's Certificate of Sale (Idaho Club – Parcel 105) – filed 12/22/2016 .....	Vol. LXV - 8054
Sheriff's Certificate of Sale (Idaho Club – Parcel 106) – filed 12/22/2016 .....	Vol. LXV - 8057
Sheriff's Certificate of Sale (Idaho Club – Parcel 107) – filed 12/22/2016 .....	Vol. LXV - 8060
Sheriff's Certificate of Sale (Idaho Club – Parcel 108) – filed 12/22/2016 .....	Vol. LXV - 8063
Sheriff's Certificate of Sale (Idaho Club – Parcel 109) – filed 12/22/2016 .....	Vol. LXV - 8066
Sheriff's Certificate of Sale (Idaho Club – Parcel 110) – filed 12/22/2016 .....	Vol. LXV - 8069
Sheriff's Certificate of Sale (Idaho Club – Parcel 111) – filed 12/22/2016 .....	Vol. LXV - 8072
Sheriff's Certificate of Sale (Idaho Club – Parcel 112) – filed 12/22/2016 .....	Vol. LXV - 8075
Sheriff's Certificate of Sale (Idaho Club – Parcel 113) – filed 12/22/2016 .....	Vol. LXV - 8078
Sheriff's Certificate of Sale (Idaho Club – Parcel 114) – filed 12/22/2016 .....	Vol. LXV - 8081
Sheriff's Certificate of Sale (Idaho Club – Parcel 115) – filed 12/22/2016 .....	Vol. LXV - 8084
Sheriff's Certificate of Sale (Idaho Club – Parcel 116) – filed 12/22/2016 .....	Vol. LXV - 8087
Sheriff's Certificate of Sale (Idaho Club – Parcel 117) – filed 12/22/2016 .....	Vol. LXV - 8090
Sheriff's Certificate of Sale (Idaho Club – Parcel 118) – filed 12/22/2016 .....	Vol. LXV - 8093
Sheriff's Certificate of Sale (Idaho Club – Parcel 119) – filed 12/22/2016 .....	Vol. LXV - 8097
Sheriff's Certificate of Sale (Idaho Club – Parcel 120) – filed 12/22/2016 .....	Vol. LXV - 8100
Sheriff's Certificate of Sale (Idaho Club – Parcel 122) – filed 12/22/2016 .....	Vol. LXV - 8103
Sheriff's Certificate of Sale (Idaho Club – Parcel 123) – filed 12/22/2016 .....	Vol. LXV - 8106
Sheriff's Certificate of Sale (Idaho Club – Parcel 124) – filed 12/22/2016 .....	Vol. LXV - 8109
Sheriff's Certificate of Sale (Idaho Club – Parcel 125) – filed 12/22/2016 .....	Vol. LXV - 8112
Sheriff's Certificate of Sale (Idaho Club – Parcel 126) – filed 12/22/2016 .....	Vol. LXV - 8115
Sheriff's Certificate of Sale (Idaho Club – Parcel 127) – filed 12/22/2016 .....	Vol. LXV - 8118

TABLE OF CONTENTS

Sheriff's Certificate of Sale (Idaho Club – Parcel 128) – filed 12/22/2016 .....	Vol. LXV - 8121
Sheriff's Certificate of Sale (Idaho Club – Parcel 129) – filed 12/22/2016 .....	Vol. LXVI - 8124
Sheriff's Certificate of Sale (Idaho Club – Parcel 130) – filed 12/22/2016 .....	Vol. LXVI - 8127
Sheriff's Certificate of Sale (Idaho Club – Parcel 131) – filed 12/22/2016 .....	Vol. LXVI - 8130
Sheriff's Certificate of Sale (Idaho Club – Parcel 132) – filed 12/22/2016 .....	Vol. LXVI - 8133
Sheriff's Certificate of Sale (Idaho Club – Parcel 133) – filed 12/22/2016 .....	Vol. LXVI - 8136
Sheriff's Certificate of Sale (Idaho Club – Parcel 134) – filed 12/22/2016 .....	Vol. LXVI - 8139
Sheriff's Certificate of Sale (Idaho Club – Parcel 135) – filed 12/22/2016 .....	Vol. LXVI - 8142
Sheriff's Certificate of Sale (Idaho Club – Parcel 136) – filed 12/22/2016 .....	Vol. LXVI - 8145
Sheriff's Certificate of Sale (Idaho Club – Parcel 137) – filed 12/22/2016 .....	Vol. LXVI - 8148
Sheriff's Certificate of Sale (Idaho Club – Parcel 138) – filed 12/22/2016 .....	Vol. LXVI - 8151
Sheriff's Certificate of Sale (Idaho Club – Parcel 139) – filed 12/22/2016 .....	Vol. LXVI - 8154
Sheriff's Certificate of Sale (Idaho Club – Parcel 140) – filed 12/22/2016 .....	Vol. LXVI - 8157
Sheriff's Certificate of Sale (Idaho Club – Parcel 141) – filed 12/22/2016 .....	Vol. LXVI - 8160
Sheriff's Certificate of Sale (Idaho Club – Parcel 142) – filed 12/22/2016 .....	Vol. LXVI - 8163
Sheriff's Certificate of Sale (Idaho Club – Parcel 143) – filed 12/22/2016 .....	Vol. LXVI - 8166
Sheriff's Certificate of Sale (Idaho Club – Parcel 144) – filed 12/22/2016 .....	Vol. LXVI - 8169
Sheriff's Certificate of Sale (Idaho Club – Parcel 145) – filed 12/22/2016 .....	Vol. LXVI - 8172
Sheriff's Certificate of Sale (Idaho Club – Parcel 146) – filed 12/22/2016 .....	Vol. LXVI - 8175
Sheriff's Certificate of Sale (Idaho Club – Parcel 147) – filed 12/22/2016 .....	Vol. LXVI - 8178
Sheriff's Certificate of Sale (Idaho Club – Parcel 148) – filed 12/22/2016 .....	Vol. LXVI - 8181
Sheriff's Certificate of Sale (Idaho Club – Parcel 149) – filed 12/22/2016 .....	Vol. LXVI - 8184
Sheriff's Certificate of Sale (Idaho Club – Parcel 150) – filed 12/22/2016 .....	Vol. LXVI - 8187
Sheriff's Certificate of Sale (Idaho Club – Parcel 151) – filed 12/22/2016 .....	Vol. LXVI - 8190
Sheriff's Certificate of Sale (Idaho Club – Parcel 152) – filed 12/22/2016 .....	Vol. LXVI - 8193
Sheriff's Certificate of Sale (Idaho Club – Parcel 153) – filed 12/22/2016 .....	Vol. LXVI - 8196
Sheriff's Certificate of Sale (Idaho Club – Parcel 154) – filed 12/22/2016 .....	Vol. LXVI - 8199
Sheriff's Certificate of Sale (Idaho Club – Parcel 155) – filed 12/22/2016 .....	Vol. LXVI - 8202
Sheriff's Certificate of Sale (Idaho Club – Parcel 156) – filed 12/22/2016 .....	Vol. LXVI - 8205

Sheriff's Certificate of Sale (Idaho Club – Parcel 157) – filed 12/22/2016 .....	Vol. LXVI - 8208
Sheriff's Certificate of Sale (Idaho Club – Parcel 158) – filed 12/22/2016 .....	Vol. LXVI - 8211
Sheriff's Certificate of Sale (Idaho Club – Parcel 159) – filed 12/22/2016 .....	Vol. LXVI - 8214
Sheriff's Certificate of Sale (Idaho Club – Parcel 163) – filed 12/22/2016 .....	Vol. LXVI - 8219
Sheriff's Certificate of Sale (Idaho Club – Parcel 177) – filed 12/22/2016 .....	Vol. LXVI - 8223
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC – filed 01/09/2017 .....	Vol. I - 8228
Writ of Execution Against JV, LLC – filed 01/09/2017 .....	Vol. LXVI - 8232
Amended Notice of Appeal by JV, LLC IAR 17 (m), Request for Additional Clerk's Transcripts, and Request for Additional Court Reporter's Transcript – filed 01/13/2017 .....	Vol. LXVI - 8235
Valiant Idaho, LLC's Amended Request for Additional Transcript and Record on Appeal – filed 01/30/2017 .....	Vol. LXVII - 8254
Writ of Execution Against JV, LLC for Boundary County – filed 01/30/2017 .....	Vol. LXVII - 8262
Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 .....	Vol. LXVII - 8268
Memorandum in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 .....	Vol. LXVII - 8271
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 .....	Vol. LXVII - 8279
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXVIII - 8385
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXIX - 8507
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXX - 8634
JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 02/14/2017 .....	Vol. LXX - 8709
Errata to JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 02/15/2017 .....	Vol. LXX - 8737
Valiant Idaho, LLC's Notice of Non-Objection to JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit, and Errata Thereto – filed 02/16/2017 .....	Vol. LXX - 8743
VP, Inc.'s Memorandum in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017	Vol. LXX - 8746
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017	Vol. LXX - 8756

Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment (Continued) – filed 02/17/2017 .....	Vol. LXXI - 8770
Declaration of Daniel Keyes in Support of Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017 .....	Vol. LXXI - 8801
Order re: JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit – filed 02/21/2017	Vol. LXXI - 8822
Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/22/2017 .....	Vol. LXXI - 8827
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – Faxed copy filed 02/22/2017.....	Vol. LXXI - 8841
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – Original filed 02/23/2017.....	Vol. LXXI - 8845
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXII - 8908
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXIII - 9044
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXIV - 9180
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXV - 9318
Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/23/2017 .....	Vol. LXXV - 9328
Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/06/2017	Vol. LXXV - 9341
Writ of Assistance – filed 03/06/2017 .....	Vol. LXXV - 9361
Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017 .....	Vol. LXXV - 9386
Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017	Vol. LXXV - 9388
Declaration of Richard Villelli in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017 .	Vol. LXXV - 9394
Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/20/2017 .....	Vol. LXXV - 9399
Memorandum in Support of Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/20/2017 .....	Vol. LXXV - 9402

Notice of Hearing on Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/20/2017 .....	Vol. LXXV - 9409
Order Requesting Response Brief from Valiant Idaho, LLC – filed 03/27/2017 .....	Vol. LXXV - 9413
Valiant Idaho, LLC's Notice of Hearing on VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, etc. – filed 03/28/2017 .....	Vol. LXXV - 9415
Valiant Idaho, LLC's Application for an Extension to Respond to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 03/28/2017 .....	Vol. LXXV - 9418
Order on Valiant Idaho, LLC's Application for an Extension to Respond to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2 – filed 03/28/2017 .....	Vol. LXXV - 9421
VP, Inc.'s Memorandum in Opposition to Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order and Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/29/2017 .....	Vol. LXXV - 9424
Valiant Idaho, LLC's Memorandum in Reply to VP, Incorporated's Opposition to Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 04/03/2017 .....	Vol. LXXV - 9436
Sheriff's Certificate on Return of Service, Writ of Execution – filed 04/06/2017 .....	Vol. LXXV - 9446
Writ of Execution Against JV, LLC – filed 04/06/2017 .....	Vol. LXXVI - 9448
Notice to Counsel – filed 04/06/2017 .....	Vol. LXXVI - 9453
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVI - 9455
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVII - 9573
Declaration of Steven B. Cordes, P.E., in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVII - 9593
Writ of Assistance – filed 04/11/2017 .....	Vol. LXXVII - 9635
Declaration of Jason Davis, Bonner County Deputy Sheriff – filed 04/11/2017 .....	Vol. LXXVII - 9662
Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/12/2017 .....	Vol. LXXVII - 9665
Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9683
Valiant Idaho, LLC's Memorandum in Support of Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9686
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9696

Declaration of William Haberman in Support of Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9703
Order on Valiant Idaho, LLC's Motion for a Temporary Restraining Order Against VP, Incorporated – filed 04/13/2017 Vol. LXXVII - 9707	
Valiant Idaho, LLC's Notice of Depost – filed 04/13/2017.....	Vol. LXXVIII - 9711
Motion to Dissolve Temporary Restraining Order – filed 04/13/2017 .....	Vol. LXXVIII - 9714
Memorandum in Support of Motion to Dissolve Temporary Restraining Order – filed 04/14/2017. Vol. LXXVIII - 9716	
Motion to Enlarge Time to Respond to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/17/2017 .....	Vol. LXXVIII - 9733
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Motion to Enlarge Time to Respond to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/17/2017.....	Vol. LXXVIII - 9736
Order Granting Motion to Enlarge Time to Respond to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/17/2017.....	Vol. LXXVIII - 9742
Reply Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 04/17/2017 Vol. LXXVIII - 9745	
Declaration of Richard Vilelli in Support of Reply Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 04/18/2017 .....	Vol. LXXVIII - 9758
Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017.....	Vol. LXXVIII - 9790
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017 .....	Vol. LXXVIII - 9802
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017 .....	Vol. LXXVIII - 9815
Order Extending the Temporary Restraining Order Against VP, Incorporated – filed 04/20/2017... Vol. LXXVIII - 9819	
Corrected Certificate of Mailing – filed 04/21/2017.....	Vol. LXXVIII - 9823
Certificate of Mailing – filed 04/21/2017 .....	Vol. LXXVIII - 9824
Objection to Lodged Record and Objection to Certificate of Mailing of Clerk's Record – filed 04/25/2017 Vol. LXXVIII - 9825	
Notice of Hearing on North Idaho Resorts, LLC and VP, Inc.'s Objection to Lodged Record and Objection to Certificate of Mailing of Clerk's Record – filed 04/26/2017.....	Vol. LXXVIII - 9836
Notice of Filing Proposed Order – filed 04/26/2017 .....	Vol. LXXVIII - 9838
Objection to Lodged Record and Objection to Certificate of Mailing of Clerk's Record – filed 04/26/2017 Vol. LXXIX - 9844	
Order on Valiant Idaho, LLC's Motion for an Injunction Against VP, Incorporated – filed 04/26/2017 Vol. LXXIX - 9853	
Memorandum Decision re: Valiant Idaho, LLC's Motion to Clarify – filed 04/27/2017 .....	Vol. LXXIX - 9861



Order Granting Injunction – filed 04/28/2017 ..... Vol. LXXIX - 9871

Order Granting Appellants VP, Incorporated’s and North Idaho Resorts, LLC’s Objections to Lodged Record and Objections to Certificate of Mailing – filed 05/01/2017 ..... Vol. LXXIX - 9879

Valiant Idaho, LLC’s Notice of Objection to the Consolidated Clerk’s Record on Appeal – filed 05/02/2017 Vol. LXXIX - 9883

Order Granting Respondent Valiant Idaho, LLC’s Objection to the Consolidated Clerk’s Record on Appeal – filed 05/03/2017 ..... Vol. LXXIX - 9900

Order Partially Vacating the Court’s May 1, 2017 Order Granting NIR’s and VP’s Objection to Lodged Record – filed 05/03/2017 ..... Vol. LXXIX - 9904

JV, LLC’s Objection to Clerk’s Record and motion to Correct and Make Additions to Clerk’s Record – filed 05/04/2017 Vol. LXXIX - 9907

Order Granting Appellant JV, LLC’s Objection to Clerk’s Record and Motion to Make Additions to Clerk’s Record – filed 05/05/2017 ..... Vol. LXXIX - 9928

Amended Notice of Appeal – filed 05/25/2017 ..... Vol. LXXIX - 9931

Clerk’s Certificate of Record – dated XX/XX/2017 ..... Vol. LXXIX - 9947

Clerk’s Certificate of Exhibits – dated 04/28/2017 ..... Vol. LXXIX - 9948

Clerk’s Certificate of Service – dated 04/28/2017 ..... Vol. LXXIX - 9955

## INDEX

Acceptance of Service by VP, Incorporated of Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 10/03/2014 .....	Vol. VII - 908
ACI Northwest, Inc.'s Responsive Pleading to Valiant Idaho, LLC's Counterclaim, Cross-Claim, and Third-Party Complaint for Judicial Foreclosure – filed 09/29/2014 .....	Vol. VII - 904
Acknowledgment of Service of Summons and Complaint (North Idaho Resorts, LLC) – filed 04/07/2010	Vol. II - 199
Acknowledgment of Service of Summons and Complaint (VP Inc.) – filed 04/07/2010 .....	Vol. I - 197
Administrative Order – filed 09/27/2011 .....	Vol. II - 267
Affidavit of Charles Reeves in Support of R.E. Loans, LLC's Motions for Summary Judgment – filed 04/29/2014	Vol. V - 551
Affidavit of Charles W. Reeves – filed 01/20/2015 .....	Vol. XVII - 1912
Affidavit of Charles W. Reeves (Continued) – filed 01/20/2015 .....	Vol. XVIII - 2039
Affidavit of Farley Dakan in Support of R.E. Loans, LLC's Motions for Summary Judgment – filed 04/29/2014.	Vol. IV - 532
Affidavit of James Berry on Behalf of JV, LLC – filed 08/26/2015 .....	Vol. XXIX - 3401
Affidavit of James Berry on Behalf of JV, LLC in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 10/13/2015 .....	Vol. XXXII - 3778
Affidavit of Non-Military Service in Support of Motion for Entry of Default of Amy Korengut – filed 12/08/2014 ..	Vol. XI - 1409
Affidavit of Richard L. Stacey in Support of R.E. Loans, LLC's Motion to Lift Automatic Stay – filed 06/26/2013..	Vol. III - 343
Affidavit of Richard L. Stacey in Support of R.E. Loans, LLC's Motion for Entry of Default (Genesis Golf Builders) – filed 08/12/2013 .....	Vol. III - 365
Affidavit of Service – filed 03/11/2011 .....	Vol. II - 244
Affidavit of Service – filed 10/20/2014 .....	Vol. VIII - 965
Affidavit of Service (First American Title) – filed 10/05/2015 .....	Vol. XXXI - 3729
Affidavit of Service (Sandpoint Title Insurance) – filed 10/05/2015 .....	Vol. XXXI - 3727
Affidavit of Service (Second on First American Title) – filed 10/05/2015 .....	Vol. XXXI - 3731
Affidavit of Stanley J. Tharp in Support of Defendant Wells Fargo's Motion to Dismiss with Prejudice – filed 01/23/2012 .....	Vol. II - 302
Affidavit of Susan P. Weeks in Support of North Idaho Resorts, LLC's Motion for Entry of Default (Genesis Golf Builders) – filed 10/25/2013 .....	Vol. III - 412

Affidavit of Susan P. Weeks in Support of North Idaho Resorts, LLC and VP, Inc.'s Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015.....	Vol. XXVII - 3133
Affidavit of Toby McLaughlin in Support of Third Party Defendant Panhandle Management Incorporated's Motion to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014 .....	Vol. IX - 1015
Affidavit of Toby McLaughlin in Support of Third Party Defendant Idaho Club Homeowner's Association Inc.'s Motion to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014 .....	Vol. IX - 1100
Amended Notice of Appeal – filed 05/25/2017 .....	Vol. LXXIX - 9931
Amended Notice of Appeal by JV, LLC IAR 17 (m), Request for Additional Clerk's Transcripts, and Request for Additional Court Reporter's Transcript – filed 01/13/2017 .....	Vol. LXVI - 8235
Amended Notice of Hearing on Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC and VP, Incorporated – filed 02/13/2015 .....	Vol. XXII - 2493
Amended Notice of Trial – filed 10/21/2015.....	Vol. XXXIII - 3953
Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 09/15/2014.....	Vol. VII - 844
Answer, Counterclaims, Cross-claims and Third Party Complaint of Defendant ACI Northwest, Inc. – filed 08/09/2010 .....	Vol. II - 204
Application and Declaration of Richard L. Stacey for Writ of Execution – filed 10/05/2016 .....	Vol. LIV - 6608
Application and Declaration of Richard L. Stacey for Writ of Execution Against North Idaho Resorts, LLC – filed 10/06/2016.....	Vol. LVI - 6804
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC – filed 10/06/2016 .....	Vol. LVI - 6812
Application and Declaration of Richard L. Stacey for Writ of Execution Against VP, Incorporated – filed 10/06/2016 .....	Vol. LVI - 6820
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7253
Application and Declaration of Richard L. Stacey for Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7258
Application and Declaration of Richard L. Stacey for Writ of Execution Against VP, Incorporated for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7263
Application and Declaration of Richard L. Stacey for Writ of Execution Against JV, LLC – filed 01/09/2017 .....	Vol. I - 8228
Assignment of District Court Cases – filed 11/15/2011 .....	Vol. II - 295
Cash Bond posted by JV, LLC \$21,154.60 – posted 11/02/2016 .....	Vol. LIX - 7309
Certificate of Mailing – filed 04/21/2017 .....	Vol. LXXVIII - 9824
Clerk's Certificate of Exhibits – dated 04/28/2017.....	Vol. LXXIX - 9948
Clerk's Certificate of Record – dated XX/XX/2017.....	Vol. LXXIX - 9947

Clerk's Certificate of Service – dated 04/28/2017 .....	Vol. LXXIX - 9955
Clerk's Entry of Default (Genesis Golf Builders) – filed 08/15/2013 .....	Vol. III - 389
Clerk's Entry of Default (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 433
Clerk's Entry of Default (Genesis Golf Builders, Inc.) – filed 08/29/2013 .....	Vol. III - 397
Clerk's Entry of Default Against Amy Korengut – filed 12/10/2014.....	Vol. XII - 1498
Clerk's Entry of Default Against Bar K, Inc. – filed 02/03/2015 .....	Vol. XXI - 2356
Clerk's Entry of Default Against C.E. Kramer Crane & Contracting, Inc. – filed 12/10/2014 .....	Vol. XII - 1518
Clerk's Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 900
Clerk's Entry of Default Against Genesis Golf Builders, Inc. – filed 12/10/2014 .....	Vol. XII - 1511
Clerk's Entry of Default Against Independent Mortgage Ltd. Co. – filed 01/06/2015 .....	Vol. XIII - 1636
Clerk's Entry of Default Against Montaheno Investments, LLC – filed 12/10/2014 .....	Vol. XII - 1504
Clerk's Entry of Default Against Netta Source, LLC – filed 12/10/2014 .....	Vol. XII - 1530
Clerk's Entry of Default Against Russ Capital Group, LLC – filed 12/10/2014 .....	Vol. XII - 1524
Clerk's Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/22/2014 .....	Vol. VIII - 973
Clerk's Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/29/2015	Vol. XXIV - 2777
Clerk's Entry of Default Against Timberline Investments, LLC – filed 01/06/2015 .....	Vol. XIII - 1642
Clerk's Record on Appeal.....	Vol. I - 2
Complaint – filed 10/13/2009 .....	Vol. I - 172
Complaint for Judicial Foreclosure – filed 11/19/2014 .....	Vol. X - 1242
Corrected Certificate of Mailing – filed 04/21/2017.....	Vol. LXXVIII - 9823
Cross-defendant, VP, Incorporated's Request for Extension of Time to Answer or Otherwise Plead to Valiant, LLC's Amended Answer to Allege a Counter-Claim and Cross-Claim and to Serve Third Party – filed 12/01/2014 .....	Vol. XI - 1377
Declaration of Barney Ng in Support of Valiant Idaho, LLC's Reply to North Idaho Resorts, LLC's and VP, Incorporated's Opposition to Valiant, Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015 .....	Vol. XXXIII - 3906
Declaration of Barney Ng in Support of Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 09/25/2015 .....	Vol. XXXI - 3658
Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015 .....	Vol. XXIII - 2627

Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015 .....	Vol. XXV - 2926
Declaration of C. Dean Shafer in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3301
Declaration of Chad M. Nicholson dated October 16, 2015 – filed 10/16/2015.....	Vol. XXXII - 3870
Declaration of Chad M. Nicholson dated October 20, 2015 – filed 10/20/2015.....	Vol. XXXIII - 3914
Declaration of Chad M. Nicholson in Support of R.E. Loans, LLC's Motion for Summary Judgment Against Cross-claimant ACI Northwest, Inc. – filed 04/29/2014.....	Vol. IV - 451
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3276
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Reply Memoranda re: Motions <i>In Limine</i> – filed 12/28/2015 .....	Vol. XXXV - 4258
Declaration of Chad M. Nicholson in Support of Valiant Idaho, LLC's Motion to Enlarge Time to Respond to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/17/2017.....	Vol. LXXVIII - 9736
Declaration of Charles W. Reeves in Support of Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015.....	Vol. XXV - 2959
Declaration of Charles W. Reeves in Support of Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3280
Declaration of Daniel Keyes in Support of Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017 .....	Vol. LXXI - 8801
Declaration of Daniel M. Keyes in Support of VP and NIR's Opposition to Valiant Idaho's Motion for Sanctions – filed 08/24/2016 .....	Vol. XLVIII - 5868
Declaration of Jason Davis, Bonner County Deputy Sheriff – filed 04/11/2017.....	Vol. LXXVII - 9662
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 884
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/03/2014.....	Vol. VIII - 918
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015.....	Vol. XV - 1747
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated (Continued) – filed 01/20/2015.....	Vol. XVI - 1884
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Bar K, Inc. – filed 02/02/2015.....	Vol. XXI - 2342
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015 .....	Vol. XXIII - 2612
Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. I - 2751

Declaration of Jeff R. Sykes in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion for a New Trial – filed 08/10/2016.....	Vol. XLVII - 5714
Declaration of Pamela Lemieux in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. XXIV - 2763
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – Faxed copy filed 02/22/2017.....	Vol. LXXI - 8841
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – Original filed 02/23/2017.....	Vol. LXXI - 8845
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXII - 8908
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXIII - 9044
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXIV - 9180
Declaration of Richard L. Stacey in Support of Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – Original filed 02/23/2017.....	Vol. LXXV - 9318
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant, Idaho LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 07/21/2014 .....	Vol. V - 674
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 08/18/2014.....	Vol. VI - 674
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Mortgage Fund '08 LLC as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 933
Declaration of Richard L. Stacey in Support of Motion to Substitute Valiant Idaho, LLC in Place of Pensco Trust Co. as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 946
Declaration of Richard L. Stacey in Support of R.E. Loans, LLC's Motion for Summary Judgment Against Cross-claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 498
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Counter-Defendant Genesis Golf Builders, Inc. – filed 12/08/2014.....	Vol. XI - 1387
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Amy Korengut – filed 12/08/2014 .....	Vol. XI - 1399
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Independent Mortgage Ltd. Co. – filed 12/08/2014 .....	Vol. XII - 1419
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant C.E. Kramer Crane & Contracting, Inc. – filed 12/08/2014.....	Vol. XII - 1434

Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Netta Source, LLC – filed 12/08/2014 .....	Vol. XII - 1449
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Montaheno Investments, LLC – filed 12/08/2014 .....	Vol. XII - 1464
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Russ Capital Group, LLC – filed 12/08/2014 .....	Vol. XII - 1479
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Timberline Investments, LLC – filed 12/22/2014 .....	Vol. XIII - 1601
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motions <i>In Limine</i> – filed 12/15/2015	Vol. XXXV - 4057
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLII - 5058
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLIII - 5190
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/21/2016 .....	Vol. LIV - 6573
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV, LLC – filed 11/25/2016 .....	Vol. LX - 7442
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 .....	Vol. LXVII - 8279
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXVIII - 8385
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXIX - 8507
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) (Continued) – filed 02/08/2017 .....	Vol. LXX - 8634
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9696
Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017 .....	Vol. LXXVIII - 9802
Declaration of Richard Stacey in Support of Valiant Idaho, LLC's Memorandum Responses to VP, Inc.'s and JV, LLC's Objections and Motions to Disallow Memorandum of Costs and Attorney's Fees – filed 08/10/2016 ..	Vol. XLVI - 5591
Declaration of Richard Stacey in Support of Valiant Idaho, LLC's Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/10/2016 .....	Vol. XLVII - 5685
Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC and VP, Incorporated – filed 02/04/2015 .....	Vol. XXI - 2392
Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC's Motion for Order of Sale – filed 08/04/2015..	Vol. XXVI - 2987

Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale – filed 08/26/2015 .....	Vol. XXIX - 3424
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 10/14/2015 .....	Vol. XXXII - 3828
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017 ..	Vol. LXX - 8756
Declaration of Richard Villelli in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment (Continued) – filed 02/17/2017 .....	Vol. LXXI - 8770
Declaration of Richard Villelli in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017 .....	Vol. LXXV - 9394
Declaration of Richard Villelli in Support of Reply Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 04/18/2017.....	Vol. LXXVIII - 9758
Declaration of Sally Mitchell in Support of Supplemental Memorandum Supporting Valiant Idaho, LLC's Motion Contesting JV, LLC's Third Party Claim; and Opposition to JV, LLC's Motion for Stay of Execution – filed 11/04/2016 .....	Vol. LX - 7392
Declaration of Steven B. Cordes, P.E., in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVII - 9593
Declaration of Susan P. Weeks in Opposition to Valiant's Third Motion for Summary Judgment – filed 10/13/2015	Vol. XXXII - 3791
Declaration of Weeks in Support of VP, Inc.'s Motion for New Trial – filed 08/03/2016.....	Vol. XLVI - 5550
Declaration of William Haberman in Support of Valiant Idaho, LLC's Closing Argument – filed 03/14/2016 .....	Vol. XXXVII - 4471
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVI - 9455
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/11/2017 .....	Vol. LXXVII - 9573
Declaration of William Haberman in Support of Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9703
Declaration of William Haberman in Support of Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017.....	Vol. LXXVIII - 9815
Decree of Foreclosure – filed 06/22/2016 .....	Vol. XL - 4910
Decree of Foreclosure – filed 07/20/2016.....	Vol. XLIV - 5317
Decree of Foreclosure – filed 08/05/2015 .....	Vol. XXVI - 3075
Decree of Foreclosure (Continued) – filed 06/22/2016 .....	Vol. XLI - 4940



Decree of Foreclosure (Continued) – filed 07/20/2016 .....	Vol. XLV - 5413
Default Judgment (Genesis Golf Builders) – filed 08/15/2013.....	Vol. III - 383
Default Judgment (Genesis Golf Builders) – filed 08/29/2013 .....	Vol. III - 402
Default Judgment (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 428
Defendant North Idaho Resorts, LLC’s Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 09/04/2014 .....	Vol. VI - 771
Defendant VP, Inc.’s and NIR, LLC’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion for Sanctions – filed 08/24/2016 .....	Vol. XLVIII - 5886
Defendant VP, Incorporated’s Request for Extension of Time to Respond to Valiant Idaho, LLC’s Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party – filed 11/12/2014....	Vol. X - 1153
Defendants North Idaho Resorts and VP, Incorporated’s Motion for Judicial Notice of Barney Ng – filed 10/13/2015 .....	Vol. XXXII - 3823
Defendants North Idaho Resorts, LLC and VP Incorporated’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion for Summary Judgment – filed 02/04/2015.....	Vol. XXI - 2359
Defendants North Idaho Resorts, LLC and VP Incorporated’s Memorandum in Opposition to Valiant Idaho, LLC’s Third Motion for Summary Judgment – filed 10/13/2015.....	Vol. XXXII - 3810
Defendants North Idaho Resorts, LLC and VP Incorporated’s Second Motion for Enlargement of Time to File Memorandum in Support of Motion for Reconsideration and Clarification – filed 05/26/2015 .....	Vol. XXIV - 2771
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion to Strike Inadmissible Evidence – filed 10/16/2015 .....	Vol. XXXII - 3879
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Memorandum in Opposition to Valiant Idaho, LLC’s Second Motion to Strike Inadmissible Evidence – filed 10/22/2015.....	Vol. XXXIII - 3990
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Memorandum in Support of Motion to Strike the Declarations of Barney Ng and Chad M. Nicholson – filed 10/22/2015 .....	Vol. XXXIII - 3997
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion for Enlargement of Time to File Answers and Responses to Discovery Requests Propounded by Valiant Idaho, LLC – filed 03/02/2015 .....	Vol. XXII - 2516
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion for Enlargement of Time to File Memorandum in Support of Motion for Reconsideration and Clarification – filed 05/11/2015 .....	Vol. XXII - 2598
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion for Enlargement of Time to File Reply to Plaintiff’s Opposition to North Idaho Resorts, LLC and VP, Inc.’s Renewed Motion for Reconsideration and Clarification – filed 07/06/2015 .....	Vol. XXIV - 2799
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion for Enlargement of Time to File Reply to Plaintiff’s Opposition to North Idaho Resorts, LLC and VP, Inc.’s Renewed Motion for Reconsideration and Clarification – filed 10/13/2015 .....	Vol. XXXI - 3746
Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion to Strike the Declarations of Barney Ng and Chad M. Nicholson – filed 10/22/2015 .....	Vol. XXXIII - 3995
Errata to Declaration of Richard Vilelli in Opposition to Valiant Idaho, LLC’s Motion to Alter, Amend and/or Reconsider the Order of Sale – filed 08/27/2015 .....	Vol. XXIX - 3487

Errata to Declaration of Susan P. Weeks in Opposition to Valiant's Third Motion for Summary Judgment – filed 10/22/2015 .....	Vol. XXXIII - 3988
Errata to JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 02/15/2017 .....	Vol. LXX - 8737
Findings re: R.E. Loans, LLC's Motions for Summary Judgment Against ACI Northwest, Inc. – filed 07/21/2014 .	Vol. V - 647
Index .....	Vol. I - 34
Judgment – filed 06/22/2016 .....	Vol. XXXVII - 4619
Judgment – filed 07/21/2014 .....	Vol. V - 653
Judgment – filed 08/05/2015 .....	Vol. XXVI - 3082
Judgment (ACI Northwest, Inc.) – filed 02/18/2015 .....	Vol. XXII - 2502
Judgment (Continued) – filed 06/22/2016 .....	Vol. XL - 4806
Judgment (Continued) – filed 06/22/2016 .....	Vol. XXXIX - 4693
Judgment (Dismissal of JV, LLC's Third Party Complaint Against Idaho Club Homeowner's Association, Inc.) – filed 01/15/2015 .....	Vol. XIV - 1694
Judgment (Pucci Construction, Inc.) – filed 02/18/2015 .....	Vol. XXII - 2499
Judgment re: Costs and Attorneys' Fees – filed 08/22/2016 .....	Vol. XLVIII - 5844
Judgment re: Rule 11 Sanctions – filed 12/06/2016 .....	Vol. LX - 7462
JV, LLC's Amended Exhibit List and Documents – filed 12/22/2015 .....	Vol. XXXV - 4205
JV, LLC's Correction to its Response, Objection and Opposition to Plaintiff's Motion for Sanctions – filed 08/25/2016	Vol. XLVIII - 5920
JV, LLC's Defendants Trial Exhibit – filed 08/11/2015 .....	Vol. XXVI - 3088
JV, LLC's First Supplemental Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 02/27/2015 .....	Vol. XXII - 2505
JV, LLC's Fourth Amended Exhibit List and Documents – filed 03/11/2016 .....	Vol. XXXVII - 4418
JV, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 02/02/2015 .....	Vol. XIX - 2076
JV, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment (Continued) – filed 02/02/2015 .....	Vol. XX - 2210
JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 11/02/2016.....	Vol. LIX - 7311
JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV, LLC [IAR 13 (b) 15] – filed 02/14/2017 .....	Vol. LXX - 8709

JV, LLC's Motion to Alter, Amend and Reconsider re: 1. Memorandum Decision and Order 2. Judgment 3. Decree of Foreclosure 4. Order of Sale, and JV, LLC's Memorandum in Support and Request for Hearing – filed 08/02/2016 Vol. XLV - 5521

JV, LLC's Motion to Alter, Amend and to Reconsider the Court's Memorandum Decision and Order Filed 04/14/2015 and Request for Oral Argument Time/Date for a Hearing; Not Yet to be Set – filed 04/28/2015 ..... Vol. XXII - 2579

JV, LLC's Motion to Alter, Amend, and Reconsider the Court's Memorandum Decision and Order re: JV, LLC's Motions to Reconsider, and JV, LLC's Motion for Partial Summary Judgment for Affirmative Relief Concerning JV, LLC's Redemption Deed and as to Valiant's Redemption Deed; and Request for Hearing – filed 07/30/2015 Vol. XXV - 2967

JV, LLC's Motion to Reconsider, Alter, and Amend the Judgment [Rule 11 (b) and Rule 52 (b)]; and Request for Hearing – filed 08/18/2015 ..... Vol. XXVI - 3095

JV, LLC's Motion to Strike the Declaration of William Haberman – filed 04/18/2016..... Vol. XXXVII - 4476

JV, LLC's Motion to Vacate Valiant's Hearing Date of February 18, 2015 on its Motion for Summary Judgment, Request for Continuance and Request for Hearing on Short Notice – filed 02/02/2015 ..... Vol. XX - 2331

JV, LLC's Objection and Memorandum in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment and JV, LLC's Motion to Strike Valiant's Third Motion for Summary Judgment and Notice of Hearing for October 23, 2015 at 1:30 p.m. – filed 10/13/20152015 ..... Vol. XXXII - 3748

JV, LLC's Objection and Motion to Disallow Valiant's Memorandum of Fees and Costs – filed 07/18/2016 Vol. XLIV - 5306

JV, LLC's Objection to Clerk's Record and motion to Correct and Make Additions to Clerk's Record – filed 05/04/2017 ..... Vol. LXXIX - 9907

JV, LLC's Objection to Entry of Final Judgment – as Drafted by Valiant; and Request for a Hearing – filed 07/07/2015 ..... Vol. XXIV - 2847

JV, LLC's Objection to Valiant's Motion for Relief from Automatic Stay and Memorandum in Support – filed 09/26/2016..... Vol. LIV - 6589

JV, LLC's Objection to Valiant's Motion *In Limine* – filed 12/23/2015 ..... Vol. XXXV - 4233

JV, LLC's Post Trial Memorandum and Argument – filed 05/12/2016 ..... Vol. XXXVII - 4489

JV, LLC's Proposed Judgment and Decree of Foreclosure and JV, LLC's Request for Additional Time of at Least 14 Days – filed 07/15/2016..... Vol. XLIII - 5274

JV, LLC's Request for Clerk's Minutes and Reporter's Typed Transcript of Entire Proceeding Including the District Court's Remarks and Rulings in Open Court on September 2, 2015 – filed 09/08/2015 ..... Vol. XXX - 3533

JV, LLC's Response to Valiant's Most Recent "Filings" and JV, LLC's Objection Thereto – filed 10/21/2015 ..... Vol. XXXIII - 3972

JV, LLC's Response to Valiant's Motion to Strike Inadmissible Evidence – filed 10/19/2015 ..... Vol. XXXIII - 3884

JV, LLC's Response, Objection and Opposition to Plaintiff's Motion for Sanctions – filed 08/24/2016 ..... Vol. XLVIII - 5847

JV, LLC's Second Amended Exhibit List and Documents – filed 01/22/2016 ..... Vol. XXXVI - 4363

JV, LLC's Special Appearance Contesting Jurisdiction; and JV, LLC's Answer to Complaint; and JV, LLC's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure; and JV, LLC's Cross-claim; and JV, LLC's Third Party Complaint – filed 09/15/2014 .....	Vol. VII - 784
JV, LLC's Third Amended Exhibit List and Documents – filed 01/26/2016 .....	Vol. XXXVI - 4404
JV, LLC's Third Party Claim (Idaho Code 11-203) – filed 11/02/2016 .....	Vol. LX - 7341
JV, LLC's Trial Memorandum – filed 01/22/2016 .....	Vol. XXXVI - 4316
JV's Affidavit of James W. Berry Opposing Valiant's Motion for Summary Judgment – filed 02/02/2015...Vol. XX - 2323	
JV's Objection, and Motion to Disallow Valiant's Memorandum of Attorney Costs and Fees – filed 12/02/2016	Vol. LX - 7447
JV's Reply to Valiant's Memorandum in Opposition to JV's Motion filed on 07/21/2015, and Motions to Strike – filed 08/31/2015 .....	Vol. XXIX - 3499
JV's Supplemental Motion to Alter, Amend, Set Aside the Judgment, Based on Valiant's Motions to Change the Order of Sale and Change the Decree of Foreclosure Pursuant to Rules 11 (b); 52 (b) and Rule 60 and Notice of Hearing – filed 08/26/2015 .....	Vol. XXIX - 3386
Memorandum Decision & Order Granting Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 04/14/2015 .....	Vol. XXII - 2560
Memorandum Decision & Order re: Motions Heard on October 23, 2015 – filed 10/30/2015 .....	Vol. XXXIII - 4000
Memorandum Decision and Order Denying JV, LLC's and VP, Incorporated's Motions to Alter, Amend and Reconsider – filed 08/16/2016 .....	Vol. XLVII - 5793
Memorandum Decision and Order Denying JV, LLC's and VP, Incorporated's Motions to Alter, Amend and Reconsider (Continued) – filed 08/16/2016 .....	Vol. XLVIII - 5815
Memorandum Decision and Order Granting in Part Reconsideration of the July 21, 2015 Memorandum Decision & Order – filed 09/04/2015.....	Vol. XXX - 3527
Memorandum Decision and Order Granting Motion for Entry of Final Judgment – filed 06/23/2015 .....	Vol. XXIV - 2791
Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 10/07/2016.....	Vol. LIX - 7230
Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/06/2017	Vol. LXXV - 9341
Memorandum Decision and Order re: 1) JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated's Motions to Reconsider 2) Valiant's Request for Entry of Proposed Final Judgment and Decree of Foreclosure and Sale – filed 07/21/2015 .....	Vol. XXIV - 2856
Memorandum Decision and Order re: Court Trial held on January 28 and 29, and March 16 and 17, 2016 – filed 05/27/2016.....	Vol. XXXVII - 4589
Memorandum Decision Order Awarding Costs and Attorney's Fees to Valiant Idaho, LLC – filed 08/22/2016 .....	Vol. XLVIII - 5829

Memorandum Decision Order Denying Valiant Idaho, LLC's Motion for Sanctions – filed 08/29/2016.....	Vol. XLVIII - 5925
Memorandum Decision Order Denying VP, Inc.'s Motion for New Trial – filed 08/25/2016.....	Vol. XLVIII - 5906
Memorandum Decision Order Granting Valiant Idaho, LLC's Motion for Sanctions – filed 11/14/2016 .	Vol. LX - 7402
Memorandum Decision re: Valiant Idaho, LLC's Motion to Clarify – filed 04/27/2017 .....	Vol. LXXIX - 9861
Memorandum in Opposition to Defendant JV, LLC's Motion to Vacate Valiant's Hearing on October 23, 2015 – filed 10/20/2015 .....	Vol. XXXIII - 3900
Memorandum in Opposition to JV, LLC's Motion to Alter, Amend and to Reconsider the Court's Memorandum Decision and Order Filed 04/14/2015 – filed 07/06/2015 .....	Vol. XXIV - 2820
Memorandum in Opposition to JV, LLC's Motion to Alter, Amend and to Reconsider filed 08/18/2015 – filed 08/25/2015 .....	Vol. XXVIII - 3367
Memorandum in Opposition to JV, LLC's Motion to Alter, Amend and to Reconsider the Court's Memorandum Decision and Order dated July 21, 2015 – filed 08/26/2015 .....	Vol. XXVIII - 3376
Memorandum in Opposition to North Idaho Resorts, LLC and VP, Inc.'s Renewed Motion for Reconsideration and Clarification – filed 07/06/2015.....	Vol. XXIV - 2804
Memorandum in Opposition to VP, Incorporated's Motion to Dismiss Third Party Complaint or, in the Alternative, Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party Complaint – filed 11/05/2014 .....	Vol. VIII - 982
Memorandum in Reply to Defendant JV, LLC's Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015 .....	Vol. XXXIII - 3892
Memorandum in Reply to JV, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 03/11/2015 .....	Vol. XXII - 2519
Memorandum in Reply to North Idaho Resorts, Inc. and VP, Incorporated's Opposition to Valiant, Idaho, LLC's Third Motion for Summary Judgment – filed 10/20/2015.....	Vol. XXXIII - 3924
Memorandum in Reply to North Idaho Resorts, LLC and VP, Incorporated's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Summary Judgment – filed 03/11/2015 .....	Vol. XXII - 2547
Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/22/2017 .....	Vol. LXXI - 8827
Memorandum in Reply to VP, Inc.'s Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/23/2017 .....	Vol. LXXV - 9328
Memorandum in Reply to: (1) JV, LLC's Objection; and (2) VP, Inc. and North Idaho Resorts, LLC's Opposition to Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/29/2016 .....	Vol. LIV - 6603
Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017 .....	Vol. LXXV - 9388
Memorandum in Support of Motion to Dissolve Temporary Restraining Order – filed 04/14/2017.	Vol. LXXVIII - 9716
Memorandum in Support of R.E. Loans, LLC's Motion to Lift Automatic Stay (Mortgage Fund '08 LLC) – filed 06/26/2013 .....	Vol. III - 339

Memorandum in Support of Renewed Motion for Reconsideration and Clarification – filed 06/16/2015..... Vol. XXIV - 2783

Memorandum in Support of Valiant Idaho, LLC’s Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution – filed 11/03/2016 ..... Vol. LX - 7364

Memorandum in Support of Valiant Idaho, LLC’s Motion for an Order of Sale of Real Property – filed 07/22/2015 Vol. XXV - 2912

Memorandum in Support of Valiant Idaho, LLC’s Motion for Entry of Final Judgment – filed 05/20/2015 ... Vol. XXII - 2605

Memorandum in Support of Valiant Idaho, LLC’s Motion for Leave to Amend Third Party Complaint to Join an Additional Party – filed 11/24/2014 ..... Vol. XI - 1371

Memorandum in Support of Valiant Idaho, LLC’s Motion for Order of Sale of Real Property – filed 06/22/2016 ..... Vol. XLI - 4997

Memorandum in Support of Valiant Idaho, LLC’s Motion for Relief from Automatic Stay – filed 09/21/2016 Vol. LIV - 6566

Memorandum in Support of Valiant Idaho, LLC’s Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 ..... Vol. XIV - 1725

Memorandum in Support of Valiant Idaho, LLC’s Motion *In Limine* re: North Idaho Resorts, LLC and VP, Inc. – filed 12/15/2015 ..... Vol. XXXIV - 4036

Memorandum in Support of Valiant Idaho, LLC’s Motion *In Limine* re: North Idaho Resorts, LLC and VP, Inc.(Continued) – filed 12/15/2015..... Vol. XXXV - 4036

Memorandum in Support of Valiant Idaho, LLC’s Motion *In Limine* re: JV, LLC – filed 12/15/2015..... Vol. XXXV - 4051

Memorandum in Support of Valiant Idaho, LLC’s Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 ..... Vol. XXVIII - 3253

Memorandum in Support of Valiant Idaho, LLC’s Motion to Amend Decree of Foreclosure – filed 08/19/2015 ..... Vol. XXVII - 3244

Memorandum in Support of Valiant Idaho, LLC’s Motion to Clarify Court’s Memorandum Decision and Order Granting Valiant Idaho, LLC’s Motion to Enforce Judgment – filed 03/20/2017 ..... Vol. LXXV - 9402

Memorandum in Support of Valiant Idaho, LLC’s Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 ..... Vol. LXVII - 8271

Memorandum in Support of Valiant Idaho, LLC’s Motion to Strike Inadmissible Evidence – filed 10/09/2015 ..... Vol. XXXI - 3737

Memorandum in Support of Valiant Idaho, LLC’s Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 ..... Vol. XXXIII - 3945

Memorandum in Support of Valiant Idaho, LLC’s Third Motion for Summary Judgment – filed 09/25/2015 Vol. XXXI - 3627

Memorandum in Support of VP, Inc.’s Motion for New Trial – filed 08/03/2016..... Vol. XLV - 5546

Memorandum in Support of VP, Inc.'s Motion to Alter, Amend, and Reconsider the Decree of Foreclosure and Judgment – filed 08/04/2016 .....	Vol. XLVI - 5555
Memorandum in Support of VP, Inc.'s Motion to Strike the Declaration of William Haberman – filed 04/21/2016 .	Vol. XXXVII - 4484
Motion for Enlargement of Time to File North Idaho Resorts, LLC and VP, Inc.'s Reply Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/22/2015 .....	Vol. XXXIII - 3986
Motion for Leave to Amend Answer to Allege a Counterclaim and Cross-claim, and to Serve Third Party Complaint – filed 11/05/2014 .....	Vol. VIII - 977
Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/07/2017 .....	Vol. LXXV - 9386
Motion for Reconsideration and Clarification – filed 04/29/2015 .....	Vol. XXII - 2596
Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/10/2016 .....	Vol. XLVI - 5682
Motion to Dissolve Temporary Restraining Order – filed 04/13/2017 .....	Vol. LXXVIII - 9714
Motion to Enlarge Time to Respond to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/17/2017 .....	Vol. LXXVIII - 9733
Motion to Shorten Time to Have Heard Valiant Idaho, LLC's (1) Motion Contesting JV, LLC's Third Party Claim; and Opposition to JV, LLC's Motion for Stay of Execution; and (2) Motion for Sanctions under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7369
Motion to Shorten Time to Have Heard Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 .....	Vol. XXXIII - 3911
Motion to Strike Memoranda and Declarations/Affidavits in Opposition to Valiant Idaho, LLC's Third Motion for Summary Judgment or, in the Alternative, Motion for Extension of Time to File Reply Memoranda – filed 10/16/2015 .....	Vol. XXXII - 3864
Motion to Substitute Valiant Idaho, LLC in Place of Mortgage Fund '08 LLC as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 928
Motion to Substitute Valiant Idaho, LLC in Place of Pensco Trust Co, as the Real Party in Interest – filed 10/06/2014 .....	Vol. VIII - 941
Motion to Substitute Valiant Idaho, LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 07/21/2014 .....	Vol. V - 656
Motion to Substitute Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 08/18/2014.....	Vol. V - 670
North Idaho Resorts, LLC and VP, Inc.'s Memorandum in Opposition to Valiant Idaho's Motion to Amend Degree of Foreclosure and Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/26/2015 .	Vol. XXIX - 3413
North Idaho Resorts, LLC and VP, Inc.'s Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015.....	Vol. XXVII - 3116
North Idaho Resorts, LLC and VP, Inc.'s Motion to Reconsider and Motion to Alter and Amend Judgment – filed 08/19/2015.....	Vol. XXVII - 3114

North Idaho Resorts, LLC and VP, Inc.'s Reply Memorandum in Support of Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/22/2015 .....	Vol. XXXIII - 3982
North Idaho Resorts, LLC's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 09/19/2014 .....	Vol. VII - 860
North Idaho Resorts, LLC's Motion for Entry of Default (Genesis Golf Builders) – filed 10/25/2013 .....	Vol. III - 407
Notice of Amended Appeal (NIR, LLC) – filed 10/06/2016 .....	Vol. LVII - 7031
Notice of Amended Appeal (NIR, LLC) (Continued) – filed 10/06/2016 .....	Vol. LVIII - 7071
Notice of Amended Appeal (NIR, LLC) (Continued) – filed 10/06/2016 .....	Vol. LIX - 7212
Notice of Appeal (NIR) – filed 09/09/2016 .....	Vol. II - 5941
Notice of Appeal (NIR) (Continued) – filed 09/09/2016 .....	Vol. L - 6041
Notice of Appeal (VP, Inc.) – filed 10/06/2016 .....	Vol. LVI - 6828
Notice of Appeal (VP, Inc.) (Continued) – filed 10/06/2016 .....	Vol. LVII - 6932
Notice of Appeal by JV, LLC – filed 09/20/2016.....	Vol. LI - 6137
Notice of Appeal by JV, LLC (Continued) – filed 09/20/2016 .....	Vol. LII - 6267
Notice of Appearance – filed 09/29/2011 .....	Vol. II - 290
Notice of Appearance – filed 10/14/2010 .....	Vol. II - 233
Notice of Change of Firm Affiliation – filed 07/18/2014.....	Vol. V - 643
Notice of Denial of Oral Argument for Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/23/2016 .....	Vol. LIV - 6578
Notice of Filing Proposed Order – filed 04/26/2017 .....	Vol. LXXVIII - 9838
Notice of Hearing – filed 11/03/2016.....	Vol. LX - 7357
Notice of Hearing on North Idaho Resorts, LLC and VP, Inc.'s Objection to Lodged Record and Objection to Certificate of Mailing of Clerk's Record – filed 04/26/2017 .....	Vol. LXXVIII - 9836
Notice of Hearing on Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 .....	Vol. XVIII - 2070
Notice of Hearing on Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVIII - 3329
Notice of Hearing on Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/20/2017 .....	Vol. LXXV - 9409
Notice of Levy (268811) – filed 10/31/2016 .....	Vol. LIX - 7283
Notice of Levy (268813) – filed 10/31/2016 .....	Vol. LIX - 7291
Notice of Levy (268815) – filed 10/31/2016 .....	Vol. LIX - 7300



Notice of Levy Under Writ of Execution – filed 09/21/2016 .....	Vol. LIII - 6508
Notice of Levy Under Writ of Execution – filed 12/22/2016 .....	Vol. LXII - 7657
Notice of Sheriff’s Sale – filed 09/21/2016 .....	Vol. LIV - 6531
Notice of Sheriff’s Sale – filed 12/22/2016 .....	Vol. LXIII - 7715
Notice of Sheriff’s Sale (268812) – filed 10/31/2016.....	Vol. LIX - 7288
Notice of Sheriff’s Sale (268814) – filed 10/31/2016.....	Vol. LIX - 7297
Notice of Sheriff’s Sale (268816) – filed 10/31/2016.....	Vol. LIX - 7306
Notice of Special Appearance – filed 08/21/2015 .....	Vol. XXVIII - 3334
Notice re: Proposed Judgment (as Between Defendant VP, Inc. and North Idaho Resorts and the Defendant JV, LLC) – filed 09/17/2015 .....	Vol. XXX - 3545
Notice to Counsel – filed 04/06/2017 .....	Vol. LXXVI - 9453
Objection to Lodged Record and Objection to Certificate of Mailing of Clerk’s Record – filed 04/25/2017 .....	Vol. LXXVIII - 9825
Objection to Lodged Record and Objection to Certificate of Mailing of Clerk’s Record – filed 04/26/2017	Vol. LXXIX - 9844
Objection to Motion for an Order of Sale of Real Property – filed 08/04/2015 .....	Vol. XXV - 2981
Objection to Proposed Final Judgment – filed 07/07/2015 .....	Vol. XXIV - 2844
Objection to Valiant Idaho’s Second Motion for an Order of Sale of Real Property – filed 06/29/2016 .....	Vol. XLI - 5015
Order Denying JV, LLC’s Request for Oral Argument – filed 08/03/2016.....	Vol. XLV - 5540
Order Denying Motions to Strike – filed 04/27/2016 .....	Vol. XXXVII - 4487
Order Denying VP, Inc.’s Request for Oral Argument on Motion to Alter, Amend and Reconsider – filed 08/04/2016 .....	Vol. XLVI - 5575
Order Denying VP, Incorporated’s Motion to Dismiss Third Party Complaint – filed 11/19/2014 .....	Vol. X - 1174
Order Dismissing all Claims with Prejudice against Interstate Concrete and Asphalt Company – filed 09/13/2012	Vol. II - 330
Order Dismissing R.C. Worst & Company, and All Claims, Counterclaims, and Cross Claims thereof Pursuant to Oral Offer of Resolution Advanced to the Court on May 28, 2014 – filed 06/02/2014.....	Vol. V - 636
Order Extending the Temporary Restraining Order Against VP, Incorporated – filed 04/20/2017...	Vol. LXXVIII - 9819
Order for Entry of Default (Genesis Golf Builders) – filed 08/15/2013 .....	Vol. III - 386
Order for Entry of Default (Genesis Golf Builders) – filed 11/01/2013 .....	Vol. III - 423
Order for Entry of Default (Genesis Golf Builders, Inc.) – filed 08/29/2013 .....	Vol. III - 392

Order for Entry of Default Against Amy Korengut – filed 12/10/2014.....	Vol. XII - 1495
Order for Entry of Default Against Bar K, Inc. – filed 02/03/2015 .....	Vol. XXI - 2353
Order for Entry of Default Against C.E. Kramer Crane & Contracting, Inc. – filed 12/10/2014 .....	Vol. XII - 1515
Order for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014 .....	Vol. VII - 896
Order for Entry of Default Against Genesis Golf Builders, Inc. – filed 12/10/2014 .....	Vol. XII - 1507
Order for Entry of Default Against Independent Mortgage Ltd. Co. – filed 01/06/2015 .....	Vol. XIII - 1633
Order for Entry of Default Against Montaheno Investments, LLC – filed 12/10/2014 .....	Vol. XII - 1501
Order for Entry of Default Against Netta Source, LLC – filed 12/10/2014 .....	Vol. XII - 1527
Order for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/21/2014.....	Vol. VIII - 969
Order for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/29/2015 ...	Vol. XXIV - 2773
Order for Entry of Default Against Timberline Investments, LLC – filed 01/06/2015 .....	Vol. XIII - 1639
Order Granting Appellant JV, LLC’s Objection to Clerk’s Record and Motion to Make Additions to Clerk’s Record – filed 05/05/2017.....	Vol. LXXIX - 9928
Order Granting Appellants VP, Incorporated’s and North Idaho Resorts, LLC’s Objections to Lodged Record and Objections to Certificate of Mailing – filed 05/01/2017 .....	Vol. LXXIX - 9879
Order Granting Cross-defendant, VP, Incorporated’s Request for Extension of Time to Answer or Otherwise Plead to Valiant, LLC’s Amended Answer to Allege a Counter-Claim and Cross-Claim and to Serve Third Party – filed 12/03/2014 .....	Vol. XI - 1379
Order Granting Defendant Wells Fargo’s Motion to Dismiss with Prejudice – filed 03/16/2012 .....	Vol. II - 312
Order Granting Defendants North Idaho Resorts, LLC and VP, Incorporated’s Motion for Enlargement of Time to File Answers and Responses to Discovery Requests Propounded by Valiant Idaho, LLC – filed 03/12/2015	Vol. XXII - 2557
Order Granting Injunction – filed 04/28/2017 .....	Vol. LXXIX - 9871
Order Granting Leave for Withdrawal of Attorney – filed 05/18/2011 .....	Vol. II - 260
Order Granting Motion to Enlarge Time to Respond to VP, Incorporated’s Motion to Dissolve Temporary Restraining Order – filed 04/17/2017.....	Vol. LXXVIII - 9742
Order Granting R.E. Loans, LLC’s Motion to Lift Automatic Stay (Mortgage Fund ’08 LLC) – filed 08/12/2013	Vol. III - 374
Order Granting R.E. Loans, LLC’s Request to Lift Automatic Stay – filed 08/24/2012.....	Vol. II - 325
Order Granting Respondent Valiant Idaho, LLC’s Objection to the Consolidated Clerk’s Record on Appeal – filed 05/03/2017 .....	Vol. LXXIX - 9900
Order Granting Valiant Idaho, LLC Leave to Amend Answer to Allege a Counterclaim and Cross-Claim – filed 11/19/2014 .....	Vol. X - 1164

Order Granting Valiant Idaho, LLC Leave to Serve its Third Party Complaint – filed 11/19/2014 .....	Vol. X - 1160
Order Imposing Rule 11 Sanctions – filed 12/06/2016.....	Vol. LX - 7458
Order of Entry of Default Against Russ Capital Group, LLC – filed 12/10/2014 .....	Vol. XII - 1521
Order of Reassignment – filed 10/09/2014 .....	Vol. VIII - 963
Order on Stipulation to Entry of Judgment Against Charles W. Reeves and Ann B. Reeves – filed 11/20/2014 ...	Vol. XI - 1317
Order on Stipulation to Entry of Judgment Against Dan S. Jacobson, Sage Holdings LLC and Steven G. Lazar – filed 01/06/2015 .....	Vol. XIII - 1645
Order on Stipulation to Entry of Judgment Against First American Title Company of Idaho – filed 12/17/2014	Vol. XIII - 1576
Order on Stipulation to Entry of Judgment Against Idaho Club Homeowner’s Association, Inc. – filed 01/15/2015 .	Vol. XIV - 1700
Order on Stipulation to Entry of Judgment Against Mountain West Bank – filed 02/06/2015 .....	Vol. XXII - 2473
Order on Stipulation to Entry of Judgment Against Pend Oreille Bonner Development Holdings, Inc. – filed 11/20/2014 .....	Vol. XI - 1276
Order on Stipulation to Entry of Judgment Against Pend Oreille Bonner Development, LLC – filed 11/20/2014	Vol. XI - 1296
Order on Valiant Idaho, LLC’s Application for an Extension to Respond to VP, Incorporated’s Motion for Order Allowing Use and Access of Parcels 1 and 2 – filed 03/28/2017 .....	Vol. LXXV - 9421
Order on Valiant Idaho, LLC’s Motion for a Temporary Restraining Order Against VP, Incorporated – filed 04/13/2017	Vol. LXXVII - 9707
Order on Valiant Idaho, LLC’s Motion for an Injunction Against VP, Incorporated – filed 04/26/2017.....	Vol. LXXIX - 9853
Order Partially Vacating the Court’s May 1, 2017 Order Granting NIR’s and VP’s Objection to Lodged Record – filed 05/03/2017 .....	Vol. LXXIX - 9904
Order re: JV, LLC’s Motion and Application for Stay of Execution Upon Posting a Cash Deposit – filed 02/21/2017 .....	Vol. LXXI - 8822
Order re: JV, LLC’s Third Party Claim and Motion for Stay of Execution – filed 11/04/2016 .....	Vol. LX - 7399
Order re: Proposed Judgment and Proposed Decree of Foreclosure – filed 07/18/2016 .....	Vol. XLIII - 5303
Order re: Sale of Real Property – filed 07/14/2016 .....	Vol. XLIII - 5270
Order re: Valiant Idaho LLC’s Motions <i>In Limine</i> – filed 12/29/2015 .....	Vol. XXXV - 4266
Order Regarding Disqualification of Judge – filed 10/06/2014.....	Vol. VIII - 953
Order Requesting Response Brief from Valiant Idaho, LLC – filed 03/27/2017 .....	Vol. LXXV - 9413
Order Requiring Submissions – filed 07/14/2016.....	Vol. XLIII - 5264

Order Setting Trial and Pretrial Order – filed 09/03/2015 .....	Vol. XXX - 3521
Order Settling Trial and Pretrial Order – filed 11/20/2014 .....	Vol. X - 1270
Order Shortening Time to Have Heard Valiant Idaho, LLC’s (1) Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution; and (2) Motion for Sanctions under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7372
Order Substituting Valiant Idaho, LLC in Place of Mortgage Fund ’08 LLC as the Real Party in Interest – filed 11/19/2014 .....	Vol. X - 1171
Order Substituting Valiant Idaho, LLC in Place of Pensco Trust Co. as the Real Party in Interest – filed 11/19/2014	Vol. X - 1168
Order Substituting Valiant Idaho, LLC in Place of R.E. Loans, LLC as the Real Party in Interest – filed 08/07/2014 .....	Vol. V - 667
Order Substituting Valiant Idaho, LLC in Place of Wells Fargo Capital Finance, LLC as the Real Party in Interest – filed 09/12/2014 .....	Vol. VI - 781
Order Vacating Decree of Foreclosure Entered on August 5, 2015 – filed 09/17/2015 .....	Vol. XXX - 3549
Order Vacating Decree of Foreclosure entered on June 22, 2016 – filed 07/14/2016 .....	Vol. XLIII - 5268
Order Vacating Judgment – filed 07/14/2016 .....	Vol. XLIII - 5266
Order Vacating Judgment Entered on August 5, 2015 – filed 09/17/2015 .....	Vol. XXX - 3552
R.C. Worst & Company, Inc.’s Motion for Entry of Default (Genesis Golf Builders) – filed 08/14/2013 ....	Vol. III - 378
R.E. Loans, LLC’s Answer to Complaint – filed 04/21/2011.....	Vol. II - 245
R.E. Loans, LLC’s Memorandum in Support of its Motion for Summary Judgment Against Cross-claimant ACI Northwest, Inc. – filed 04/29/2014 .....	Vol. III - 441
R.E. Loans, LLC’s Memorandum in Support of its Motion for Summary Judgment Against Cross-claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 491
R.E. Loans, LLC’s Motion for Entry of Default (Genesis Golf Builders) – filed 08/12/2013.....	Vol. III - 362
R.E. Loans, LLC’s Motion for Summary Judgment Against Cross-Claimant ACI Northwest, Inc. – filed 04/29/2014 .....	Vol. III - 438
R.E. Loans, LLC’s Motion for Summary Judgment Against Cross-Claimant R.C. Worst & Company, Inc. – filed 04/29/2014 .....	Vol. IV - 488
R.E. Loans, LLC’s Motion to Lift Automatic Stay (Mortgage Fund ’08 LLC) – filed 06/26/2013 .....	Vol. II - 336
R.E. Loans, LLC’s Request to Lift the Automatic Stay – filed 06/28/2012 .....	Vol. II - 317
Renewed Motion for Reconsideration and Clarification – filed 06/16/2015 .....	Vol. XXIV - 2781
Reply by R.E. Loans, LLC to Cross-claim by ACI Northwest, Inc. – filed 02/04/2011.....	Vol. II - 237
Reply Memorandum in Support of Motion for Order Allowing Use and Access of Parcels 1 and 2 and Application for Stay of Enforcement of Order Granting Valiant Idaho, LLC’s Motion to Enforce Judgment – filed 04/17/2017 .....	Vol. LXXVIII - 9745

Reply Memorandum in Support of Renewed Motion for Reconsideration and Clarification – filed 07/07/2015 .....	Vol. XXIV - 2837
Reply Memorandum in Support of Valiant Idaho, LLC’s Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc. – filed 12/28/2015.....	Vol. XXXV - 4243
Reply Memorandum in Support of Valiant Idaho, LLC’s Motion <i>In Limine</i> re: JV, LLC – filed 12/28/2015	Vol. XXXV - 4253
Reply Memorandum to Valiant’s Opposition to Motion for New Trial – filed 08/15/2016.....	Vol. XLVII - 5787
Reply to Defendants North Idaho Resorts, LLC’s and VP, Incorporated’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion to Strike Inadmissible Evidence – filed 10/21/2015 .....	Vol. XXXIII - 3962
Reply to JV, LLC’s Response to Valiant Idaho, LLC’s Motion to Strike Inadmissible Evidence – filed 10/21/2015..	Vol. XXXIII - 3955
Request for Judicial Notice – filed 02/04/2015 .....	Vol. XXI - 2372
ROA Report for Case CV2009-1810 – printed May 10, 2017.....	Vol. I - 65
Second Subpoena Duces Tecum to First American Title Company – filed 09/18/2015.....	Vol. XXX - 3620
Sheriff’s Certificate of Sale (Idaho Club – Parcel 1) – filed 12/22/2016 .....	Vol. LXII - 7747
Sheriff’s Certificate of Sale (Idaho Club – Parcel 10) – filed 12/22/2016 .....	Vol. LXII - 7767
Sheriff’s Certificate of Sale (Idaho Club – Parcel 100) – filed 12/22/2016 .....	Vol. LXV - 8039
Sheriff’s Certificate of Sale (Idaho Club – Parcel 101) – filed 12/22/2016 .....	Vol. LXV - 8042
Sheriff’s Certificate of Sale (Idaho Club – Parcel 102) – filed 12/22/2016 .....	Vol. LXV - 8045
Sheriff’s Certificate of Sale (Idaho Club – Parcel 103) – filed 12/22/2016 .....	Vol. LXV - 8048
Sheriff’s Certificate of Sale (Idaho Club – Parcel 104) – filed 12/22/2016 .....	Vol. LXV - 8051
Sheriff’s Certificate of Sale (Idaho Club – Parcel 105) – filed 12/22/2016 .....	Vol. LXV - 8054
Sheriff’s Certificate of Sale (Idaho Club – Parcel 106) – filed 12/22/2016 .....	Vol. LXV - 8057
Sheriff’s Certificate of Sale (Idaho Club – Parcel 107) – filed 12/22/2016 .....	Vol. LXV - 8060
Sheriff’s Certificate of Sale (Idaho Club – Parcel 108) – filed 12/22/2016 .....	Vol. LXV - 8063
Sheriff’s Certificate of Sale (Idaho Club – Parcel 109) – filed 12/22/2016 .....	Vol. LXV - 8066
Sheriff’s Certificate of Sale (Idaho Club – Parcel 11) – filed 12/22/2016 .....	Vol. LXII - 7770
Sheriff’s Certificate of Sale (Idaho Club – Parcel 110) – filed 12/22/2016 .....	Vol. LXV - 8069
Sheriff’s Certificate of Sale (Idaho Club – Parcel 111) – filed 12/22/2016 .....	Vol. LXV - 8072
Sheriff’s Certificate of Sale (Idaho Club – Parcel 112) – filed 12/22/2016 .....	Vol. LXV - 8075
Sheriff’s Certificate of Sale (Idaho Club – Parcel 113) – filed 12/22/2016 .....	Vol. LXV - 8078

Sheriff's Certificate of Sale (Idaho Club – Parcel 114) – filed 12/22/2016 .....	Vol. LXV - 8081
Sheriff's Certificate of Sale (Idaho Club – Parcel 115) – filed 12/22/2016 .....	Vol. LXV - 8084
Sheriff's Certificate of Sale (Idaho Club – Parcel 116) – filed 12/22/2016 .....	Vol. LXV - 8087
Sheriff's Certificate of Sale (Idaho Club – Parcel 117) – filed 12/22/2016 .....	Vol. LXV - 8090
Sheriff's Certificate of Sale (Idaho Club – Parcel 118) – filed 12/22/2016 .....	Vol. LXV - 8093
Sheriff's Certificate of Sale (Idaho Club – Parcel 119) – filed 12/22/2016 .....	Vol. LXV - 8097
Sheriff's Certificate of Sale (Idaho Club – Parcel 12) – filed 12/22/2016 .....	Vol. LXII - 7773
Sheriff's Certificate of Sale (Idaho Club – Parcel 120) – filed 12/22/2016 .....	Vol. LXV - 8100
Sheriff's Certificate of Sale (Idaho Club – Parcel 122) – filed 12/22/2016 .....	Vol. LXV - 8103
Sheriff's Certificate of Sale (Idaho Club – Parcel 123) – filed 12/22/2016 .....	Vol. LXV - 8106
Sheriff's Certificate of Sale (Idaho Club – Parcel 124) – filed 12/22/2016 .....	Vol. LXV - 8109
Sheriff's Certificate of Sale (Idaho Club – Parcel 125) – filed 12/22/2016 .....	Vol. LXV - 8112
Sheriff's Certificate of Sale (Idaho Club – Parcel 126) – filed 12/22/2016 .....	Vol. LXV - 8115
Sheriff's Certificate of Sale (Idaho Club – Parcel 127) – filed 12/22/2016 .....	Vol. LXV - 8118
Sheriff's Certificate of Sale (Idaho Club – Parcel 128) – filed 12/22/2016 .....	Vol. LXV - 8121
Sheriff's Certificate of Sale (Idaho Club – Parcel 129) – filed 12/22/2016 .....	Vol. LXVI - 8124
Sheriff's Certificate of Sale (Idaho Club – Parcel 13) – filed 12/22/2016 .....	Vol. LXII - 7776
Sheriff's Certificate of Sale (Idaho Club – Parcel 130) – filed 12/22/2016 .....	Vol. LXVI - 8127
Sheriff's Certificate of Sale (Idaho Club – Parcel 131) – filed 12/22/2016 .....	Vol. LXVI - 8130
Sheriff's Certificate of Sale (Idaho Club – Parcel 132) – filed 12/22/2016 .....	Vol. LXVI - 8133
Sheriff's Certificate of Sale (Idaho Club – Parcel 133) – filed 12/22/2016 .....	Vol. LXVI - 8136
Sheriff's Certificate of Sale (Idaho Club – Parcel 134) – filed 12/22/2016 .....	Vol. LXVI - 8139
Sheriff's Certificate of Sale (Idaho Club – Parcel 135) – filed 12/22/2016 .....	Vol. LXVI - 8142
Sheriff's Certificate of Sale (Idaho Club – Parcel 136) – filed 12/22/2016 .....	Vol. LXVI - 8145
Sheriff's Certificate of Sale (Idaho Club – Parcel 137) – filed 12/22/2016 .....	Vol. LXVI - 8148
Sheriff's Certificate of Sale (Idaho Club – Parcel 138) – filed 12/22/2016 .....	Vol. LXVI - 8151
Sheriff's Certificate of Sale (Idaho Club – Parcel 139) – filed 12/22/2016 .....	Vol. LXVI - 8154
Sheriff's Certificate of Sale (Idaho Club – Parcel 14) – filed 12/22/2016 .....	Vol. LXII - 7779
Sheriff's Certificate of Sale (Idaho Club – Parcel 140) – filed 12/22/2016 .....	Vol. LXVI - 8157

Sheriff's Certificate of Sale (Idaho Club – Parcel 141) – filed 12/22/2016 .....	Vol. LXVI - 8160
Sheriff's Certificate of Sale (Idaho Club – Parcel 142) – filed 12/22/2016 .....	Vol. LXVI - 8163
Sheriff's Certificate of Sale (Idaho Club – Parcel 143) – filed 12/22/2016 .....	Vol. LXVI - 8166
Sheriff's Certificate of Sale (Idaho Club – Parcel 144) – filed 12/22/2016 .....	Vol. LXVI - 8169
Sheriff's Certificate of Sale (Idaho Club – Parcel 145) – filed 12/22/2016 .....	Vol. LXVI - 8172
Sheriff's Certificate of Sale (Idaho Club – Parcel 146) – filed 12/22/2016 .....	Vol. LXVI - 8175
Sheriff's Certificate of Sale (Idaho Club – Parcel 147) – filed 12/22/2016 .....	Vol. LXVI - 8178
Sheriff's Certificate of Sale (Idaho Club – Parcel 148) – filed 12/22/2016 .....	Vol. LXVI - 8181
Sheriff's Certificate of Sale (Idaho Club – Parcel 149) – filed 12/22/2016 .....	Vol. LXVI - 8184
Sheriff's Certificate of Sale (Idaho Club – Parcel 15) – filed 12/22/2016 .....	Vol. LXII - 7782
Sheriff's Certificate of Sale (Idaho Club – Parcel 150) – filed 12/22/2016 .....	Vol. LXVI - 8187
Sheriff's Certificate of Sale (Idaho Club – Parcel 151) – filed 12/22/2016 .....	Vol. LXVI - 8190
Sheriff's Certificate of Sale (Idaho Club – Parcel 152) – filed 12/22/2016 .....	Vol. LXVI - 8193
Sheriff's Certificate of Sale (Idaho Club – Parcel 153) – filed 12/22/2016 .....	Vol. LXVI - 8196
Sheriff's Certificate of Sale (Idaho Club – Parcel 154) – filed 12/22/2016 .....	Vol. LXVI - 8199
Sheriff's Certificate of Sale (Idaho Club – Parcel 155) – filed 12/22/2016 .....	Vol. LXVI - 8202
Sheriff's Certificate of Sale (Idaho Club – Parcel 156) – filed 12/22/2016 .....	Vol. LXVI - 8205
Sheriff's Certificate of Sale (Idaho Club – Parcel 157) – filed 12/22/2016 .....	Vol. LXVI - 8208
Sheriff's Certificate of Sale (Idaho Club – Parcel 158) – filed 12/22/2016 .....	Vol. LXVI - 8211
Sheriff's Certificate of Sale (Idaho Club – Parcel 159) – filed 12/22/2016 .....	Vol. LXVI - 8214
Sheriff's Certificate of Sale (Idaho Club – Parcel 16) – filed 12/22/2016 .....	Vol. LXII - 7785
Sheriff's Certificate of Sale (Idaho Club – Parcel 163) – filed 12/22/2016 .....	Vol. LXVI - 8219
Sheriff's Certificate of Sale (Idaho Club – Parcel 17) – filed 12/22/2016 .....	Vol. LXII - 7788
Sheriff's Certificate of Sale (Idaho Club – Parcel 177) – filed 12/22/2016 .....	Vol. LXVI - 8223
Sheriff's Certificate of Sale (Idaho Club – Parcel 19) – filed 12/22/2016 .....	Vol. LXII - 7791
Sheriff's Certificate of Sale (Idaho Club – Parcel 2) – filed 12/22/2016 .....	Vol. LXII - 7750
Sheriff's Certificate of Sale (Idaho Club – Parcel 20) – filed 12/22/2016 .....	Vol. LXII - 7795
Sheriff's Certificate of Sale (Idaho Club – Parcel 21) – filed 12/22/2016 .....	Vol. LXII - 7798
Sheriff's Certificate of Sale (Idaho Club – Parcel 22) – filed 12/22/2016 .....	Vol. LXII - 7801

Sheriff's Certificate of Sale (Idaho Club – Parcel 23) – filed 12/22/2016 .....	Vol. LXII - 7804
Sheriff's Certificate of Sale (Idaho Club – Parcel 24) – filed 12/22/2016 .....	Vol. LXII - 7807
Sheriff's Certificate of Sale (Idaho Club – Parcel 25) – filed 12/22/2016 .....	Vol. LXII - 7810
Sheriff's Certificate of Sale (Idaho Club – Parcel 26) – filed 12/22/2016 .....	Vol. LXII - 7813
Sheriff's Certificate of Sale (Idaho Club – Parcel 27) – filed 12/22/2016 .....	Vol. LXII - 7816
Sheriff's Certificate of Sale (Idaho Club – Parcel 28) – filed 12/22/2016 .....	Vol. LXII - 7819
Sheriff's Certificate of Sale (Idaho Club – Parcel 29) – filed 12/22/2016 .....	Vol. LXII - 7822
Sheriff's Certificate of Sale (Idaho Club – Parcel 30) – filed 12/22/2016 .....	Vol. LXII - 7825
Sheriff's Certificate of Sale (Idaho Club – Parcel 31) – filed 12/22/2016 .....	Vol. LXII - 7828
Sheriff's Certificate of Sale (Idaho Club – Parcel 32) – filed 12/22/2016 .....	Vol. LXII - 7831
Sheriff's Certificate of Sale (Idaho Club – Parcel 33) – filed 12/22/2016 .....	Vol. LXII - 7834
Sheriff's Certificate of Sale (Idaho Club – Parcel 34) – filed 12/22/2016 .....	Vol. LXII - 7837
Sheriff's Certificate of Sale (Idaho Club – Parcel 35) – filed 12/22/2016 .....	Vol. LXII - 7840
Sheriff's Certificate of Sale (Idaho Club – Parcel 36) – filed 12/22/2016 .....	Vol. LXII - 7843
Sheriff's Certificate of Sale (Idaho Club – Parcel 37) – filed 12/22/2016 .....	Vol. LXII - 7846
Sheriff's Certificate of Sale (Idaho Club – Parcel 38) – filed 12/22/2016 .....	Vol. LXII - 7849
Sheriff's Certificate of Sale (Idaho Club – Parcel 39) – filed 12/22/2016 .....	Vol. LXIV - 7852
Sheriff's Certificate of Sale (Idaho Club – Parcel 40) – filed 12/22/2016 .....	Vol. LXIV - 7855
Sheriff's Certificate of Sale (Idaho Club – Parcel 41) – filed 12/22/2016 .....	Vol. LXIV - 7858
Sheriff's Certificate of Sale (Idaho Club – Parcel 42) – filed 12/22/2016 .....	Vol. LXIV - 7861
Sheriff's Certificate of Sale (Idaho Club – Parcel 43) – filed 12/22/2016 .....	Vol. LXIV - 7864
Sheriff's Certificate of Sale (Idaho Club – Parcel 44) – filed 12/22/2016 .....	Vol. LXIV - 7867
Sheriff's Certificate of Sale (Idaho Club – Parcel 45) – filed 12/22/2016 .....	Vol. LXIV - 7870
Sheriff's Certificate of Sale (Idaho Club – Parcel 46) – filed 12/22/2016 .....	Vol. LXIV - 7873
Sheriff's Certificate of Sale (Idaho Club – Parcel 47) – filed 12/22/2016 .....	Vol. LXIV - 7876
Sheriff's Certificate of Sale (Idaho Club – Parcel 48) – filed 12/22/2016 .....	Vol. LXIV - 7879
Sheriff's Certificate of Sale (Idaho Club – Parcel 49) – filed 12/22/2016 .....	Vol. LXIV - 7881
Sheriff's Certificate of Sale (Idaho Club – Parcel 5) – filed 12/22/2016 .....	Vol. LXII - 7754
Sheriff's Certificate of Sale (Idaho Club – Parcel 50) – filed 12/22/2016 .....	Vol. LXIV - 7884





Sheriff's Certificate of Sale (Idaho Club – Parcel 8) – filed 12/22/2016 .....	Vol. LXII - 7761
Sheriff's Certificate of Sale (Idaho Club – Parcel 80) – filed 12/22/2016 .....	Vol. LXIV - 7978
Sheriff's Certificate of Sale (Idaho Club – Parcel 81) – filed 12/22/2016 .....	Vol. LXIV - 7981
Sheriff's Certificate of Sale (Idaho Club – Parcel 82) – filed 12/22/2016 .....	Vol. LXIV - 7984
Sheriff's Certificate of Sale (Idaho Club – Parcel 83) – filed 12/22/2016 .....	Vol. LXV - 7987
Sheriff's Certificate of Sale (Idaho Club – Parcel 84) – filed 12/22/2016 .....	Vol. LXV - 7990
Sheriff's Certificate of Sale (Idaho Club – Parcel 85) – filed 12/22/2016 .....	Vol. LXV - 7993
Sheriff's Certificate of Sale (Idaho Club – Parcel 86) – filed 12/22/2016 .....	Vol. LXV - 7996
Sheriff's Certificate of Sale (Idaho Club – Parcel 87) – filed 12/22/2016 .....	Vol. LXV - 7999
Sheriff's Certificate of Sale (Idaho Club – Parcel 88) – filed 12/22/2016 .....	Vol. LXV - 8002
Sheriff's Certificate of Sale (Idaho Club – Parcel 89) – filed 12/22/2016 .....	Vol. LXV - 8005
Sheriff's Certificate of Sale (Idaho Club – Parcel 9) – filed 12/22/2016 .....	Vol. LXII - 7764
Sheriff's Certificate of Sale (Idaho Club – Parcel 90) – filed 12/22/2016 .....	Vol. LXV - 8008
Sheriff's Certificate of Sale (Idaho Club – Parcel 91) – filed 12/22/2016 .....	Vol. LXV - 8011
Sheriff's Certificate of Sale (Idaho Club – Parcel 92) – filed 12/22/2016 .....	Vol. LXV - 8014
Sheriff's Certificate of Sale (Idaho Club – Parcel 93) – filed 12/22/2016 .....	Vol. LXV - 8017
Sheriff's Certificate of Sale (Idaho Club – Parcel 94) – filed 12/22/2016 .....	Vol. LXV - 8020
Sheriff's Certificate of Sale (Idaho Club – Parcel 95) – filed 12/22/2016 .....	Vol. LXV - 8023
Sheriff's Certificate of Sale (Idaho Club – Parcel 96) – filed 12/22/2016 .....	Vol. LXV - 8027
Sheriff's Certificate of Sale (Idaho Club – Parcel 97) – filed 12/22/2016 .....	Vol. LXV - 8030
Sheriff's Certificate of Sale (Idaho Club – Parcel 98) – filed 12/22/2016 .....	Vol. LXV - 8033
Sheriff's Certificate of Sale (Idaho Club – Parcel 99) – filed 12/22/2016 .....	Vol. LXV - 8036
Sheriff's Certificate on Return of Service, Writ of Execution – filed 04/06/2017 .....	Vol. LXXV - 9446
Sheriff's Certificate on <u>Return</u> of Service, Writ of Execution (NIR) – filed 11/18/2016 .....	Vol. LX - 7411
Sheriff's Certificate on Return of Service, Writ of Execution (VP, Inc.)– filed 11/18/2016 .....	Vol. LX - 7424
Sheriff's Return on Sale – filed 12/22/2016 .....	Vol. LXII - 7680
Sheriff's Return on Writ of Execution – filed 12/22/2016 .....	Vol. LXII - 7714
Sheriff's Service on Writ of Execution – filed 09/21/2016 .....	Vol. LIII - 6507
Special Appearance on Behalf of Defendant Mortgage Fund '08, LLC – filed 10/05/2010 .....	Vol. II - 228

Special Appearance on Behalf of Defendant Pensco Trust Co., Custodian FBO Barney Ng – filed 05/24/2010 .	Vol. II - 201
Stay Order (Mortgage Fund '08, LLC) – filed 09/29/2011.....	Vol. II - 284
Stay Order (R.E. Loans, LLC) – filed 09/29/2011.....	Vol. II - 275
Stipulation for Settlement and Dismissal of JV, LLC’s Third Party Complaint Against Idaho Club Homeowner’s Association, Inc. – filed 01/09/2015 .....	Vol. XIII - 1666
Stipulation for Settlement and for Judgment as Between Defendant VP, Inc. and North Idaho Resorts and the Defendant JV, LLC – filed 08/24/2015 .....	Vol. XXVIII - 3340
Stipulation to Entry of Judgment Against Charles W. Reeves and Anna B. Reeves – filed 11/19/2014.....	Vol. X - 1200
Stipulation to Entry of Judgment Against Dan S. Jacobson; Sage Holdings, LLC; and Steven G. Lazar – filed 01/02/2015 .....	Vol. XIII - 1611
Stipulation to Entry of Judgment Against First American Title Company of Idaho – filed 12/17/2014 .....	Vol. XIII - 1555
Stipulation to Entry of Judgment Against Idaho Club Homeowner’s Association, Inc. – filed 01/12/2015.....	Vol. XIII - 1673
Stipulation to Entry of Judgment Against Mountain West Bank – filed 02/04/2015 .....	Vol. XXI - 2452
Stipulation to Entry of Judgment Against Pend Oreille Bonner Development, LLC – filed 11/19/2014 .....	Vol. X - 1178
Stipulation to Entry of Judgment Against Pend Oreille Bonner Development Holdings, Inc. – filed 11/19/2014 .	Vol. X - 1221
Subpoena Duces Tecum to First American Tile Company – filed 09/18/2015 .....	Vol. XXX - 3555
Substitution of Counsel – filed 08/29/2011 .....	Vol. II - 264
Summons on Third Party Complaint brought by Third Party Plaintiff Valiant Idaho, LLC [Pend Oreille Bonner Development Holdings, Inc.] – filed 09/03/2014 .....	Vol. VI - 768
Supplemental Declaration of Jeff R. Sykes in Support of Memorandum in Reply to JV, LLC’s Memorandum in Opposition to Valiant Idaho, LLC’s Motion for Summary Judgment – filed 03/11/2015.....	Vol. XXII - 2528
Supplemental Memorandum in Support of Valiant Idaho, LLC’s Motion Contesting JV, LLC’s Third Party Claim; and Opposition to JV, LLC’s Motion for Stay of Execution – filed 11/04/2016 .....	Vol. LX - 7387
Supreme Court Order re: 44583 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 166
Supreme Court Order re: 44584 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 168
Supreme Court Order re: 44585 - Consolidating Appeal nos. 44583, 44584 and 44585 – filed 11/04/2016 ....	Vol. I - 170
Table of Contents.....	Vol. I - 3
Third Party Defendant Idaho Club Homeowner’s Association, Inc.’s Motion and Memorandum to Dismiss Claim Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014.....	Vol. VIII - 996
Third Party Defendant Panhandle Management, Incorporated’s Motion and Memorandum to Dismiss Claims Asserted by Third Party Plaintiff JV, LLC – filed 11/07/2014.....	Vol. VIII - 1006

Title Page .....	Vol. I - 1
Valiant Idaho, LLC's Amended Request for Additional Transcript and Record on Appeal – filed 10/20/2016 .....	Vol. I - 7279
Valiant Idaho, LLC's Amended Request for Additional Transcript and Record on Appeal – filed 01/30/2017 .....	Vol. LXVII - 8254
Valiant Idaho, LLC's Application for an Extension to Respond to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 03/28/2017 .....	Vol. LXXV - 9418
Valiant Idaho, LLC's Closing Argument – filed 03/14/2016 .....	Vol. XXXVII - 4444
Valiant Idaho, LLC's Counterclaim, Cross-claim and Third Party Complaint for Judicial Foreclosure – filed 08/19/2014 .....	Vol. VI - 739
Valiant Idaho, LLC's Identification of Trial Exhibits – filed 01/14/2016 .....	Vol. XXXVI - 4286
Valiant Idaho, LLC's Identification of Trial Witnesses – filed 01/14/2016 .....	Vol. XXXVI - 4294
Valiant Idaho, LLC's Memorandum in Opposition to JV, LLC's Motion to Alter, Amend, and Reconsider re: (1) Memorandum Decision and Order; (2) Judgment; (3) Decree of Foreclosure; and (4) Order of Sale – filed 08/10/2016 ..	Vol. XLVI - 5584
Valiant Idaho, LLC's Memorandum in Opposition to JV, LLC's Objection and Motion to Disallow Memorandum of Costs and Attorney's Fees – filed 08/11/2016.....	Vol. XLVII - 5728
Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion for a New Trial – filed 08/10/2016	Vol. XLVI - 5577
Valiant Idaho, LLC's Memorandum in Opposition to VP, Inc.'s Motion to Alter, Amend and Reconsider the Decree of Foreclosure and Judgment – filed 08/10/2016.....	Vol. XLVI - 5673
Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, and Application for Stay of Enforcement of Order Granting Motion to Enforce Judgment – filed 04/12/2017 .....	Vol. LXXVII - 9665
Valiant Idaho, LLC's Memorandum in Opposition to VP, Incorporated's Motion to Dissolve Temporary Restraining Order – filed 04/18/2017.....	Vol. LXXVIII - 9790
Valiant Idaho, LLC's Memorandum in Reply to VP, Incorporated's Opposition to Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 04/03/2017	Vol. LXXV - 9436
Valiant Idaho, LLC's Memorandum in Response to VP, Inc.'s Objection and Motion to Disallow Memorandum of Costs and Attorney's Fees – filed 08/11/2016 .....	Vol. XLVII - 5746
Valiant Idaho, LLC's Memorandum in Support of Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017.....	Vol. LXXVII - 9686
Valiant Idaho, LLC's Memorandum in Support of Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 08/11/2016.....	Vol. XLVII - 5770
Valiant Idaho, LLC's Memorandum in Support of Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 11/03/2016.....	Vol. LX - 7378

Valiant Idaho, LLC's Memorandum of Costs and Attorney's Fees – filed 07/06/2016 .....	Vol. XLI - 5019
Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV, LLC – filed 11/25/2016...Vol.	LX - 7438
Valiant Idaho, LLC's Motion Contesting JV, LLC's Third Party Claim; and Opposition to JV, LLC's Motion for Stay of Execution – filed 11/03/2016.....	Vol. LX - 7361
Valiant Idaho, LLC's Motion for a Temporary Restraining Order and Preliminary Injunction Against VP, Incorporated – filed 04/13/2017 .....	Vol. LXXVII - 9683
Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 07/22/2015 .....	Vol. XXV - 2880
Valiant Idaho, LLC's Motion for an Order of Sale of Real Property – filed 06/22/2016 .....	Vol. XLI - 4985
Valiant Idaho, LLC's Motion for Entry of Default Against Counter-Defendant Genesis Golf Builders, Inc. – filed 12/08/2014 .....	Vol. XI - 1382
Valiant Idaho, LLC's Motion for Entry of Default Against Cross-defendant T-O Engineers, Inc. – filed 09/26/2014. Vol.	VII - 879
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Pend Oreille Bonner Development Holdings, Inc. – filed 10/03/2014 .....	Vol. VII - 913
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Amy Korengut – filed 12/08/2014 .....	Vol. XI - 1394
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Independent Mortgage Ltd. Co. – filed 12/08/2014.....	Vol. XII - 1414
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant C.E. Kramer Crane & Contracting, Inc. – filed 12/08/2014 .....	Vol. XII - 1429
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Netta Source, LLC – filed 12/08/2014 .....	Vol. XII - 1444
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Montaheno Investments, LLC – filed 12/08/2014 .....	Vol. XII - 1459
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Russ Capital Group, LLC – filed 12/08/2014.....	Vol. XII - 1474
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Timberline Investments, LLC – filed 12/22/2014 .....	Vol. XIII - 1596
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendant Bar K, Inc. – filed 02/02/2015.....	Vol. XX - 2337
Valiant Idaho, LLC's Motion for Entry of Default Against Third Party Defendants Frederick J. Grant and Christine Grant – filed 05/22/2015.....	Vol. XXIV - 2749
Valiant Idaho, LLC's Motion for Entry of Final Judgment – filed 05/20/2015.....	Vol. XXII - 2600
Valiant Idaho, LLC's Motion for Leave to Amend Third Party Complaint to Join an Additional Party – filed 11/24/2014 .....	Vol. XI - 1337
Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/21/2016 .....	Vol. LIV - 6562

Valiant Idaho, LLC's Motion for Sanctions Under IC 12-123 and IRCP 11 – filed 11/03/2016 .....	Vol. LX - 7375
Valiant Idaho, LLC's Motion for Summary Judgment Against JV, LLC; North Idaho Resorts, LLC; and VP, Incorporated – filed 01/20/2015 .....	Vol. XIV - 1720
Valiant Idaho, LLC's Motion <i>In Limine</i> re: JV, LLC – filed 12/15/2015.....	Vol. XXXIV - 4034
Valiant Idaho, LLC's Motion <i>In Limine</i> re: North Idaho Resorts, LLC and VP, Inc. – filed 12/15/2015 ....	Vol. XXXIV - 4032
Valiant Idaho, LLC's Motion to Alter, Amend and/or Reconsider the Order of Sale of Real Property – filed 08/19/2015 .....	Vol. XXVII - 3249
Valiant Idaho, LLC's Motion to Amend Decree of Foreclosure – filed 08/19/2015 .....	Vol. XXVII - 3240
Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/20/2017 .....	Vol. LXXV - 9399
Valiant Idaho, LLC's Motion to Enforce Judgment Under IAR 13 (b)(10) and 13 (b)(13) – filed 02/08/2017 .....	Vol. LXVII - 8268
Valiant Idaho, LLC's Motion to Strike Inadmissible Evidence – filed 10/09/2015 .....	Vol. XXXI - 3733
Valiant Idaho, LLC's Notice of Depost – filed 04/13/2017.....	Vol. LXXVIII - 9711
Valiant Idaho, LLC's Notice of Hearing on VP, Incorporated's Motion for Order Allowing Use and Access of Parcels 1 and 2, etc. – filed 03/28/2017 .....	Vol. LXXV - 9415
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 09/10/2014 .....	Vol. VI - 776
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 09/25/2014 .....	Vol. VII - 874
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 10/03/2014 .....	Vol. VII - 911
Valiant Idaho, LLC's Notice of Intent to Take Default – filed 12/08/2014 .....	Vol. XII - 1489
Valiant Idaho, LLC's Notice of Non-Objection to JV, LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit, and Errata Thereto – filed 02/16/2017 .....	Vol. LXX - 8743
Valiant Idaho, LLC's Notice of Objection to the Consolidated Clerk's Record on Appeal – filed 05/02/2017.....	Vol. LXXIX - 9883
Valiant Idaho, LLC's Objection to JV, LLC's Proposed Judgment Submitted 09/10/2015 (As Between Defendants JV, LLC and North Idaho Resorts, LLC/VP Incorporated) – filed 09/16/2015 .....	Vol. XXX - 3538
Valiant Idaho, LLC's Objections and Opposition to North Idaho Resorts, LLC and VP, Incorporated's Motion to Reconsider and Motion to Alter and Amend Judgment – filed 10/01/2015 .....	Vol. XXXI - 3721
Valiant Idaho, LLC's Reply to: (1) JV LLC's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third-party Complaint for Judicial Foreclosure; and (2) JV LLC's Cross-claim and Third Party Complaint – filed 12/15/2014 .....	Vol. XII - 1541
Valiant Idaho, LLC's Request for Additional Transcript and Record on Appeal – filed 09/23/2016 .....	Vol. LIV - 6581
Valiant Idaho, LLC's Request for Additional Transcript and Record on Appeal – filed 10/07/2016 .....	Vol. LIX - 7238
Valiant Idaho, LLC's Request for Additional Transcript and Record on Appeal – filed 10/20/2016 .....	Vol. LIX - 7268

Valiant Idaho, LLC's Response and Objections to JV, LLC's Post-trial Memorandum and Argument – filed 05/26/2016 .....	Vol. XXXVII - 4574
Valiant Idaho, LLC's Response and Rebuttal to VP, Inc.'s Closing Argument – filed 05/26/2016 .....	Vol. XXXVIII - 4551
Valiant Idaho, LLC's Second Motion to Strike Inadmissible Evidence – filed 10/20/2015 .....	Vol. XXXIII - 3940
Valiant Idaho, LLC's Third Motion for Summary Judgment – filed 09/25/2015 .....	Vol. XXX - 3623
Valiant Idaho, LLC's Trial Brief – filed 01/21/2016 .....	Vol. XXXVI - 4306
Valiant Idaho, LLC's Trial Brief – filed 01/25/2016 .....	Vol. XXXVI - 4394
VP Inc.'s Motion to Strike the Declaration of William Haberman – filed 04/21/2016 .....	Vol. XXXVII - 4482
VP Incorporated's Answer to JV, LLC's Cross-Claim – filed 08/21/2015 .....	Vol. XXVIII - 3337
VP, Inc. and NIR, LLC's Memorandum in Opposition to Valiant Idaho, LLC's Motion for Relief from Automatic Stay – filed 09/28/2016.....	Vol. LIV - 6597
VP, Inc.'s Amended Exhibit List – filed 01/15/2016.....	Vol. XXXVI - 4298
VP, Inc.'s Amended Supplemental Expert Witness Disclosure – filed 01/08/2016 .....	Vol. XXXV - 4269
VP, Inc.'s Amended Supplemental Expert Witness Disclosure – filed 01/11/2016 .....	Vol. XXXV - 4273
VP, Inc.'s and North Idaho Resorts, LLC's Response to Valiant's Motion <i>In Limine</i> – filed 12/22/2015 .....	Vol. XXXV - 4221
VP, Inc.'s Exhibit List – filed 01/14/2016 .....	Vol. XXXVI - 4278
VP, Inc.'s Expert Witness Disclosure – filed 11/27/2015 .....	Vol. XXXIV - 4020
VP, Inc.'s Lay Witness Disclosure – filed 11/27/2015.....	Vol. XXXIV - 4024
VP, Inc.'s Memorandum in Opposition to Valiant Idaho, LLC's Motion to Enforce Judgment – filed 02/17/2017 ...	Vol. LXX - 8746
VP, Inc.'s Memorandum in Opposition to Valiant Idaho, LLC's Motion to Clarify Court's Memorandum Decision and Order and Granting Valiant Idaho, LLC's Motion to Enforce Judgment – filed 03/29/2017 .....	Vol. LXXV - 9424
VP, Inc.'s Motion for a New Trial – filed 08/03/2016.....	Vol. XLV - 5542
VP, Inc.'s Motion for New Trial – filed 08/03/2016 .....	Vol. XLV - 5544
VP, Inc.'s Motion to Alter, Amend, and Reconsider the Decree of Foreclosure and Judgment – filed 08/03/2016 ....	Vol. XLVI - 5553
VP, Inc.'s Motion to Amend Answer to Assert an Affirmative Defense – filed 01/27/2016 .....	Vol. XXXVII - 4413
VP, Inc.'s Opposition to Valiant Idaho's Memorandum of Costs and Attorney Fees – filed 07/20/2016 .....	Vol. XLV - 5503
VP, Inc.'s Supplemental Expert Witness Disclosure – filed 12/04/2015 .....	Vol. XXXIV - 4027
VP, Incorporated's Answer to Valiant Idaho, LLC's Counterclaim, Cross-claim and Third-party Complaint for Judicial Foreclosure – filed 12/11/2014 .....	Vol. XII - 1533

VP, Incorporated's Motion to Dismiss Third Party Complaint – filed 10/06/2014 .....	Vol. VIII - 959
VP, Incorporated's Reply on Motion to Dismiss Third Party Complaint and Response to Motion to Amend Pleadings – filed 11/14/2014.....	Vol. X - 1156
VP's Closing Argument – filed 05/12/2016 .....	Vol. XXXVII - 4535
Wells Fargo's Motion to Dismiss with Prejudice – filed 01/23/2012.....	Vol. II - 298
Withdrawal of Application for Stay - filed 11/22/2016 .....	Vol. LX - 7436
Writ of Assistance – filed 03/06/2017 .....	Vol. LXXV - 9361
Writ of Assistance – filed 04/11/2017 .....	Vol. LXXVII - 9635
Writ of Execution – filed 09/21/2016 .....	Vol. LII - 6318
Writ of Execution – filed 10/05/2016 .....	Vol. LIV - 6611
Writ of Execution – filed 12/22/2016 .....	Vol. LXI - 7464
Writ of Execution (Continued) – filed 09/21/2016 .....	Vol. LIII - 6396
Writ of Execution (Continued) – filed 10/05/2016.....	Vol. LV - 6667
Writ of Execution (Continued) – filed 10/05/2016.....	Vol. LVI - 6801
Writ of Execution (Continued) – filed 12/22/2016 .....	Vol. LXII - 7594
Writ of Execution Against JV, LLC – filed 01/09/2017.....	Vol. LXVI - 8232
Writ of Execution Against JV, LLC – filed 04/06/2017 .....	Vol. LXXVI - 9448
Writ of Execution Against JV, LLC – filed 10/06/2016 .....	Vol. LVI - 6814
Writ of Execution Against JV, LLC for Boundary County – filed 01/30/2017.....	Vol. LXVII - 8262
Writ of Execution Against JV, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7255
Writ of Execution Against JV, LLC for Boundary County (268815) – filed 10/31/2016 .....	Vol. LIX - 7303
Writ of Execution Against North Idaho Resorts, LLC – filed 10/06/2016 .....	Vol. LVI - 6806
Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 10/13/2016 .....	Vol. LIX - 7260
Writ of Execution Against North Idaho Resorts, LLC for Boundary County (268813) – filed 10/31/2016 .....	Vol. LIX - 7294
Writ of Execution Against North Idaho Resorts, LLC for Boundary County – filed 11/18/2016 .....	Vol. LX - 7413
Writ of Execution Against VP, Incorporated – filed 10/06/2016 .....	Vol. LVI - 6822
Writ of Execution Against VP, Incorporated for Boundary County – filed 10/13/2016.....	Vol. LIX - 7265
Writ of Execution Against VP, Incorporated for Boundary County – filed 11/18/2016.....	Vol. LX - 7426
Writ of Execution Against VP, Incorporated for Boundary County (268811) – filed 10/31/2016.....	Vol. LIX - 7285



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JUDICIAL DIST.

2017 APR 15

CLERK OF DISTRICT COURT  
JUDICIAL DIST.

**IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF  
IDAHO, IN AND FOR THE COUNTY OF BONNER**

**GENESIS GOLF BUILDERS, INC., formerly  
known as NATIONAL GOLF BUILDERS,  
INC., a Nevada corporation,**

**Plaintiff,**

v.

**PEND OREILLE BONNER DEVELOPMENT,  
company, et al.,**

**Defendants.**

**CASE NO. CV-2009-0001810**

**MEMORANDUM DECISION  
AND ORDER re: court trial  
held on January 28 and 29,  
and March 16 and 17, 2016)**

**AND RELATED COUNTER, CROSS  
AND THIRD PARTY ACTIONS  
PREVIOUSLY FILED HEREIN.**

A court trial was held in this matter on January 28 and 29, and March 16 and 17, 2016. Valiant Idaho, LLC (hereafter, "Valiant") was represented by Richard L. Stacey and Jeff R. Sykes, of MCCONNELL WAGNER SYKES & STACEY, PLLC. JV, LLC (hereafter, "JV") was represented by Gary A. Finney, of FINNEY FINNEY & FINNEY, P.A. VP, Incorporated (hereafter, "VP") was represented by Susan P. Weeks and Daniel M. Keyes, of JAMES, VERNON & WEEKS, P.A. JV and VP are referred to collectively hereafter as "defendants."

## I. ISSUE PRESENTED

The purpose of the trial was to adjudicate the single issue remaining in this case, i.e., whether a first position loan (Loan No. P0099) from RE Loans, LLC (“RE Loans”) to Pend Oreille Bonner Development, LLC (“POBD”) and a second position loan (Loan No. P0106) from Pensco Trust Co. (“Pensco”) to POBD were satisfied.

The defendants argue that these loans were satisfied at the closing of a third position wrap loan (Loan No. P0107) from Mortgage Fund ‘08 (“MF08”) to POBD, or some time thereafter. Valiant contends that these loans have never been satisfied, and that Valiant is owed the unpaid principal and interest due on Loan No. P0099, Loan No. P0106, and Loan No. P0107.

## II. BACKGROUND

This case has a lengthy history, but for purposes of the limited issue for trial, it is helpful to remember that on August 19, 2014, Valiant filed a Counterclaim, Cross-Claim and Third Party Complaint for Judicial Foreclosure, seeking to foreclose mortgages granted to RE Loans, Pensco and MF08 by POBD, which secured promissory notes made by POBD. Those mortgages were assigned to Valiant; and in January 2015, Valiant moved for summary judgment that its mortgages against POBD’s real property located in Bonner County, Idaho (i.e., the Idaho Club property), were senior in right and priority to any interest in the property claimed by JV, North Idaho Resorts, LLC (hereafter, “NIR”)<sup>1</sup>, and VP. Valiant’s motion for summary judgment spurred motion practice for the remainder of 2015. Valiant filed multiple motions for summary judgment. JV, VP, and NIR filed multiple motions for reconsideration. Eventually, all the issues in this case were resolved except whether Loan No. P0099 and Loan No. P0106 were satisfied.

In their motions for reconsideration, the defendants relied upon the Borrower’s Settlement Statement and Borrower’s Final Settlement Statement (*Plaintiff’s Ex. 11 and Ex. 33*)

to argue that Loan No. P0099 and Loan No. P0106 were paid off at the closing of Loan No. P0107. The Settlement Statements were the only evidence to support the defendants' position, and the Court found their wording to be sufficiently ambiguous to create an issue of fact for trial:

At the summary judgment hearing, counsel for Valiant utilized the MF08 loan documents to clarify how the MF08 loan was disbursed and how it was funded. Valiant reconciled the figures from the loan documents with those on the Borrower's Final Settlement Statement dated August 8, 2008 to support its argument that the 2007 RE Loans Note (Loan No. P0099) and the Pensco Note (Loan No. P0106) have not been satisfied. Upon consideration of this evidence, the Court acknowledges the strength of Valiant's arguments in this regard. Nevertheless, **it appears that conflicting inferences may be drawn from the terms on Ex. H: 'Payoff Second Note – Loan No. P0099 – Mortgage Fund '08 LLC c/o Bar K, Inc. . . . Payoff Second Note – Loan No. P0106 – Mortgage Fund '08 c/o Bar K, Inc. ...'** Does 'payoff' in this context mean the loans have been, or have yet to be, paid off? Although this Court may grant the summary judgment despite the possibility of conflicting inferences, in this case, it will not do so.

*Memorandum Decision & Order re: Motions Heard on October 23, 2015* (filed October 30, 2015), at p 15 (citations omitted). (Emphasis supplied).

At trial, the Court wanted "to see and hear additional evidence on the issue of whether or not these loans have been satisfied, including testimony from the title company that issued the Settlement Statements." *Memorandum Decision and Order Granting in Part Reconsideration of the July 21, 2015 Memorandum Decision & Order* (filed September 4, 2015), at p. 3.

### III. BURDEN OF PROOF

"In general, the party seeking foreclosure has the burden of establishing the existence of the debt and default on that debt. *See* I.C. § 45–1505." *U.S. Bank Nat. Ass'n N.D. v. CitiMortgage, Inc.*, 157 Idaho 446, 451, 337 P.3d 605, 610 (2014). On November 20, 2014, pursuant to a stipulation between Valiant and POBD, this Court entered an "Order on Stipulation

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<sup>1</sup> North Idaho Resorts, LLC, was not involved in the trial.

to Entry of Judgment Against Pend Oreille Bonner Development, LLC,” finding that POBD is in material breach of the 2007 RE Loans Note, Pensco Note, and MF08 Note.

With the default of POBD having already been established, the burden on Valiant at trial is only to establish the existence of the disputed debts, as well as the amounts owing thereon.

#### IV. UNDISPUTED FACTS

There are certain undisputed facts that are pertinent to the issue of whether Loan No. P0099 and Loan No. P0106 were satisfied. Each of these facts is undisputed because it (a) has already been adjudicated in one of this Court’s prior summary judgment decisions; or (b) was completely uncontroverted at trial. These facts include, but are not limited to the following:

##### A. Loan No. P0099 (2007 RE Loans Note)

1. On March 6, 2007, RE Loans and POBD entered into agreement for Loan No. P0099, whereby RE Loans agreed to loan POBD \$21,200,000.00. *Plaintiff’s Ex. 3*. POBD executed a Note Secured by Mortgage (“2007 RE Loans Note”) evidencing the loan agreement. *Plaintiff’s Ex. 2*. The 2007 RE Loans Note was secured by a Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing (“2007 RE Loans Mortgage”), recorded on March 15, 2007, in the Bonner County, Idaho, Recorder’s Office.<sup>2</sup> *Plaintiff’s Ex. 1*. The 2007 RE Loans Note was also secured by a UCC Financing Statement (“2007 RE Loans UCC-1”).<sup>3</sup> *Plaintiff’s Ex. 4*. Loan No. P0099, 2007 RE Loans Note, 2007 RE Loans Mortgage, and 2007 RE Loans UCC-1, are referred to collectively herein as the “P0099 Loan Documents.”

2. On July 17, 2007, the P0099 Loan Documents were collaterally assigned (“Collateral Assignment”) to Wells Fargo Foothill, LLC (“Wells Fargo”).<sup>4</sup> *Plaintiff’s Ex. 7*. Pursuant to the

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<sup>2</sup> All documents referred to herein as recorded, were recorded in the Bonner County, Idaho, Recorder’s Office.

<sup>3</sup> UCC Financing Statement, recorded March 15, 2007.

<sup>4</sup> Collateral Assignment of Mortgage and Loan Documents, recorded July 31, 2007.

Collateral Assignment, RE Loans transferred to Wells Fargo all of its right, title and interest in and to the P0099 Loan Documents. *Id.*, p. VAL00345, ¶ 1.

3. On June 30, 2014, Wells Fargo collaterally reassigned the P0099 Loan Documents back to RE Loans.<sup>5</sup> *Plaintiff's Ex. 70.*

4. On July 1, 2014, RE Loans assigned the P0099 Loan Documents to Valiant.<sup>6</sup> *Plaintiff's Ex. 72.*

5. Valiant has a first priority lien against all real property encumbered by the 2007 RE Loans Mortgage.

**B. Loan No. P0106 (Pensco Note)**

1. On August 1, 2008, Pensco and POBD entered into an agreement for Loan No. P0106, whereby Pensco agreed to loan POBD \$2,700,000.00. POBD executed a Note Secured by Mortgage ("Pensco Note") evidencing the loan agreement. *Plaintiff's Ex. 15.* The Pensco Note was secured by a Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing ("Pensco Mortgage"), recorded on August 6, 2008 in the Bonner County, Idaho, Recorder's Office. *Plaintiff's Ex. 16.* The Pensco Mortgage and Pensco Note are referred to collectively herein as the "P0106 Loan Documents."

2. On June 20, 2014, Pensco contractually agreed to assign Valiant its interest in the P0106 Loan Documents. *Plaintiff's Ex. 75.*

3. On July 7, 2014, the P0106 Loan Documents were assigned to Valiant.<sup>7</sup> *Plaintiff's Ex. 78 and Ex. 80.*

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<sup>5</sup> Reassignment of Collateral Assignment of Mortgage and Loan Documents, recorded July 7, 2014.

<sup>6</sup> Assignment of Mortgage Note and Redemption Right, recorded July 7, 2014.

<sup>7</sup> Assignment of Mortgage, Note & Security Interest, recorded July 8, 2014.

4. Valiant has a second priority lien against all real property encumbered by both the Pensco Mortgage and the 2007 RE Loans Mortgage; and a first priority lien against any real property encumbered by the Pensco Mortgage, but not by the 2007 RE Loans Mortgage.

**C. Loan No. P0107 (MF08 Note)**

1. On August 1, 2008, MF08 and POBD entered into an agreement for wrap Loan No. P0107, whereby MF08 agreed to loan POBD up to \$21,980,000.00. *Plaintiff's Ex. 21.* POBD executed an All Inclusive Note Secured by Mortgage ("MF08 Note") evidencing the loan agreement. *Plaintiff's Ex. 17.* The MF08 Note was secured by an All Inclusive Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing ("MF08 Mortgage"), recorded on August 6, 2008 in the Bonner County Recorder's Office. *Plaintiff's Ex. 18.* The MF08 Note and the MF08 Mortgage were also secured by a UCC Financing Statement ("MF08 UCC-1").<sup>8</sup> *Plaintiff's Ex. 20.* Loan No. P0107, MF08 Note, MF08 Mortgage, and MF08 UCC-1 are referred to collectively herein as the "P0107 Loan Documents."

2. On July 10, 2014, the P0107 Loan Documents were assigned to Valiant.<sup>9</sup> *Plaintiff's Ex. 83 and Ex. 85.*

3. Valiant has a third priority lien against all real property encumbered by the MF08 Mortgage, Pensco Mortgage, and 2007 RE Loans Mortgage; a second priority lien against the real property encumbered by the MF08 Mortgage and Pensco Mortgage; and a first priority lien against the real property encumbered only by the MF08 Mortgage.

**D. Valiant's Redemption of the Idaho Club Property**

1. On July 7, 2014, Valiant paid Bonner County \$1,665,855.14 to redeem certain real property subject to the RE Loans Mortgage, Pensco Mortgage, and/or MF08 Mortgage.<sup>10</sup>

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<sup>8</sup> UCC Financing Statement, recorded August 6, 2008.

<sup>9</sup> Assignment of Mortgage Note & Security Agreement, recorded July 15, 2014.

*Plaintiff's Ex. 73.* A legal description of the real property redeemed by Valiant is identified on an attachment to the Redemption Deed executed by the Bonner County Treasurer and recorded on July 8, 2014 in the Bonner County, Idaho, Recorder's Office. *Id.*

2. The amount Valiant paid to redeem is incorporated into the 2007 RE Loans Note, secured by the 2007 RE Loans Mortgage, and entitled to the priority date of the 2007 RE Loans Mortgage (i.e., March 15, 2007). *Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Summary Judgment Against JV LLC, North Idaho Resorts, LLC, and VP Incorporated* (filed April 14, 2015), at p. 17.

3. Valiant's interest in the portion of the Idaho Club Property described in the Redemption Deed is senior to any right, title, and interest of JV and VP in the property described in the Redemption Deed. *Id.*

**E. The Record Owner of the Idaho Club Property.**

1. POBD is the record owner of all real property subject to the P0099 Loan Documents, P0106 Loan Documents, and P0107 Loan Documents (i.e., the Idaho Club property) pursuant to a Warranty Deed recorded on July 28, 2006, in the Bonner County, Idaho, Recorder's Office. *Plaintiff's Ex. 95.*

2. Valiant's 2007 RE Loans Mortgage, Pensco Mortgage and MF08 Mortgage are senior in right, title and interest in the Idaho Club Property to any claim to the Idaho Club Property by JV and VP. *Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Summary Judgment Against JV LLC, North Idaho Resorts, LLC, and VP Incorporated* (filed April 14, 2015), at p. 17.

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<sup>10</sup> Redemption Deed recorded July 8, 2014, and re-recorded August 22, 2014.

## V. DISCUSSION

### A. Loan Nos. P0099 and P0106 Were Not Satisfied at the Closing of Loan No. P0107.

JV and VP have argued that Loan No. P0099 and Loan No. P0106 were satisfied with funds disbursed at the MF08 (Loan No. P0107) loan closing; but the undisputed testimony of Barney Ng, Charles Reeves, and Casey Linscott, as well as the P0107 Loan Documents and other documents that were recorded as part of the Loan No. P0107 closing, establish that the 2007 RE Loans Note and the Pensco Note could not have been satisfied at this closing.

#### 1. The Testimony of Barney Ng

##### (a) Mr. Ng's Testimony re: His Personal Knowledge of the Loans

Barney Ng testified that he had a twenty-five (25) percent interest in a limited liability company (B-4 Partners, LLC) that was the manager for RE Loans, but had no managing authority in that company. Mr. Ng was also the president of Bar K, Inc. ("Bar K") from August 1975 to September 2009. During that time, Bar K brokered, negotiated, and serviced loans. Mr. Ng testified that Bar K brokered and serviced Loan No. P0099 and Loan No. P0107, and that it serviced Loan No. P0106. He personally brokered Loan No. P0106, because he owned the self-directed IRA that was used to fund that loan. The borrower for all three loans was POBD.

Mr. Ng testified that as the loan servicer, Bar K would oversee the Idaho Club project and physically inspect the project periodically to see the progress. Because these were construction loans, Bar K would ensure each loan was performing as contracted; oversee requests for draws; process principal and interest payments, and disbursements through the "mortcare" software system. As president of Bar K, Mr. Ng was ultimately responsible for, and was familiar with all of Bar K's business functions, and he reviewed all loan documents generated by Bar K.



Mr. Ng testified that because Loan No. P0106 was funded from his self-directed IRA, any loan repayments did not go directly to him, but went through Pensco Trust Co., the pension plan administrator. Mr. Ng also testified that since the amounts loaned to POBD pursuant to Loan No. P0106 were obtained from his self-directed retirement account, he had direct personal knowledge of all amounts disbursed by Pensco, and of POBD's failure to repay these amounts.

Based upon his personal knowledge, Mr. Ng testified that it is mathematically impossible for Loan No. P0099 and Loan No. P0106 to have been paid off at the closing of Loan No. P0107.

**(b) Mr. Ng's Testimony re: Loan No. P0099 (2007 RE Loans Note) and Loan No. P0107 (MF08 Note)**

Mr. Ng testified that MF08 loaned POBD a total of \$2,050,000.00 when Loan No. P0107 closed on August 6, 2008. However, of this amount \$1,150,000.00 was paid to Wells Fargo outside of escrow, which reduced POBD's debt to RE Loans on Loan No. P0099 from \$7,322,325.18 to \$6,172,325.18. This payment and/or balance is reflected on several exhibits admitted into evidence at trial, including but not limited to the following: the Borrower's Funding Authorization and Agreement (*Plaintiff's Ex. 19*, p. VAL001311); multiple invoices POBD received from Bar K titled Calculations of Amounts Due under Loans ("RE Invoices") (*Plaintiff's Ex. 65*, pp. REEVES001326, 001329, 001332, 001336, 001340, 001344-46, 001357, 001362, 001364, and 001366-69) (*see* entries dated 08/06/08); the invoice sent via facsimile on December 4, 2009 by Bar K to POBD ("Final RE Invoice") (*Plaintiff's Ex. 65A*, p. REEVES001134 (*see* entry dated 08/06/08)); the Bar K payment history detail report ("Payment History Detail Report") showing principal and interest payments paid by POBD (*Plaintiff's Ex. 66*, p. REEVES000626 (*see* entry date 8/1/2008 / 8/6/2008)); the check from MF08 to Bar K

(*Plaintiff's Ex. 100*); and Wells Fargo's escrow instructions to First American Title Company ("First American") (*Plaintiff's Ex. 13*).

Mr. Ng testified that the amounts loaned by MF08 included the following charges, which reduced the funds available for disbursal: (a) a commission/fee due to Bar K in the amount of \$279,500.00; (b) document drafting and other charges in the amount of \$11,000.00; and (c) attorney's fees and administrative charges in the amount of \$15,000.00. These charges are reflected on the Borrower's Funding Authorization and Agreement (*Plaintiff's Ex. 19*, p. VAL001312) and MF08 Note (*Plaintiff's Ex. 17*, p. VAL001072). These charges and the payment to Wells Fargo reduced the amount available for disbursal by MF08 at closing, as follows:

**Table 1**

<b>MF08 Loan Amount</b>	<b>\$ 2,050,000.00</b>
Less payment to Wells Fargo Out of escrow	- \$ 1,050,000.00
Less Bar K commission/fee	- \$ 279,500.00
Less document drafting and other charges	- \$ 11,000.00
Less attorney's fees and administrative charges	- \$ 15,000.00
<b>Total Amount Available for Disbursal at Closing:</b>	<b>\$ 545,000.00</b>

**(c) Mr. Ng's Testimony re: Loan No. P0106 (Pensco Note)**

Mr. Ng testified that Pensco loaned POBD a total of \$2,700,000.00 when Loan No. P0106 closed on August 6, 2008. The amounts loaned by Pensco included the following charges, which reduced the amounts available for disbursal: (a) points retained by Pensco in the amount of \$189,000.00; and (b) three (3) months of prepaid interest to Pensco in the amount of

\$81,000.00. These amounts are reflected on the Borrower's Funding Authorization and Agreement (*Plaintiff's Ex. 19*, p. VAL001311, 001312) and Pensco Note (*Plaintiff's Ex. 15*, p. VAL001374). These charges reduced the amount available for disbursement by Pensco at closing, as follows:

**Table 2**

<b>Pensco Loan Amount</b>	\$ 2,700,000.00
Less points retained by Pensco	- \$ 189,000.00
Less three (3) months prepaid interest to Pensco	- \$ 81,000.00
<b>Total Amount Available for Disbursement at Closing:</b>	<b>\$ 2,430,000.00</b>

**(d) Mr. Ng's Testimony re: Total Amount Disbursed at Closing**

Mr. Ng testified that the total amount that was disbursed at the closing of Loan No. P0107 was \$2,975,000.00 (i.e., \$545,000 (Table 1) + \$2,430,000.00 (Table 2)). This is the same amount identified on the Borrower's Authorization and Funding Agreement (*Plaintiff's Ex. 19*, p. VAL001312) as "NET PROCEEDS" and identified on First American's File Balance Sheet (*Plaintiff's Ex. 36*, p. FATCO000684) as "Deposits to Bank."

**(e) Mr. Ng's Testimony re: Impossibility of Pay Off at MF08 Closing**

The testimony of Mr. Ng about the calculations set forth above make it clear that the 2007 RE Loans Note (Loan No. P0099) and Pensco Note (Loan No. P0106) could not have been paid off at the closing of the MF08 Note (Loan No. P0107). On August 6, 2008, RE Loans was still owed a total of \$6,172,325.18 (after the payment of \$1,150,000.00 was made from MF08 to Wells Fargo outside of escrow) and Pensco was owed a total of \$2,700,000.00. Thus, the total amount required to pay off the 2007 RE Loans Note and the Pensco Note was \$8,872,325.18, but the total amount available for disbursement by MF08 at closing was only \$545,000.00.

Further, the combined amounts disbursed by Pensco and MF08 at closing were insufficient to pay off the 2007 RE Loans Note (Loan No. P0099). RE Loans was owed a total of \$6,172,325.18 on August 6, 2008 (after the payment of \$1,050,000.00 was made from MF08 to Wells Fargo outside of escrow), and the combined total amount disbursed by MF08 (\$545,000.00) and Pensco (\$2,430,000.00) on this date was only \$2,975,000.00.<sup>11</sup>

## **2. The Testimony of Casey Linscott**

### **(a) Ms. Linscott's Testimony re: Her Personal Knowledge of the Loans**

Casey Linscott testified that she is the escrow officer for First American Title Company in Sandpoint, Idaho, and has worked in that capacity for about twenty-four (24) years. As an escrow officer at a loan closing, she acts as an uninterested third party who facilitates an escrow transaction between a seller and a buyer or a lender and a borrower based on instructions. She testified that as part of her job, she accounts for payments that are made into escrow, disbursements paid out of escrow, and any charges assessed by the title company. She also reviews the title company's paperwork related to the loan closing, records documents that come out of the closing, and if necessary, obtains lien releases that are required pursuant to the closing.

Ms. Linscott testified that she was in charge of the closing of Loan No. P0106 and Loan No. P0107 that took place on August 6, 2008, and that she has personal knowledge of each disbursement that was made as part of the MF08 loan closing.

### **(b) Ms. Linscott's Authentication of the File Balance Sheet (Plaintiff's Ex. 36)**

Ms. Linscott authenticated First American's File Balance Sheet and other closing documents. She testified that the File Balance Sheet shows all funds that were received into

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<sup>11</sup> The \$2,975,000.00 disbursed by MF08 and Pensco on August 6, 2008 was the only amount that these two lenders ever disbursed to POBD. *See Plaintiff's Ex. 63 and Ex. 64.* Hence, Loan No. P0099 could not have been paid off by amounts funded by MF08 and Pensco on August 6, 2008, or at any time thereafter.

escrow and all disbursements that were paid out of escrow as part of the MF08 and Pensco loan closings on August 6, 2008. *Plaintiff's Ex. 36*, pp. FATCO000684, 000685. She testified that First American did not disburse any funds to RE Loans/Wells Fargo or Pensco as part of either closing.

The File Balance Sheet shows that First American received funds from MF08 totaling \$545,000.00, and funds from Pensco totaling \$2,430,000.00. *Id.*, p. FATCO000684. Thus, the total amount deposited into escrow was \$2,975,000.00. *Id.*, pp. FATCO000684, 000685. This is the exact same amount that Barney Ng testified MF08 and Pensco disbursed.

According to the File Balance Sheet, the following disbursements and charges totaling \$2,975,000.00 were paid by First American out of escrow: (a) a check paid to POBD in the amount of \$69,274.66; (b) a check paid to the Bonner County Tax Collector in the amount of \$123,447.23 to pay the balance of 2007 taxes on all parcels; (c) a check paid to Panhandle Escrow Company in the amount of \$317,809.11 for payment of amounts owed to JV; (d) a check paid to Peak Sand and Gravel in the amount of \$250,000.00; (e) a check paid to JV in the amount of \$30,000.00; (f) a check paid to Independent Escrow in the amount of \$530,000.00 to pay down Account # 81014; (g) a check paid to Panhandle State Bank in the amount of \$15,000.00 to pay a bank fee on Sage Holdings' Account; (h) a check for \$80.00 paid to the Nevada Secretary of State's Office for UCC filing fees; (i) First American paid itself closing fees/charges totaling \$39,389.00; (j) a wire transfer to ACI Northwest, Inc. in the amount of \$1,400,000.00 to pay off a lien; and (k) a wire transfer to Genesis Golf Builders, Inc. in the amount of \$200,000.00 to pay off a lien. *Id.*, p. FATCO000685. These items correspond exactly to the amounts listed on the MF08 Borrower's Final Settlement Statement under "Title/Escrow

Charges to:" and "Disbursements Paid:". *Plaintiff's Ex. 33*. Ms. Linscott testified that she prepared the Borrower's Final Settlement Statement for the MF08 closing.

**(c) Ms. Linscott's Testimony re: Impossibility of Pay Off at MF08 Closing**

Ms. Linscott testified it is her job to make sure that the amounts paid into escrow and the amounts disbursed out of escrow match exactly. She made sure that \$2,975,000.00 was paid into escrow and that \$2,975,000.00 was paid out of escrow in accordance with the disbursements and charges identified on the File Balance Sheet. None of the disbursements or charges was paid to RE Loans or to Pensco to satisfy Loan No. P0099 and/or Loan No. P0106; every single penny of the amounts that were disbursed at the MF08 (Loan No. P0107) closing went to other entities.

**(d) Ms. Linscott's Testimony re: MF08 Borrower Settlement Statements (Plaintiff's Ex. 11 and Ex. 33)**

On direct examination by Richard Stacey, Casey Linscott testified as follows:

- Q. I guess, specifically, Ms. Linscott, let's look at it two line items **there**, one of them says up above in the new loan section. **It says pays off first loan number P0099. Off to the side it says \$6,172,325.18.** You see where it says that?
- A. Yes.
- Q. Do you see that?
- A. Yeah, I do.
- Q. **And that says payoff first loan. Did you do anything to payoff that first loan as part of your loan closing?**
- A. No.
- Q. **Underneath it, it says, payoff second note loan number P0106 Mortgage Fund '08, and off to the right-hand side, it says in an amount of \$2,700,000.** Do you see where it says that?
- A. I do.
- Q. **With respect to that loan, did you do anything as part of the loan closing to payoff that second note?**

A. **No, I did not.**

*Trial Transcript*, at pp. 402-403 (Day 2, January 29, 2016). (Emphasis supplied).

This testimony by Ms. Linscott refers to the entries on Plaintiff's Ex. 11 and Ex. 33 which read:

Payoff First Note - Loan No. P0099 - Mortgage Fund '08 LLC c/o Bar K, Inc.	6,172,325.18
Payoff Second Note - Loan No. P0106 - Mortgage Fund '08 LLC c/o Bar K, Inc.	2,700,000.00

At the conclusion of motion practice, this Court was left with the conflicting inference of whether 'Payoff' in the context of these two entries means the loans have been, or have yet to be, paid off. See *Memorandum Decision & Order re: Motions Heard on October 23, 2015* (filed October 30, 2015), at p 15. In this regard, the Court finds the testimony of Ms. Linscott that she did nothing at the MF08 loan closing to pay off either Loan No. P0099 or Loan No. P0106 to be credible and uncontroverted. Further, in light of the testimony of Barney Ng, *supra*, it is clear that the values 6,172,325.18 and 2,700,000.00 directly to the right of each entry represent the amounts still owing on Loan No. P0099 and Loan No. P0106, respectively.

### **3. The Testimony of Charles Reeves**

#### **(a) Testimony of Mr. Reeves re: His Personal Knowledge of the Loans**

Charles Reeves testified that his partners, Chip Bowlby and Tom Merschel, collectively owned seventy-five (75) percent and he owned twenty-five (25) of Pend Oreille Bonner Development Holdings, Inc., which was the managing member of POBD. Charles Reeves signed the loan documents in this case, on behalf of POBD, because he was the president of Pend Oreille Bonner Development Holdings, Inc.

Mr. Reeves was the project manager for the Idaho Club. He testified that he was personally responsible for the day-to-day operations of POBD, including design, construction and development, as well as sales and marketing, and accounting. Mr. Reeves was also involved

in the financing of the project, which included negotiating and executing loan agreements with lenders and supervising the bookkeeping tasks performed by POBD's bookkeeper, Kathy Groenhout. Mr. Reeves testified that he is personally familiar with the invoices POBD received from Bar K and the amount of outstanding debt POBD owes pursuant to Loan No. P0099, Loan No. P0106, and Loan No. P0107. Mr. Reeves testified that neither Loan No. P099 nor Loan No. P0106 were satisfied at the MF08 loan closing.

**(b) Mr. Reeves Authentication of RE Invoices (Plaintiff's Ex. 65 and 65A)**

Mr. Reeves authenticated the RE Invoices and the Final RE Invoice, which identify the amounts owed by POBD to RE Loans as of August 6, 2008. *Plaintiff's Ex. 65 and Ex. 65A*. Specifically, the Final RE Invoice, which Reeves testified was the final reconciliation from Bar K, shows every payment POBD made during the course of the loan that reduced the principal balance owed to RE Loans. *Plaintiff's Ex. 65A*. It shows that RE Loans/Wells Fargo received a payment on behalf of POBD in the amount of \$1,150,000.00 on August 6, 2008, reducing the principal balance owed from \$7,322,325.18 to \$6,172,325.18. *Id.*, REEVES001134. This Final RE Invoice shows the exact same payment identified in the Borrower's Funding and Authorization Agreement (*Plaintiff's Ex. 19*).

Further, the Final RE Invoice also shows that RE Loans received ten (10) additional payments from POBD between August 7, 2008 (the day after Loan No. P0106 and Loan No. P0107 closed) and November 23, 2009. *Plaintiff's Ex. 65A*, pp. REEVES001134, 001135. POBD would not have continued to make payments to RE Loans if the 2007 RE Loans Note (Loan No. P0099) had been paid off at the MF08 loan closing.

Charles Reeves testified that the RE Invoices are a compilation of some of the invoices POBD received from Bar K that were used to calculate the interest payments owed to RE Loans.



*Plaintiff's Ex. 65.* On each invoice, there is a vendor stamp and handwriting (and also, on some invoices, there are typed calculations) which show POBD's method of calculating and tracking monthly interest payments due to RE Loans. *Id.* This exhibit establishes that RE Loans was not paid off at the August 6, 2008 loan closing, because the stamps and handwriting on certain RE Invoices show that POBD continued to calculate the interest payments due to RE Loans after Loan No. P0106 and Loan No. P0107 closed on August 6, 2008. Specifically, the invoices Bates numbered REEVES001325-001382 show the interest calculations POBD continued to make from August 22, 2008, through at least November 1, 2009. *Id.* POBD would not have continued to calculate interest payments if the 2007 RE Loans Note (Loan No. P0099) had been paid off at the closings of Loan No. P0107 and Loan No. P0106.

**(c) Mr. Reeves Authentication of Pensco Invoices (Plaintiff's Ex. 64)**

Mr. Reeves authenticated the invoices (titled Calculations of Amounts due Under Loans) that Bar K sent to POBD pursuant to Loan No. P0106 ("Pensco Invoices"). *Plaintiff's Ex. 64.* These invoices identify the amounts owed by POBD to Pensco as of August 6, 2008. *Id.* The Pensco Invoices also include POBD's stamp and handwritten calculations (and also, on some, typed calculations) of the interest payments due each month. *Id.* However, these invoices show that POBD never repaid any of the amounts borrowed from Pensco. *Id.* Mr. Reeves confirmed the accuracy of the Pensco Invoices by testifying that POBD borrowed \$2,700,000.00 from Pensco and that POBD has never repaid any of this amount.

**(d) Mr. Reeves Testimony re: Three EaglePointe Construction Lots**

Mr. Reeves testified that three lots were purchased from POBD by EaglePointe Construction & Mgmt, Inc. ("EaglePointe"). The three paydowns from these lot sales are shown on the Final RE Invoice under 08/23/07. *Plaintiff's Ex. 65A*, p. REEVES001113. These

paydowns correspond to the disbursement entries titled "Pay on Loan #P0099 to R.E. loans, LLC Bar K, Inc." on the Seller's Settlement Statements. *Plaintiff's Ex. 114* and *Ex. 115*. For each lot, EaglePointe paid a portion of the sales price in cash, and issued a carryback note to POBD for the remaining amount. POBD assigned the three notes to RE Loans. The payments on those notes (from EaglePointe to POBD) are shown as paydowns on the Final RE Invoice. Specifically, there were four payments made on those notes (identified as P0102, P0103, P0104). *Plaintiff's Ex. 65A*, p. REEVES001134. Reeves testified that no other payments were made.

**(e) Mr. Reeves Testimony re: Insurance Proceeds**

Mr. Reeves testified that the insurance proceeds for the clubhouse fire that occurred at the Idaho Club are shown as paydowns on the Final RE Invoice under 05/05/09 (\$966,416.64), 07/02/09 (\$2,640,474.03), 10/28/09 (\$984,098.56), and 11/23/09 (\$358,598.59). *Plaintiff's Ex. 65A*, p. REEVES001134, 001135. Mr. Reeves testified that insurance checks were not made out to POBD, but to entities which had a lien or security interest in the property. For example, a check for \$1,000,000.00 was issued by Greenspan Adjusters International, Inc. to Bar K on October 26, 2009. *Plaintiff's Ex. 65*, p. REEVES001385. This one million dollars is equal to the value of the two 11/1/09 entries of \$15,901.44 (interest) and \$984,098.56 (principal) on the P0099 Payment History Detail. *Plaintiff's Ex. 66*, p. VAL000627. Also, the principal amount of \$984,098.56 is shown as paydown on 10/28/09 on the Final RE Invoice. *Plaintiff's Ex. 65A*, p. REEVES001135. Therefore, the Final RE Invoice shows the proceeds that were directed to Bar K to pay down the 2007 RE Loans Note.

**(f) Mr. Reeves Testimony re: Amounts Owed by POBD**

Mr. Reeves testified that, as of the date of trial, POBD owes Valiant the principal balance of \$278,147.65 on Loan No. P099. *Plaintiff's Ex. 65A*, p. REEVFES001135. POBD owes

Valiant the principal balance of \$2,700,000.00 on Loan No. P0106. *Plaintiff's Ex. 64*, p. REEVES000235. POBD has never repaid any principal or interest on the amounts that it borrowed from Pensco. Regarding Loan No. P0107, Mr. Reeves testified that POBD borrowed \$2,000,500.00 from MF08. *Plaintiff's Ex. 63*, p. REEVES000241. POBD has not made any principal or interest payments on the amounts that it borrowed from MF08.

The invoices do not show the interest that has accrued on the loans.

**4. Evidence from Other Closing Documents**

Numerous documents from the closings of Loan No. P0107 and Loan No. P0106 were admitted into evidence at trial. *Plaintiff's Exs. 14 – 30A*. These documents are listed on the Escrow Instructions dated August 1, 2008 (“Escrow Instructions”) from Bar K. *Plaintiff's Ex. 14*, p. VAL001089. The Borrower’s Funding and Authorization Agreement has already been explained above. However, several other documents listed on the Escrow Instructions also establish that Loan No. P0099 and Loan No. P0107 were not paid off at the MF08 loan closing.

**(a) The MF08 Note**

The MF08 Note is an all-inclusive note. *Plaintiff's Ex. 17*. This note provides:

**The principal amount of this Note includes the current unpaid principal balances of the following described promissory notes (“Included Notes”) which are secured by the following described mortgages:**

FIRST INCLUDED NOTE <sup>12</sup>	
Date of INCLUDED NOTE:	March 6, 2007
Amount of INCLUDED NOTE:	Original Amount: \$21,200,00.00 <b>Principal Balance as of closing on this loan: \$6,172,325.18</b> As of closing on this loan interest is paid to: July 31, 2008

<sup>12</sup> The First Included Note refers to the 2007 RE Loans Note. *Plaintiff's Ex. 2*.

Maker of INCLUDED NOTE:	The undersigned
Payee of INCLUDED NOTE:	<b>R.E. LOANS, LLC</b> , a California limited liability company
Date of mortgage securing INCLUDED NOTE:	March 6, 2007
Mortgagor of mortgage securing INCLUDED NOTE:	The Undersigned
Mortgagee of mortgage securing INCLUDED NOTE:	R.E. LOANS, LLC, a California limited liability company
Instrument number of mortgage securing INCLUDED NOTE:	724829 and 724834
Date of recordation of mortgage securing INCLUDED NOTE:	March 15, 2007
County of recordation of mortgage securing Date of INCLUDED NOTE:	Bonner County, Idaho
SECOND INCLUDED NOTE <sup>13</sup>	
Date of INCLUDED NOTE:	August 1, 2008
Amount of INCLUDED NOTE:	Original Amount: \$2,700,00.00 <b>Outstanding Principal Balance as of closing on this loan: \$2,700,000.00</b>
Maker of INCLUDED NOTE:	The undersigned
Payee of INCLUDED NOTE:	<b>PENSCO TRUST CO.</b> , custodian fbo BARNEY NG
Date of mortgage securing INCLUDED NOTE:	August 1, 2008
Mortgagor of mortgage securing INCLUDED NOTE:	The Undersigned
Mortgagee of mortgage securing INCLUDED NOTE:	PENSCO TRUST CO., custodian fbo BARNEY NG
Instrument number of mortgage securing INCLUDED NOTE:	To be recorded immediately before the mortgage securing this Note

<sup>13</sup> The Second Included Note refers to the Pensco Note. *Plaintiff's Ex. 15.*

Date of recordation of mortgage securing INCLUDED NOTE:	To be recorded immediately before the mortgage securing this Note
County of recordation of mortgage securing Date of INCLUDED NOTE:	Bonner County, Idaho

....

*ALL-INCLUSIVE NOTE SECURED BY MORTGAGE*, Plaintiff's Ex. 17, pp. VAL001072, 001073. (Emphasis supplied).

The foregoing provisions from the MF08 Note make clear that the parties intended that the 2007 RE Loans Note (Loan No. P0099) and the Pensco Note (Loan No. P0106) would remain in place after the MF08 Note (Loan No. P0107) closed on August 6, 2008. The post-closing principal balance of \$6,172,325.18 is the exact same amount stated in the Borrower's Authorization and Funding Agreement (*Plaintiff's Ex. 19*) and shown on the Final RE Invoice as the principal balance owed to RE Loans on August 6, 2008 (*Plaintiff's Ex. 65A*).

**(b) The MF08 Mortgage**

The MF08 Mortgage is an all-inclusive mortgage. *Plaintiff's Ex. 18*. The MF08 Mortgage also includes language that would not have been included if RE Loans and Pensco were going to be paid off at the MF08 loan closing. For example, the MF08 Mortgage states:

This is an all-inclusive Mortgage and subject and subordinate to the following mortgages now of record or recorded concurrently herewith **securing those certain notes (hereinafter "INCLUDED NOTE") the current unpaid principal balances of which are included in the note: ...**

*ALL-INCLUSIVE MORTGAGE Assignment of Rents, Security Agreement, and Fixture Filing*, Plaintiff's Ex. 18, p. VAL001043 (Emphasis supplied).

Immediately following this quote, within the MF08 Mortgage, is the exact same table that was within the MF08 Note (and inserted above) which describes the terms and the unpaid principal balances owed on the 2007 RE Loans Note and Pensco Note, and defines these notes as the "FIRST INCLUDED NOTE" and "SECOND INCLUDED NOTE," respectively.

**(c) The MF08 Loan Agreement**

The MF08 Loan Agreement also includes language showing that Loan No. P0099 and Loan No. P0106 were not supposed to be satisfied as part of the MF08 loan closing. Some of this language is found in the provisions governing the manner by which MF08 will be paid proceeds from the sale of lots. *Plaintiff's Ex. 21*, p. 001319. Specifically, it provides that "...until the note in favor of RE Loans, LLC is paid in full," payments of proceeds from lot sales "may be made directly to RE Loans, LLC, in lieu of Lender ...." *Id.*, p. 001319, ¶ 12(h).

Additionally, the Loan Agreement states:

The parties acknowledge that Borrower and RE Loans, LLC previously opened an interest bearing account (the "Development Account") at Wells Fargo Bank in Borrower's name. **Until the INCLUDED NOTE in favor of RE Loans, LLC is paid in full** the Development Account shall be administered in accordance with the loan agreement between Borrower and RE Loans, LLC.

*LOAN AGREEMENT*, Plaintiff's Ex. 21, p. 001320, ¶ 12(j). (Emphasis supplied).

This provision is superfluous if RE Loans was supposed to be paid off at the MF08 loan closing.

**(d) Second Amendment to Loan Agreement**

The Escrow Instructions required RE Loans and POBD to execute a Second Amendment to Loan Agreement as a precondition to First American closing Loan No. P0107. *Plaintiff's Ex. 14, Ex. 22 and Ex. 22A*. This agreement had to be consented to by Wells Fargo. *Plaintiff's Ex. 22 and Ex. 22A*. The Second Amendment to Loan Agreement modifies the terms under which RE Loans was to be paid proceeds from the sale of lots. *Id.* This agreement is superfluous if Loan No. P0099 was satisfied because it would be unnecessary to require RE Loans to modify these terms as a precondition to closing Loan No. P0107 if RE Loans was going to be paid off from its proceeds at closing.

**(e) RE Loans Subordination Agreements**

The Escrow instructions required RE Loans and Wells Fargo to execute two different subordination agreements as a precondition to First American closing Loan No. P0107. *Plaintiff's Ex. 14, Ex. 27 and Ex. 28.* One of the subordination agreements subordinated the 2007 RE Mortgage to another mortgage recorded by Pacific Capital Bank, N.A. *Plaintiff's Ex. 27, p. VAL001402.* The other subordinated the 2007 RE Mortgage to a mortgage recorded by Dan S. Jacobson, Sage Holdings, LLC, Steven Lazar, Amy Korengut, and HLT Real Estate, LLC. *Plaintiff's Ex. 28, p. VAL002209.* It is unnecessary to require another lender to execute subordination agreements as part of a loan closing if the subordinating party is going to be satisfied out of the proceeds of the loan closing. If Loan No. P0099 was going to be satisfied by Loan No. P0107, the Escrow Instructions would have required RE Loans to execute a release of mortgage instead of subordination agreements.

**5. The Testimony of William Haberman**

William Haberman is the managing member of Valiant. He testified that he negotiated and entered into the loan assignment agreement with RE Loans. He also testified that he has not received any payments from POBD, or anyone on its behalf, since Valiant was assigned the P0099 Loan Documents.

\*\*\*\*

Based on the foregoing testimony of Barney Ng, Casey Linscott, Charles Reeves, and William Haberman, which the Court finds credible and uncontroverted; and more importantly, based upon the documentary evidence consisting of the P0099, P0106 and P0107 Loan Documents, the closing documents for Loan P0107, and the various documents admitted into evidence and described above, this Court finds that the 2007 RE Loans Note (Loan No. P0099)

and the Pensco Note (Loan No. P0106) were not satisfied at the closing of the MF08 Note (Loan No. P0107), or any time thereafter. The Court further finds that Valiant is entitled to the unpaid principal balance and interest that is owed on all three Notes.

**B. Total Amounts Owed to Valiant by POBD**

**(a) Testimony of William Haberman re: Maintenance and Operation Costs**

William Haberman testified that ownership of the Idaho Club property is still in POBD during these foreclosure proceedings, but because Valiant was concerned about waste, Valiant master leased the property from POBD and assumed the maintenance and operation of the property to prevent any deferred maintenance and further damage.

Mr. Haberman testified that in the fall of 2014, Valiant incurred costs of winterization and general maintenance of the property. He also testified that in May of 2015, Valiant opened the golf course to members only; and although, some revenue was generated, Valiant incurred approximately \$228,000.00 in maintenance costs in 2015, which included maintenance payroll, purchase of fungicide and chemicals for the greens, and some repair and maintenance. He testified that no other parties have participated in the maintenance of the Idaho Club since Valiant acquired control in July of 2014. Lastly, Mr. Haberman testified that shortly before trial,<sup>14</sup> there was a diesel fuel leak on the property, which required Valiant to expend approximately \$89,000.00 to remediate the property. *Plaintiff's Ex. 111 and Ex. 112*. No other parties participated in the environmental remediation of the property.

The Court finds this testimony of Mr. Haberman to be credible and uncontroverted.

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<sup>14</sup> This is third day of trial. March 16, 2016.



**(b) Amount Owed To Valiant on the 2007 RE Loans Note**

William Haberman testified that he calculated the total amount due and owing to Valiant pursuant to Loan No. P0099 through January 23, 2016. The total amount due and owing on the 2007 RE Loans Note as of that date was \$2,950,740.71. *Plaintiff's Ex. 96*, p. 2 (illustrative of Mr. Haberman's testimony). (This amount includes the \$1,665,885.12 that was paid to redeem the Idaho Club property from the Bonner County Tax Collector, which it has already been determined should be included in the amount secured by the 2007 RE Loans Mortgage.).

The Court finds Mr. Haberman's testimony at trial as to the amount owing on the 2007 RE Loans Note to be credible and the defendants did not offer any contravening amounts.

Also at trial, Tom Williams, the president of Sandpoint Title Insurance, Inc. ("Sandpoint Title"), testified that on October 16, 2012, Sandpoint Title wired a payment to Wells Fargo in the amount of \$96,901.99 ("Sandpoint Title Payment") from the sale by EaglePointe of one of the lots it had purchased from POBD. Mr. Williams testified he does not know whether his office ever advised POBD or RE Loans of this payment. Nonetheless, the amount owed pursuant to the 2007 RE Loans Note should be reduced by \$96,901.99. Accordingly, Mr. Haberman generated a new interest calculation in his post-trial affidavit. *Declaration of William Haberman in Support of Valiant Idaho, LLC's Closing Argument* (filed April 14, 2016) ("*Haberman Decl.*"), at Ex. A. The Court finds this new interest calculation to be credible.

The 2007 RE Loans Note states, "each payment and each prepayment (if any) on this Note shall be first credited to interest or other charges then due and payable to Lender and the remainder to principal, and interest shall thereupon cease upon the principal so credited." *Plaintiff's Ex. 2*, p. VAL00540. In accordance with this provision, the Sandpoint Title Payment shall be applied to the outstanding interest and late fees that were due and owing as of

October 23, 2012. This results in a reduction of the interest that has accrued as of that date from \$175,077.56 to \$78,175.57. *Haberman Decl*, Ex. A.<sup>15</sup> As of March 23, 2016, Valiant was owed \$3,061,166.62 (including the \$1,665,885.12 redemption payment) with interest accruing at a rate of \$1,417.94 *per diem*. *Id.*<sup>16</sup> Through May 27, 2016, 65 days have elapsed, and an additional \$92,166.10 has accrued. These amounts are secured by the 2007 RE Loans Mortgage.

As discussed above, the Court finds credible Mr. Haberman's testimony that Valiant is currently operating and maintaining the Idaho Club golf course at Valiant's expense to prevent any waste from occurring to the real property encumbered by the 2007 RE Loans Mortgage; and that Valiant incurred costs of \$226,582.98<sup>17</sup> to operate and maintain the course throughout 2015. This amount is secured by the 2007 RE Loans Mortgage, which provides that the "Mortgagee, at the expense of Mortgagor, may from time to time maintain and restore the Mortgaged Property or any part thereof as Mortgagee may reasonably deem desirable and may insure the same." *Plaintiff's Ex. 1*, p. VAL00505, ¶ 3.2. Valiant, as mortgagee, incurred costs of \$226,582.98 to maintain and restore the real property that is subject to the 2007 RE Loans Mortgage, and POBD is obligated to repay this amount to Valiant. Since POBD is unable to repay these costs, the amount of costs that Valiant incurred is secured by the 2007 RE Loans Mortgage.

Regarding the diesel fuel leak, Plaintiff's Exhibit 111 and Exhibit 112 show that Valiant incurred \$89,432.39 to remediate the leak. The amount Valiant incurred to remediate the diesel fuel leak is secured by the 2007 RE Loans Mortgage, which provides:

The Mortgagor further shall be personally and solely responsible for and shall indemnify and hold harmless the Mortgagee from and against . . . (2) **the costs of any required or necessary repair, cleanup or detoxification of the property**

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<sup>15</sup> The Sandpoint Title Payment reduces the amount of interest that is owed to Valiant, but it does not affect the principal balance owed.

<sup>16</sup> The Court finds Mr. Haberman's affidavit testimony as to the amount owed as of March 23, 2016, to be credible.

<sup>17</sup> This amount was set forth in *Valiant Idaho, LLC's Closing Argument*, filed April 14, 2016, at p. 23. At trial, Mr. Haberman testified that the amount was \$228,000.00. Although the Court finds Mr. Haberman's trial testimony credible, the Court shall use the lower amount cited in Valiant's closing brief to calculate the amount owed.

and (3) all reasonable costs and expenses incurred by the Mortgagee . . . in connection therewith ...

*Plaintiff's Ex. 1*, pp. VAL000508, 000509, ¶ 4.5. (Emphasis supplied).

POBD is obligated to indemnify and reimburse Valiant for the amount Valiant incurred to repair, clean up, or detoxify the real property subject to the 2007 RE Loans Mortgage. As POBD is unable to repay Valiant for this amount, the amount Valiant incurred to perform the remediation is secured by the 2007 RE Loans Mortgage.

Accordingly, POBD currently owes Valiant a total of **\$3,469,348.09** (\$3,061,166.62 + \$92,166.10 + \$226,582.98 + \$89,432.39) through May 27, 2016, pursuant to the 2007 RE Loans Note, with interest accruing at a rate of \$1,417.94 *per diem*, until the entry of Judgment.

**(c) Amount Owed to Valiant on the Pensco Note**

William Haberman testified that he calculated the total amount due and owing to Valiant pursuant to Loan No. P0106 through January 1, 2016. The total amount due and owing on the Pensco Note as of that date was \$9,242,062.43. *Plaintiff's Ex. 97*, p. 2 (illustrative of Mr. Haberman's testimony). Per this calculation, interest is accruing at a rate of \$4,197.74 *per diem*. The Court finds Mr. Haberman's testimony at trial as to the amount owing on the Pensco Note to be credible and the defendants did not offer any contravening amounts. Through May 27, 2016, 147 days have elapsed, and an additional \$617,067.78 in interest has accrued. These amounts are secured by the Pensco Mortgage.

Accordingly, POBD currently owes Valiant a total of **\$9,859,130.21** (\$9,242,062.43 + \$617,067.78) through May 27, 2016, pursuant to the Pensco Note, with interest accruing at a rate of \$4,197.74 *per diem*, until the entry of Judgment.

**(d) Amount Owed to Valiant on the MF08 Note**

William Haberman testified that he calculated the total amount due and owing to Valiant pursuant to Loan No. P0107 thru January 1, 2016. The total amount due and owing on the MF08 Note as of that date was \$7,141,610.63. *Plaintiff's Ex. 98*, p. 2 (illustrative of Mr. Haberman's testimony). Per this calculation, interest is accruing at a rate of \$3,244.28 *per diem*. The Court finds Mr. Haberman's testimony at trial as to the amount owing on the MF08 Note to be credible and the defendants did not offer any contravening amounts. Through May 27, 2016, 147 days have elapsed, and an additional \$476,909.16 in interest has accrued. These amounts are secured by the MF08 Mortgage.

Accordingly, POBD currently owes Valiant a total of **\$7,618,519.79** (\$7,141,610.63 + \$476,909.16) through May 27, 2016, pursuant to the MF08 Note, with interest accruing at a rate of \$3,244.28 *per diem*, until the entry of Judgment.

**(f) Amount of POBD's Indebtedness to JV**

The Court hereby recognizes that by a "Stipulation for Settlement and for Judgment as Between Defendant V.P., Inc. and North Idaho Resorts and the Defendant JV, L.L.C.," filed August 24, 2015,<sup>18</sup> POBD's indebtedness to JV of principal and interest through August 18, 2015, is \$2,702,105.55, with interest accruing at the rate of \$485.408 per day, plus \$140,999.86, which JV paid to the Bonner County Tax Collector to redeem Moose Mountain real property. Through May 27, 2016, 283 days have elapsed, and an additional \$137,370.46 of interest has accrued.

Accordingly, POBD currently owes JV a total of **\$2,980,475.87** (\$2,702,105.55 + \$140,999.86 + \$137,370.46), through May 27, 2016, with interest accruing at the rate of \$485.408 *per diem* until the entry of Judgment. JV's right, title, and interest under this Mortgage

is inferior to Valiant's right, title, and interest under the 2007 RE Loans Mortgage, Pensco Mortgage, and/or MF08 Mortgage.

## VI. CONCLUSION AND ORDER

NOW, THEREFORE, based upon the foregoing, IT IS HEREBY ORDERED THAT Valiant is entitled to a final judgment against POBD in the amount of (a) **\$3,469,348.09** pursuant to the 2007 RE Loans Note, accruing at a rate of \$1,417.94 *per diem*, until the entry of Judgment; (b) **\$9,859,130.21** pursuant to the Pensco Note, with interest accruing at a rate of \$4,197.74 *per diem*, until the entry of Judgment; and (c) **\$7,618,519.79**, pursuant to the MF08 Note, with interest accruing at a rate of \$3,244.28 *per diem*, until the entry of Judgment. Valiant shall promptly submit to this Court a proposed Final Judgment and separate proposed Decree of Foreclosure in accordance with this Memorandum Decision.

IT IS FURTHER ORDERED THAT JV is entitled to a judgment against POBD in the amount of **\$2,980,475.87**, with interest accruing at the rate of \$485.408 *per diem* until the entry of Judgment. JV shall submit a proposed Judgment in accordance herewith, and such judgment shall state that JV's right, title, and interest under its Mortgage is inferior to Valiant's right, title, and interest under the 2007 RE Loans Mortgage, Pensco Mortgage, and/or MF08 Mortgage.

IT IS SO ORDERED,

DATED this 27 day of May, 2016.



**Barbara Buchanan**  
District Judge

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<sup>18</sup> POBD has not asserted any opposition or objection to this Stipulation. Therefore, a judgment shall be entered.

## CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was mailed, postage prepaid, and delivered via facsimile transmission, this 27 day of May, 2016, to:

Gary A. Finney  
FINNEY FINNEY & FINNEY, PA  
120 East Lake Street, Suite 317  
Sandpoint, Idaho 83864  
**Facsimile: 208.263.8211**

Susan P. Weeks  
Daniel M. Keyes  
JAMES, VERNON & WEEKS, PA  
1626 Lincoln Way  
Coeur d'Alene, Idaho 83814  
**Facsimile: 208.664.1684**

Richard L. Stacey  
Jeff R. Sykes  
McCONNELL WAGNER SYKES & STACEY, PLLC.  
827 East Park Boulevard, Suite 201  
Boise, ID 83712  
**Facsimile: 208.489.0110**

  
\_\_\_\_\_  
Deputy Clerk

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY PLLC**  
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Attorneys For Valiant Idaho, LLC

**IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT  
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER**

**GENESIS GOLF BUILDERS, INC.,**  
formerly known as  
**NATIONAL GOLF BUILDERS, INC.,**  
a Nevada corporation,

Plaintiff,

vs.

**PEND OREILLE BONNER  
DEVELOPMENT, LLC,**  
a Nevada limited liability company; *et al.*,

Defendants.

**AND RELATED COUNTER, CROSS  
AND THIRD PARTY ACTIONS  
PREVIOUSLY FILED HEREIN.**

Case No. CV-09-1810

**JUDGMENT**

**Honorable Barbara A. Buchanan**

**ORIGINAL**

**JUDGMENT IS ENTERED AS FOLLOWS:**

1. Valiant Idaho, LLC (“Valiant”) has and does recover this Judgment.
2. With respect to Valiant’s cause of action against Pend Oreille Bonner Development, LLC (“POBD”) for POBD’s breach of its loan agreement with R.E. Loans, LLC, Valiant is awarded damages in the total amount of **\$3,478,943.68**. This damage amount is comprised of: (a) the unpaid principal loan amount of \$278,147.65 and the property taxes paid by Valiant in the amount of \$1,665,855.12, plus prejudgment interest and late fees on these amounts totaling \$1,219,225.54 through June 22, 2016; (b) losses incurred by Valiant to operate and maintain the property in the amount of \$226,582.98; and (c) costs Valiant incurred to remediate a diesel leak in the amount of \$89,432.39. Prejudgment interest will continue to accrue on the unpaid principal loan amount and property taxes Valiant paid at a rate of **\$1,417.94 per diem** until final judgment is entered. The damages and prejudgment interest awarded to Valiant pursuant to this cause of action are secured by a mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”).
3. The RE Loans Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit A attached hereto (“RE Property”).
4. The RE Loans Mortgage is a first priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, with respect to the RE Property.



5. With respect to Valiant's cause of action against POBD for POBD's breach of its loan agreement with Pensco Trust Co. ("Pensco"), Valiant is awarded damages in the total principal amount of **\$9,892,712.13**. This damage amount is comprised of: (a) the unpaid principal loan amount of \$2,700,000.00; and (b) prejudgment interest and late fees totaling \$7,192,712.13 through June 22, 2016. Prejudgment interest will continue to accrue on the unpaid principal loan amount at a rate of **\$4,197.74 per diem** until final judgment is entered. The damages and prejudgment interest awarded to Valiant pursuant to this cause of action are secured by a mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage").

6. The Pensco Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit B attached hereto ("Pensco Property").

7. The Pensco Mortgage is a first priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, with respect to the real property identified on Exhibit B as Parcels 29-31, 34, 35, and 66 of the Pensco Property.

8. The Pensco Mortgage is a second priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, excepting only that first priority interest of Valiant pursuant to the RE Loans Mortgage, with respect to the remainder of the real property identified on Exhibit B as the Pensco Property.

9. With respect to Valiant's cause of action against POBD for POBD's breach of its loan agreement with Mortgage Fund '08 LLC ("MF08"), Valiant is awarded damages in the total principal amount of **\$7,702,871.07**. This damage amount is comprised of: (a) the unpaid principal loan amount of \$2,000,500.00; and (b) prejudgment interest and late fees totaling \$5,702,371.07 through June 22, 2016. Prejudgment interest will continue to accrue on the unpaid principal loan amount at a rate of **\$3,244.28 *per diem*** until final judgment is entered. The damages and prejudgment interest awarded to Valiant pursuant to this cause of action are secured by a mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage").

10. The MF08 Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit C attached hereto ("MF08 Property").

11. The MF08 Mortgage is a first priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, with respect to the real property identified on Exhibit C as Parcels 33, and 37-40 of the MF08 Property.

12. The MF08 Mortgage is a second priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, excepting only that first priority interest of Valiant pursuant to the RE Loans Mortgage, with respect to the real property identified on Exhibit C as Parcel 32 of the MF08 Property.

13. The MF08 Mortgage is a second priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, excepting only that first priority interest of Valiant pursuant to the Pensco Mortgage, with respect to the real property identified on Exhibit C as Parcels 29-31, 34, 35, and 66 of the MF08 Property.

14. The MF08 Mortgage is a third priority mortgage, superior in right, title and interest to any interest claimed by another person or entity, excepting only that first priority interest of Valiant pursuant to the RE Loans Mortgage and that second priority interest of Valiant pursuant to the Pensco Mortgage, with respect to the remainder of the real property identified on Exhibit C as the MF08 Property.

15. With respect to Valiant's causes of action to judicially foreclose the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage, Valiant is awarded a decree of foreclosure that shall be separately entered by this Court, such that the real property subject to said Mortgages shall be sold by the Sheriff of Bonner County, Idaho, by levy and execution according to the law and practice of this Court, subject to the statutory right of Defendants to redeem the real property in accordance with the laws of the State of Idaho.

16. JV, L.L.C. ("JV") is awarded a judgment against POBD in the amount of \$2,980,475.87, with prejudgment interest accruing at a rate of \$485.408 *per diem* from May 27, 2016 until entry of judgment. JV's right, title and interest in and to the real property identified on Exhibits A, B and C is inferior to the right, title and interest possessed by Valiant pursuant to the RE Loans, Pensco and MF08 Mortgages.

17. Any interest held by North Idaho Resorts, LLC, JV, and VP, Incorporated, and every other party to this case, is junior and subject to the interests of Valiant by virtue of the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage, or the interests of said parties have been released of record; and any party and all persons claiming under said parties party are and shall be forever barred and foreclosed of all right, title and interest and equity of redemption to the real property, except the right of redemption as provided by the statutes of the State of Idaho.

**DATED** this 22<sup>nd</sup> day of June 2016.

A handwritten signature in black ink, appearing to read "Barbara Buchanan", written over a horizontal line.

**Honorable Barbara A. Buchanan**  
**Judge of the First Judicial District**

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on the 22<sup>nd</sup> day of June 2016, a true and correct copy of the foregoing document was served by the method indicated below upon the following party(ies):

Gary A. Finney, Esq. Finney Finney & Finney, P.A. 120 East Lake Street, Suite 317 Sandpoint, Idaho 83864 Telephone: 208.263.7712 Facsimile: 208.263.8211 <i>Counsel For J.V., LLC</i>	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail <a href="mailto:garyfinney@finneylaw.net">garyfinney@finneylaw.net</a>
Richard L. Stacey, Esq. Jeff R. Sykes, Esq. McConnell Wagner Sykes & Stacey PLLC 827 East Park Boulevard, Suite 201 Boise, Idaho 83712 Telephone: 208.489.0100 Facsimile: 208.489.0110 <i>Counsel For Valiant Idaho, LLC</i>	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail <a href="mailto:stacey@mwsslawyers.com">stacey@mwsslawyers.com</a> <a href="mailto:sykes@mwsslawyers.com">sykes@mwsslawyers.com</a>
Susan P. Weeks, Esq. James, Vernon & Weeks, PA 1626 Lincoln Way Coeur d'Alene, Idaho 83814 Telephone: 208.667.0683 Facsimile: 208.664.1684 <i>Counsel For VP Incorporated/North Idaho Resorts</i>	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail <a href="mailto:sweeks@jvwlaw.net">sweeks@jvwlaw.net</a>

  
Clerk of the Court

## EXHIBIT A TO JUDGMENT

### PROPERTY SECURED BY THE RE LOANS MORTGAGE

#### Parcel 1

Lot 2, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

#### Parcel 2

##### Tract 1

Lot 10, Block 2 of GOLDEN TEE ESTATES 2nd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

##### Tract 2

Lot 1, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

##### Tract 3

Lot 7, Block 5 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.

#### Parcel 5

##### Tract 1

A tract of land in the East half of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the East half of the Northeast quarter of the Southwest quarter of said Section 36;

Thence along the South line of the East half of the Northeast quarter of the Southwest quarter, North 89° 36' 27" West, 661.51 feet (record = North 89° 37' 10" West, 661.57 feet to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter;

Thence along the West line of the East half of the Northeast quarter of the Southwest quarter, North 00° 10' 22" East 856.45 feet (record = North 00° 09' 25" East, 856.45 feet); Thence North 89° 10' 53" East, 30.21 feet (record = East, 29.58 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Second Addition Plat to Hidden Lakes);

Thence Southeasterly along said right of way the following six (6) courses:

1. On a non-tangential curve to the left (radial bearing = North 87° 39' 13" East) having a central angle of 36° 44' 06" and a radius of 131.00 feet for an arc distance of 83.99 feet (record = 84.54 feet) (chord = South 20° 42' 50" East, 82.56 feet - record = South 20° 37' 27" East, 83.08 feet);
2. Thence South 39° 04' 53" East, 419.67 feet (record = South 39° 06' 45" East, 419.68 feet);
3. Thence on a curve to the left having a central angle of 11° 42' 45" and a radius of 530.00 feet for an arc distance of 108.34 feet (chord = South 44° 56' 16" East, 108.15 feet - record = South 44° 58' 08" East, 108.16 feet);
4. Thence South 50° 47' 39" East, 69.68 feet (record = South 50° 49' 31" East, 69.68 feet);

5. Thence on a curve to the right having a central angle of  $23^{\circ} 42' 51''$  and a radius of 970.00 feet, for an arc distance of 401.47 feet (chord = South  $38^{\circ} 56' 14''$  East, 398.61 feet – record = South  $38^{\circ} 58' 05''$  East 398.61 feet);
  6. Thence South  $27^{\circ} 04' 48''$  East, 31.65 feet to the South line of the Northwest quarter of the Southeast quarter (record = South  $27^{\circ} 06' 40''$  East, 30.77 feet);
- Thence leaving said right of way North  $89^{\circ} 36' 03''$  West, 60.37 feet (record = North  $89^{\circ} 37' 09''$  West, 59.55 feet) to the point of beginning.

**Tract 2**

That part of the Southeast quarter of the Northeast quarter lying North and West of Fairway View Drive of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 3**

A tract of land located in a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Southeast quarter of Section 36; Thence South  $89^{\circ} 36' 03''$  East 60.37 feet (record = South  $89^{\circ} 37' 09''$  East, 59.55 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Plat of the Second Addition to Hidden Lakes); thence along said right of way for the following four (4) courses;

1. South  $27^{\circ} 04' 48''$  East, 299.95 feet (record = South  $27^{\circ} 06' 40''$  East, 300.83 feet);
2. North  $62^{\circ} 55' 12''$  East, 60.00 feet (record = North  $62^{\circ} 53' 20''$  East, 60.00 feet);
3. North  $27^{\circ} 04' 48''$  West, 125.34 feet (record = North  $27^{\circ} 06' 40''$  West, 125.34 feet);
4. Thence on a curve to the right having a central angle of  $79^{\circ} 01' 27''$  and a radius of 25.00 feet, for an arc distance of 34.48 feet (chord = North  $12^{\circ} 25' 55''$  East, 31.81 feet - record = North  $12^{\circ} 24' 03''$  East, 31.81 feet) to a point on the Southerly right of way of Fairway View Drive, as shown on the Plat of First Addition to Hidden Lakes;

Thence along said right of way for the following eight (8) courses:

1. North  $51^{\circ} 56' 39''$  East, 74.67 feet (record = North  $51^{\circ} 54' 47''$  East, 74.67 feet);
2. Thence on a curve to the right having a central angle of  $99^{\circ} 26' 33''$  and a radius of 70.00 feet, for an arc distance of 121.49 feet (chord = South  $78^{\circ} 20' 05''$  East, 106.81 feet – record = South  $78^{\circ} 21' 57''$  East, 106.81 feet);
3. Thence South  $28^{\circ} 36' 48''$  East, 154.03 feet (record = South  $28^{\circ} 38' 40''$  East, 154.03 feet);
4. Thence on a curve to the right having a central angle of  $55^{\circ} 41' 27''$  and a radius of 90.00 feet for an arc distance of 87.48 feet (chord = South  $00^{\circ} 46' 05''$  East, 84.08 feet - record = South  $00^{\circ} 47' 56''$  East, 84.08 feet);
5. Thence South  $27^{\circ} 04' 39''$  West, 170.14 feet;
6. Thence on a curve to the right having a central angle of  $71^{\circ} 37' 11''$  and a radius of 60.0 feet, for an arc distance of 75.00 feet (chord = South  $08^{\circ} 43' 57''$  East, 70.21 feet);
7. Thence South  $44^{\circ} 32' 32''$  East, 50.94 feet;
8. Thence on a curve to the right having a central angle of  $69^{\circ} 10' 16''$  and a radius of 25.00 feet, for an arc distance of 30.18 feet (chord = South  $09^{\circ} 57' 24''$  East, 28.38 feet - record = South  $11^{\circ} 23' 51''$  East, 30.18 feet) to a point on the West right of way of Lower Pack River Road;

Thence Southerly along said right of way for the following four (4) courses:

1. on a non-tangential curve to the right having a central angle of  $04^{\circ} 15' 19''$  and a radius of 1180.00 feet for an arc distance of 87.69 feet (chord = South  $22^{\circ} 30' 38''$  West, 87.67 feet);
  2. Thence South  $20^{\circ} 22' 44''$  West, 114.57 feet;
  3. Thence on a curve to the left having a central angle of  $22^{\circ} 29' 50''$  and a radius of 502.65 feet, for an arc distance of 197.36 feet (chord = South  $09^{\circ} 07' 49''$  West, 196.10 feet);
  4. Thence South  $02^{\circ} 07' 06''$  East, 157.81 feet to the Northerly right of way of State Highway No. 200; Thence along the highway right of way, South  $77^{\circ} 42' 28''$  West, 72.14 feet (record = South  $78^{\circ} 15' 06''$  West, 71.11 feet);
- Thence continuing along the Highway right of way, South  $69^{\circ} 44' 57''$  West, 262.22 feet (record = South  $69^{\circ} 43' 16''$  West, 261.65 feet) to the West line of the Southwest quarter of the Southeast quarter of said Section 36; Thence along the West line of the Southwest quarter of the Southeast quarter, North  $00^{\circ} 08' 19''$  East, 1223.36 feet (record = North  $00^{\circ} 07' 13''$  East, 1223.17 feet) to the point of beginning.

**Tract 4**

A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

That portion of said Section 36 lying East of Pack River Road, a county road, Idaho, North of State Highway No. 200, East of Hidden Lakes Subdivision as recorded in Book 4 of Plats, page 64, records of Bonner County, Idaho, West and South of Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, Southwest of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, and West of the land described as a tract of land in the Southeast Quarter of the Southeast quarter (SE1/4 SE1/4) of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a point on the East line of said Section 36, which is N 00° 08' 06" E, 563.94 feet from the Southeast corner of the Section; thence, perpendicular to the East line of the Section, N 89° 51' 54" W, 1103.43 feet to the Southwest corner of Instrument Number 457973 on the Northerly right of way of Highway 200 and the True Point of Beginning; thence, along the Western boundary of Instrument No. 457973, N 01° 25' 02" E, 99.41 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 32° 20' 51" W, 132.00 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the Northerly right of way of Highway 200; thence, along said right of way, N 79° 54' 11" E, 69.24 feet, to the True Point of Beginning.

**Parcel 8**

Lot 2, Block 3 in GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE), according to the plat thereof, recorded in Book 6 of Plats, page 108, records of Bonner County, Idaho.

**Parcel 9**

Lot 1, Block 1 of the FIRST ADDITION TO HIDDEN LAKES, according to the plat thereof, recorded in Book 4 of Plats, page 161, records of Bonner County, Idaho.

**Parcel 10**

Lot 2, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 11**

Lot 3, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 12**

Lot 4, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 13**

Lot 5, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.



**Parcel 14**

**Lot 14, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 15**

**Lot 15, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 16**

**Lot 4, Block 7 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 17**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 19**

**A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:  
That portion of said Section 36 lying East of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, North of Lot 1A, Block 15, Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, and South and West of Lot 1A, Block 10, all of Block 20 and the road between said Lot 1A, Block 10 and Lot 1, Block 20, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 20**

**Lot 1, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 21**

**Lot 2, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 22**

**Lot 3, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 23**

**Lot 11, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 24**

**Lot 12, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 25**

**Lot 13, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 26**

**Lot 14, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 27**

**Lot 16, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 28**

**Lot 20A, Block 20, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 32**

**Lot 1, Block 2, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 36**

**Lots 4A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 41**

**Lot 12, Block 2 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 42**

**Lot 11, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 43**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 44**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 45**

**Lot 7, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 46**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 47**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 48**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 49**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 50**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 51**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 52**

**Lot 14, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 53**

**Lot 13, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 54**

**Lot 12, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 55**

**Lot 11, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 56**

**Lot 10, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 57**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 58**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 59**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 60**

**Lot 8, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 61**

**Lot 7, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 62**

**Lot 6, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 63**

**Lot 5, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 64**

**Lot 4, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 65**

**Lot 3, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 67**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 68**

**All that portion of Government Lots 2, 3, 4, 5, 6, 7 8 and 9; the Southwest Quarter of the Northeast Quarter; and the South half of the Northwest quarter of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, lying South of State Highway No. 200 and lying North and East of the Northern Pacific Railroad (now Montana Rail Link) right of way.**

**LESS that portion of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 592059 and more particularly described as follows:**

Beginning at a right of way monument on the South right of way of State Highway No. 200, from which the Northwest corner of said Section 2 bears North 25° 54' 43" West, 798.00 feet (record = North 26° 28' 08" West, 798.11 feet; Thence along the South right of way of the Highway, North 68° 35' 39" East, 266.10 feet; Thence continuing along the Highway right of way, on a curve to the left (radial bearing = North 14° 03' 28" West) having a central angle of 00° 08' 55" and a radius of 5799.58 feet for an arc distance of 15.03 feet (chord = North 75° 52' 05" East, 15.03 feet - total distance along right of way from point of beginning 281.13 feet - record = 281.13 feet); Thence leaving said right of way South 00° 04' 10" West, 725.53 feet; Thence North 89° 14' 40" West, 330.00 feet; Thence North 00° 03' 26" West 607.20 feet, to the Southerly right of way of State Highway No. 200; Thence along said right of way North 79° 11' 55" East, 70.38 feet to the true point of beginning.

EXCEPTING therefrom all of the above described properties, any portion lying within the bounds of the following plats:

Replat of Golden Tee Estates and Golden Tee Estates 1st Addition and Unplatted land, recorded in Book 8 of Plats, Page 77,

Golden Tee Estates 2nd Addition, recorded in Book 8 of Plats, Page 79,

Golden Tee Estates 3rd Addition, recorded in Book 8 of Plats, Page 78,

Golden Tee Estates 4th Addition, recorded in Book 8 of Plats, Page 80,

Golden Tee Estates 5th Addition, recorded in Book 8 of Plats, Page 81, a n d

Golden Tee Estates 7<sup>th</sup> Addition, recorded in Book 9 of Plats, Page 13, all in the records of Bonner County, Idaho.

#### Parcel 69

All that portion of Government Lot 4 in Section 31, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200.

#### Parcel 70

That portion of Government Lots 5, 6, 9, and 10; the Southeast quarter of the Northwest quarter; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying East GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho, East of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, North of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and North of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

LESS that property described in Instrument No. 22533, records of Bonner County, Idaho, and described as follows: Beginning at the North quarter corner of said Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho; Thence South 1669.70 feet to Pack River and the True Point of Beginning; Thence South 66° 47' West, 203 feet; Thence South 69° 54' West 165.3 feet; Thence South 79° 56' West, 242.5 feet; Thence South 01° 11' East, 146 feet; Thence South 25° 18' East, 118.20 feet; Thence South 54° 29' East, 137.2 feet; Thence South 68° 10' East, 267.1 feet; Thence North 535.6 feet to a point 1669.7 feet South of the North quarter corner of Section 6.

LESS a tract of land in Government Lot 6 and the Southeast quarter of the Northwest quarter of Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho, being that property identified as Tract No. Q-1755-2 in Instrument No. 42975 and more particularly described as follows:

Beginning at a point on the Southerly right of way of State Highway No. 200 which is South 55° 03' 21" East, 2460.29 feet from the Northwest corner of said Section 6 (record South 55° 14' East, 2451.3); Thence South 14° 53' 00" East, 223.22 feet (record); Thence South 04° 43' 00" East, 640.00 feet (record). Thence South 39° 48' 00" East, 430.00 feet (record); Thence South 30° 28' 00" East, 387.49 feet (record = 500 feet plus or minus) to the East line of the Southeast quarter of the Northwest quarter of said Section 6.

**TOGETHER WITH any portion of the Old Highway right of way abandonment described in that certain Quitclaim Deed, executed by the State of Idaho. As Instrument No.696025 and recorded on January 11, 2006, lying within the bounds of the above described property.**

**Parcel 71**

**That portion of Government Lots 10 and 11; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying South of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, South of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and South of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 72**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 73**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 74**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 75**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 76**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 77**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 78**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 79**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 80**

**Lot 4, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 81**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 82**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 83**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 84**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 85**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 86**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 87**

**Lot 10, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**



**Parcel 88**

**Lot 1, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 89**

**Lot 4, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 90**

**Lot 2, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 91**

**Lot 5, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 92**

**Lot 6, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 93**

**Lot 6, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 94**

**Lot 2, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 95**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 96**

**Lot 10, Block 4 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 97**

**Lot 17, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 98**

**Lot 16, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 99**

**Lot 4, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 100**

**Lot 3, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 101**

**Lot 15, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 102**

**Lot 6, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 103**

**Lot 10, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 104**

**Lot 2, Block 11 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 105**

**Lot 3, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 106**

**Lot 8, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 107**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 108**

**Lot 5, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 109**

**Lot 10, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 110**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 111**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 112**

**Lot 5, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 113**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 114**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 115**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 116**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 117**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 118**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 119**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 120**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 122**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 123**

**Lot 1, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 124**

**Lot 5, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 125**

**Lot 7, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 126**

**Lot 9, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 127**

**Lot 11, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 128**

**Lot 9, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 129**

**Lot 8, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 130**

**Lot 5, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 131**

**Lot 1, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 132**

**Lot 6, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 133**

**Lot 3, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 134**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 135**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 136**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 137**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 138**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 139**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 140**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 141**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 142**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 143**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 144**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 145**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 146**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 147**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 148**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 149**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 150**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 151**

**Lot 6, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 152**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 153**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 154**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 155**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 156**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 157**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 158**

**Lot 3, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 159**

**Tract 1**

**Block 5A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 2**

**Lot 3A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**



**Tract 3**

**Lot 1A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 4**

**Block 16A of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 5**

**Lot 1A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 6**

**Lot 1A, Block 11 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 7**

**Lot 2A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 8**

**Lot 2A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 9**

**Lot 1, Block 14A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 10**

**Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 11**

**Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 12**

**All that portion of the Southeast Quarter in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200 and lying Easterly of Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**LESS the following described property:**

**A tract of land in the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 92981, records of Bonner County, Idaho and more particularly described as follows:**

Commencing at the Southeast corner of said Section 36; Thence along the East line of Section 36, North 00° 08' 06" East, 460.00 feet; Thence perpendicular to the East line of the Section, North 89° 51' 54" West, 568.00 feet to the true point of beginning; Thence South 47° 08' 06" West, 250.00 feet; Thence South 42° 51' 54" East, 348.50 feet; Thence North 47° 48' 06" East, 250.00 feet; Thence North 42° 51' 54" West, 348.50 feet to the true point of beginning.

**Parcel 163**

**Tract 1**

Lot 21A, Block 2, of REPLAT OF LOTS 20 AND 21, BLOCK 2 REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 81, records of Bonner County, Idaho.

**Tract 2**

Lot 5A, Block 4 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 3**

Lot 1, Block 19 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 4**

Lot 13A, Block 13 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 5**

Lot 2, Block 19 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 6**

Lot 1, Block 2 of GOLDEN TEE ESTATES 2<sup>ND</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 177**

**Tract 1**

Alpenrose Lane and that portion of North Idaho Club Drive as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho and said North Idaho Club Drive as shown on GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.

**Tract 2**

Golden Tee Drive, now Gracie Lane, as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho.

**Tract 3**

That portion of Jim Brown Way as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 4**

That portion of Jim Brown Way as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, excepting any portion lying with REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, being between the Easterly extensions of the North boundary of Lot 2, Block 6 and the South boundary of Lot 3, Block 7 of said GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO).

**Tract 5**

The parcel labelled Road Lot named South Idaho Club Drive lying between Lot 1, Block 17 and Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying South of State Highway 200.

**Tract 6**

The private roads named South Idaho Club Drive and Wildflower Way shown on GOLDEN TEE ESTATES 2<sup>ND</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Tract 7**

The private roads named South Idaho Club Drive, Whitecloud Drive, Nighthawk Lane, Trappers Loop, Pickeroon Lane, Timber Grove Lane and Green Monarch Lane as shown on GOLDEN TEE ESTATES 3<sup>RD</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Tract 8**

The private roads named Green Monarch Lane, Wildridge Way, Brightwater Lane and North Star Lane as shown on GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho and Forest Highland Drive as shown on GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.

**Tract 9**

The private roads named South Idaho Club Drive as shown on GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.

**Tract 10**

The private roads named South Idaho Club Drive, Greatwater Circle and Lunch Peak Lane as shown on GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Tract 11**

The private roads named Hidden Lakes Drive, Waterdance Way, Oxbow Road and Clubhouse Way as shown and described on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, and including those portions of Clubhouse Way, which is named Hidden Lakes Drive, above, and Clubhouse Lane, which is named Clubhouse Way, first above, on GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, which may be or may not be described and included on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

## EXHIBIT B TO JUDGMENT

### PROPERTY SECURED BY THE PENSCO MORTGAGE

#### Parcel 2

##### Tract 1

Lot 10, Block 2 of GOLDEN TEE ESTATES 2nd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

##### Tract 2

Lot 1, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

##### Tract 3

Lot 7, Block 5 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.

#### Parcel 5

##### Tract 1

A tract of land in the East half of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the East half of the Northeast quarter of the Southwest quarter of said Section 36;

Thence along the South line of the East half of the Northeast quarter of the Southwest quarter, North 89° 36' 27" West, 661.51 feet (record = North 89° 37' 10" West, 661.57 feet to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter;

Thence along the West line of the East half of the Northeast quarter of the Southwest quarter, North 00° 10' 22" East 856.45 feet (record = North 00° 09' 25" East, 856.45 feet); Thence North 89° 10' 53" East, 30.21 feet (record = East, 29.58 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Second Addition Plat to Hidden Lakes);

Thence Southeasterly along said right of way the following six (6) courses:

1. On a non-tangential curve to the left (radial bearing = North 87° 39' 13" East) having a central angle of 36° 44' 06" and a radius of 131.00 feet for an arc distance of 83.99 feet (record = 84.54 feet) (chord = South 20° 42' 50" East, 82.56 feet - record = South 20° 37' 27" East, 83.08 feet);
2. Thence South 39° 04' 53" East, 419.67 feet (record = South 39° 06' 45" East, 419.68 feet);
3. Thence on a curve to the left having a central angle of 11° 42' 45" and a radius of 530.00 feet for an arc distance of 108.34 feet (chord = South 44° 56' 16" East, 108.15 feet - record = South 44° 58' 08" East, 108.16 feet);
4. Thence South 50° 47' 39" East, 69.68 feet (record = South 50° 49' 31" East, 69.68 feet);
5. Thence on a curve to the right having a central angle of 23° 42' 51" and a radius of 970.00 feet, for an arc distance of 401.47 feet (chord = South 38° 56' 14" East, 398.61 feet - record = South 38° 58' 05" East 398.61 feet);
6. Thence South 27° 04' 48" East, 31.65 feet to the South line of the Northwest quarter of the Southeast quarter (record = South 27° 06' 40" East, 30.77 feet);

Thence leaving said right of way North 89° 36' 03" West, 60.37 feet (record = North 89° 37' 09" West, 59.55 feet) to the point of beginning.

**Tract 2**

That part of the Southeast quarter of the Northeast quarter lying North and West of Fairway View Drive of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 3**

A tract of land located in a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Southeast quarter of Section 36; Thence South 89° 36' 03" East 60.37 feet (record = South 89° 37' 09" East,

59.55 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Plat of the Second Addition to Hidden Lakes); thence along said right of way for the following four (4) courses;

1. South 27° 04' 48" East, 299.95 feet (record = South 27° 06' 40" East, 300.83 feet);

2. North 62° 55' 12" East, 60.00 feet (record = North 62° 53' 20" East, 60.00 feet);

3. North 27° 04' 48" West, 125.34 feet (record = North 27° 06' 40" West, 125.34 feet);

4. Thence on a curve to the right having a central angle of 79° 01' 27" and a radius of 25.00 feet, for an arc distance of 34.48 feet (chord = North 12° 25' 55" East, 31.81 feet - record = North 12° 24' 03" East, 31.81 feet) to a point on the Southerly right of way of Fairway View Drive, as shown on the Plat of First Addition to Hidden Lakes;

Thence along said right of way for the following eight (8) courses:

1. North 51° 56' 39" East, 74.67 feet (record = North 51° 54' 47" East, 74.67 feet);

2. Thence on a curve to the right having a central angle of 99° 26' 33" and a radius of 70.00 feet, for an arc distance of 121.49 feet (chord = South 78° 20' 05" East, 106.81 feet - record = South 78° 21' 57" East, 106.81 feet);

3. Thence South 28° 36' 48" East, 154.03 feet (record = South 28° 38' 40" East, 154.03 feet);

4. Thence on a curve to the right having a central angle of 55° 41' 27" and a radius of 90.00 feet for an arc distance of 87.48 feet (chord = South 00° 46' 05" East, 84.08 feet - record = South 00° 47' 56" East, 84.08 feet);

5. Thence South 27° 04' 39" West, 170.14 feet;

6. Thence on a curve to the right having a central angle of 71° 37' 11" and a radius of 60.0 feet, for an arc distance of 75.00 feet (chord = South 08° 43' 57" East, 70.21 feet);

7. Thence South 44° 32' 32" East, 50.94 feet;

8. Thence on a curve to the right having a central angle of 69° 10' 16" and a radius of 25.00 feet, for an arc distance of 30.18 feet (chord = South 09° 57' 24" East, 28.38 feet - record = South 11° 23' 51" East, 30.18 feet) to a point on the West right of way of Lower Pack River Road;

Thence Southerly along said right of way for the following four (4) courses:

1. on a non-tangential curve to the right having a central angle of 04° 15' 19" and a radius of 1180.00 feet for an arc distance of 87.69 feet (chord = South 22° 30' 38" West, 87.67 feet);

2. Thence South 20° 22' 44" West, 114.57 feet;

3. Thence on a curve to the left having a central angle of 22° 29' 50" and a radius of 502.65 feet, for an arc distance of 197.36 feet (chord = South 09° 07' 49" West, 196.10 feet);

4. Thence South 02° 07' 06" East, 157.81 feet to the Northerly right of way of State Highway No. 200;

Thence along the highway right of way, South 77° 42' 28" West, 72.14 feet (record = South 78° 15' 06" West, 71.11 feet);

Thence continuing along the Highway right of way, South 69° 44' 57" West, 262.22 feet (record = South 69° 43' 16" West, 261.65 feet) to the West line of the Southwest quarter of the Southeast quarter of said Section 36;

Thence along the West line of the Southwest quarter of the Southeast quarter, North 00° 08' 19" East, 1223.36 feet (record = North 00° 07' 13" East, 1223.17 feet) to the point of beginning.

**Tract 4**

A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

That portion of said Section 36 lying East of Pack River Road, a county road, Idaho, North of State Highway No. 200, East of Hidden Lakes Subdivision as recorded in Book 4 of Plats, page 64, records of Bonner County, Idaho, West and South of Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, Southwest of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, and West of the land described as a tract of land in the Southeast Quarter of the Southeast quarter (SE1/4 SE1/4) of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a point on the East line of said Section 36, which is N 00° 08' 06" E, 563.94 feet from the Southeast corner of the Section; thence, perpendicular to the East line of the Section, N 89° 51' 54" W, 1103.43 feet to the Southwest corner of Instrument Number 457973 on the Northerly right of way of Highway 200 and the True Point of Beginning; thence, along the Western boundary of Instrument No. 457973, N 01° 25' 02" E, 99.41 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 32° 20' 51" W, 132.00 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the Northerly right of way of Highway 200; thence, along said right of way, N 79° 54' 11" E, 69.24 feet, to the True Point of Beginning.

**Parcel 8**

Lot 2, Block 3 in GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE), according to the plat thereof, recorded in Book 6 of Plats, page 108, records of Bonner County, Idaho.

**Parcel 9**

Lot 1, Block 1 of the FIRST ADDITION TO HIDDEN LAKES, according to the plat thereof, recorded in Book 4 of Plats, page 161, records of Bonner County, Idaho.

**Parcel 10**

Lot 2, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 11**

Lot 3, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 12**

Lot 4, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 13**

Lot 5, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 14**

**Lot 14, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 15**

**Lot 15, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 16**

**Lot 4, Block 7 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 17**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 19**

**A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:**

**That portion of said Section 36 lying East of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, North of Lot 1A, Block 15, Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1st Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, and South and West of Lot 1A, Block 10, all of Block 20 and the road between said Lot 1A, Block 10 and Lot 1, Block 20, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 20**

**Lot 1, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 21**

**Lot 2, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 22**

**Lot 3, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 23**

**Lot 11, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 24**

**Lot 12, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 25**

**Lot 13, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 26**

**Lot 14, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 27**

**Lot 16, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 28**

**Lot 20A, Block 20, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 29**

**Lot 6A, Block 22, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**



**Parcel 30**

**Lots 5A, Block 22, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 31**

**Lot 4, Block 22; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 34**

**Lots 1A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 35**

**Lots 2A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 36**

**Lots 4A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 41**

**Lot 12, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 42**

**Lot 11, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 43**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 44**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 45**

**Lot 7, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 46**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 47**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 48**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 49**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 50**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 51**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 52**

**Lot 14, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 53**

**Lot 13, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 54**

**Lot 12, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 55**

**Lot 11, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 56**

**Lot 10, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 57**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 58**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 60**

**Lot 8, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 61**

**Lot 7, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 63**

**Lot 5, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 64**

**Lot 4, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 65**

Lot 3, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Parcel 66**

Lot 2, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Parcel 68**

All that portion of Government Lots 2, 3, 4, 5, 6, 7 8 and 9; the Southwest Quarter of the Northeast Quarter; and the South half of the Northwest quarter of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, lying South of State Highway No. 200 and lying North and East of the Northern Pacific Railroad (now Montana Rail Link) right of way.

LESS that portion of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 592059 and more particularly described as follows: Beginning at a right of way monument on the South right of way of State Highway No. 200, from which the Northwest corner of said Section 2 bears North 25° 54' 43" West, 798.00 feet (record = North 26° 28' 08" West, 798.11 feet; Thence along the South right of way of the Highway, North 68° 35' 39" East, 266.10 feet; Thence continuing along the Highway right of way, on a curve to the left (radial bearing = North 14° 03' 28" West) having a central angle of 00° 08' 55" and a radius of 5799.58 feet for an arc distance of 15.03 feet (chord = North 75° 52' 05" East, 15.03 feet - total distance along right of way from point of beginning 281.13 feet - record = 281.13 feet); Thence leaving said right of way South 00° 04' 10" West, 725.53 feet; Thence North 89° 14' 40" West, 330.00 feet; Thence North 00° 03' 26" West 607.20 feet, to the Southerly right of way of State Highway No. 200; Thence along said right of way North 79° 11' 55" East, 70.38 feet to the true point of beginning.

EXCEPTING therefrom all of the above described properties, any portion lying within the bounds of the following plats:

Replat of Golden Tee Estates and Golden Tee Estates 1st Addition and Unplatted land, recorded in Book 8 of Plats, Page 77,

Golden Tee Estates 2nd Addition, recorded in Book 8 of Plats, Page 79,

Golden Tee Estates 3rd Addition, recorded in Book 8 of Plats, Page 78,

Golden Tee Estates 4th Addition, recorded in Book 8 of Plats, Page 80,

Golden Tee Estates 5th Addition, recorded in Book 8 of Plats, Page 81, a n d

Golden Tee Estates 7<sup>th</sup> Addition, recorded in Book 9 of Plats, Page 13, all in the records of Bonner County, Idaho.

**Parcel 69**

All that portion of Government Lot 4 in Section 31, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200.

**Parcel 70**

That portion of Government Lots 5, 6, 9, and 10; the Southeast quarter of the Northwest quarter; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying East GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho, East of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, North of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and North of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

LESS that property described in Instrument No. 22533, records of Bonner County, Idaho, and described as follows: Beginning at the North quarter corner of said Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho; Thence South 1669.70 feet to Pack River and the True Point of Beginning; Thence South 66° 47' West, 203 feet; Thence South 69° 54' West 165.3 feet; Thence South 79° 56' West, 242.5 feet; Thence South 01° 11' East, 146 feet; Thence South 25° 18' East, 118.20 feet; Thence South 54° 29' East, 137.2 feet; Thence South 68° 10' East, 267.1 feet; Thence North 535.6 feet to a point 1669.7 feet South of the North quarter corner of Section 6.

LESS a tract of land in Government Lot 6 and the Southeast quarter of the Northwest quarter of Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho, being that property identified as Tract No. Q-1755-2 in Instrument No. 42975 and more particularly described as follows:

Beginning at a point on the Southerly right of way of State Highway No. 200 which is South 55° 03' 21" East, 2460.29 feet from the Northwest corner of said Section 6 (record South 55° 14' East, 2451.3); Thence South 14° 53' 00" East, 223.22 feet (record); Thence South 04° 43' 00" East, 640.00 feet (record); Thence South 39° 48' 00" East, 430.00 feet (record); Thence South 30° 28' 00" East, 387.49 feet (record = 500 feet plus or minus) to the East line of the Southeast quarter of the Northwest quarter of said Section 6.

TOGETHER WITH any portion of the Old Highway right of way abandonment described in that certain Quitclaim Deed, executed by the State of Idaho. As Instrument No.696025 and recorded on January 11, 2006, lying within the bounds of the above described property.

**Parcel 71**

That portion of Government Lots 10 and 11; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying South of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, South of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and South of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Parcel 72**

Lot 2, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 73**

Lot 3, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 74**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 75**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 76**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 77**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 78**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 79**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 80**

**Lot 4, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 81**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 82**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 83**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 84**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 85**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 86**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 87**

**Lot 10, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 88**

**Lot 1, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 89**

**Lot 4, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 90**

**Lot 2, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 92**

**Lot 6, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 93**

**Lot 6, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 94**

**Lot 2, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 95**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 96**

**Lot 10, Block 4 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 97**

**Lot 17, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 98**

**Lot 16, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 99**

**Lot 4, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 100**

**Lot 3, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 101**

**Lot 15, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**



**Parcel 102**

**Lot 6, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 103**

**Lot 10, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 104**

**Lot 2, Block 11 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 105**

**Lot 3, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 106**

**Lot 8, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 107**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 108**

**Lot 5, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 109**

**Lot 10, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 110**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 111**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 114**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 115**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 116**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 117**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 118**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 119**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 120**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 122**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 123**

**Lot 1, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 124**

**Lot 5, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 125**

**Lot 7, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 126**

**Lot 9, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 127**

**Lot 11, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 128**

**Lot 9, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 129**

**Lot 8, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 130**

**Lot 5, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 131**

**Lot 1, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 132**

**Lot 6, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 133**

**Lot 3, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 134**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 135**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 136**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 137**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 138**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 139**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 140**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 141**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 142**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 143**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 144**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 145**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 146**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 147**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 148**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 149**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 150**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 151**

**Lot 6, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 152**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 153**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 154**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 155**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 156**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 157**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 158**

**Lot 3, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 159**

**Tract 1**

**Block 5A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 2**

**Lot 3A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 3**

**Lot 1A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 4**

**Block 16A of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 5**

**Lot 1A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 6**

**Lot 1A, Block 11 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 7**

**Lot 2A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 8**

**Lot 2A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 9**

**Lot 1, Block 14A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 10**

**Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 11**

**Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 12**

All that portion of the Southeast Quarter in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200 and lying Easterly of Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

LESS the following described property:

A tract of land in the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 92981, records of Bonner County, Idaho and more particularly described as follows:

Commencing at the Southeast corner of said Section 36; Thence along the East line of Section 36, North 00° 08' 06" East, 460.00 feet; Thence perpendicular to the East line of the Section, North 89° 51' 54" West, 568.00 feet to the true point of beginning; Thence South 47° 08' 06" West, 250.00 feet; Thence South 42° 51' 54" East, 348.50 feet; Thence North 47° 48' 06" East, 250.00 feet; Thence North 42° 51' 54" West, 348.50 feet to the true point of beginning.

**Parcel 177**

**Tract 1**

Alpenrose Lane and that portion of North Idaho Club Drive as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho and said North Idaho Club Drive as shown on GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.

**Tract 2**

Golden Tee Drive, now Gracie Lane, as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho.

**Tract 3**

That portion of Jim Brown Way as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 4**

That portion of Jim Brown Way as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, excepting any portion lying with REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, being between the Easterly extensions of the North boundary of Lot 2, Block 6 and the South boundary of Lot 3, Block 7 of said GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO).

**Tract 5**

The parcel labelled Road Lot named South Idaho Club Drive lying between Lot 1, Block 17 and Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying South of State Highway 200.



**Tract 6**

The private roads named South Idaho Club Drive and Wildflower Way shown on GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Tract 7**

The private roads named South Idaho Club Drive, Whitecloud Drive, Nighthawk Lane, Trappers Loop, Pickeroon Lane, Timber Grove Lane and Green Monarch Lane as shown on GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Tract 8**

The private roads named Green Monarch Lane, Wildridge Way, Brightwater Lane and North Star Lane as shown on GOLDEN TEE ESTATES 4<sup>th</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho and Forest Highland Drive as shown on GOLDEN TEE ESTATES 7<sup>th</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.

**Tract 9**

The private roads named South Idaho Club Drive as shown on GOLDEN TEE ESTATES 5<sup>th</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.

**Tract 10**

The private roads named South Idaho Club Drive, Greatwater Circle and Lunch Peak Lane as shown on GOLDEN TEE ESTATES 6<sup>th</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Tract 11**

The private roads named Hidden Lakes Drive, Waterdance Way, Oxbow Road and Clubhouse Way as shown and described on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>st</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, and including those portions of Clubhouse Way, which is named Hidden Lakes Drive, above, and Clubhouse Lane, which is named Clubhouse Way, first above, on GOLDEN TEE ESTATES 1<sup>st</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, which may be or may not be described and included on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>st</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

## EXHIBIT C TO JUDGMENT

### PROPERTY SECURED BY THE MORTGAGE FUND '08 MORTGAGE

#### Parcel 2

##### Tract 1

Lot 10, Block 2 of GOLDEN TEE ESTATES 2nd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

##### Tract 2

Lot 1, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

##### Tract 3

Lot 7, Block 5 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.

#### Parcel 5

##### Tract 1

A tract of land in the East half of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the East half of the Northeast quarter of the Southwest quarter of said Section 36;

Thence along the South line of the East half of the Northeast quarter of the Southwest quarter, North 89° 36' 27" West, 661.51 feet (record = North 89° 37' 10" West, 661.57 feet to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter;

Thence along the West line of the East half of the Northeast quarter of the Southwest quarter, North 00° 10' 22" East 856.45 feet (record = North 00° 09' 25" East, 856.45 feet); Thence North 89° 10' 53" East, 30.21 feet (record = East, 29.58 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Second Addition Plat to Hidden Lakes);

Thence Southeasterly along said right of way the following six (6) courses:

1. On a non-tangential curve to the left (radial bearing = North 87° 39' 13" East) having a central angle of 36° 44' 06" and a radius of 131.00 feet for an arc distance of 83.99 feet (record = 84.54 feet) (chord = South 20° 42' 50" East, 82.56 feet - record = South 20° 37' 27" East, 83.08 feet);
2. Thence South 39° 04' 53" East, 419.67 feet (record = South 39° 06' 45" East, 419.68 feet);
3. Thence on a curve to the left having a central angle of 11° 42' 45" and a radius of 530.00 feet for an arc distance of 108.34 feet (chord = South 44° 56' 16" East, 108.15 feet - record = South 44° 58' 08" East, 108.16 feet);
4. Thence South 50° 47' 39" East, 69.68 feet (record = South 50° 49' 31" East, 69.68 feet);
5. Thence on a curve to the right having a central angle of 23° 42' 51" and a radius of 970.00 feet, for an arc distance of 401.47 feet (chord = South 38° 56' 14" East, 398.61 feet - record = South 38° 58' 05" East 398.61 feet);
6. Thence South 27° 04' 48" East, 31.65 feet to the South line of the Northwest quarter of the Southeast quarter (record = South 27° 06' 40" East, 30.77 feet);

Thence leaving said right of way North 89° 36' 03" West, 60.37 feet (record = North 89° 37' 09" West, 59.55 feet) to the point of beginning.

**Tract 2**

That part of the Southeast quarter of the Northeast quarter lying North and West of Fairway View Drive of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 3**

A tract of land located in a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Southeast quarter of Section 36; Thence South 89° 36' 03" East 60.37 feet (record = South 89° 37' 09" East,

59.55 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Plat of the Second Addition to Hidden Lakes); thence along said right of way for the following four (4) courses;

1. South 27° 04' 48" East, 299.95 feet (record = South 27° 06' 40" East, 300.83 feet);
2. North 62° 55' 12" East, 60.00 feet (record = North 62° 53' 20" East, 60.00 feet);
3. North 27° 04' 48" West, 125.34 feet (record = North 27° 06' 40" West, 125.34 feet);
4. Thence on a curve to the right having a central angle of 79° 01' 27" and a radius of 25.00 feet, for an arc distance of 34.48 feet (chord = North 12° 25' 55" East, 31.81 feet - record = North 12° 24' 03" East, 31.81 feet) to a point on the Southerly right of way of Fairway View Drive, as shown on the Plat of First Addition to Hidden Lakes;

Thence along said right of way for the following eight (8) courses:

1. North 51° 56' 39" East, 74.67 feet (record = North 51° 54' 47" East, 74.67 feet);
2. Thence on a curve to the right having a central angle of 99° 26' 33" and a radius of 70.00 feet, for an arc distance of 121.49 feet (chord = South 78° 20' 05" East, 106.81 feet - record = South 78° 21' 57" East, 106.81 feet);
3. Thence South 28° 36' 48" East, 154.03 feet (record = South 28° 38' 40" East, 154.03 feet);
4. Thence on a curve to the right having a central angle of 55° 41' 27" and a radius of 90.00 feet for an arc distance of 87.48 feet (chord = South 00° 46' 05" East, 84.08 feet - record = South 00° 47' 56" East, 84.08 feet);
5. Thence South 27° 04' 39" West, 170.14 feet;
6. Thence on a curve to the right having a central angle of 71° 37' 11" and a radius of 60.0 feet, for an arc distance of 75.00 feet (chord = South 08° 43' 57" East, 70.21 feet);
7. Thence South 44° 32' 32" East, 50.94 feet;
8. Thence on a curve to the right having a central angle of 69° 10' 16" and a radius of 25.00 feet, for an arc distance of 30.18 feet (chord = South 09° 57' 24" East, 28.38 feet - record = South 11° 23' 51" East, 30.18 feet) to a point on the West right of way of Lower Pack River Road;

Thence Southerly along said right of way for the following four (4) courses:

1. on a non-tangential curve to the right having a central angle of 04° 15' 19" and a radius of 1180.00 feet for an arc distance of 87.69 feet (chord = South 22° 30' 38" West, 87.67 feet);
  2. Thence South 20° 22' 44" West, 114.57 feet;
  3. Thence on a curve to the left having a central angle of 22° 29. 50" and a radius of 502.65 feet, for an arc distance of 197.36 feet (chord = South 09° 07' 49" West, 196.10 feet);
  4. Thence South 02° 07' 06" East, 157.81 feet to the Northerly right of way of State Highway No. 200;
- Thence along the highway right of way, South 77° 42' 28" West, 72.14 feet (record = South 78° 15' 06" West, 71.11 feet);

Thence continuing along the Highway right of way, South 69° 44' 57" West, 262.22 feet (record = South 69° 43' 16" West, 261.65 feet) to the West line of the Southwest quarter of the Southeast quarter of said Section 36;

Thence along the West line of the Southwest quarter of the Southeast quarter, North 00° 08' 19" East, 1223.36 feet (record = North 00° 07' 13" East, 1223.17 feet) to the point of beginning.

**Tract 4**

A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

That portion of said Section 36 lying East of Pack River Road, a county road, Idaho, North of State Highway No. 200, East of Hidden Lakes Subdivision as recorded in Book 4 of Plats, page 64, records of Bonner County, Idaho, West and South of Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, Southwest of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, and West of the land described as a tract of land in the Southeast Quarter of the Southeast quarter (SE1/4 SE1/4) of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a point on the East line of said Section 36, which is N 00° 08' 06" E, 563.94 feet from the Southeast corner of the Section; thence, perpendicular to the East line of the Section, N 89° 51' 54" W, 1103.43 feet to the Southwest corner of Instrument Number 457973 on the Northerly right of way of Highway 200 and the True Point of Beginning; thence, along the Western boundary of Instrument No. 457973, N 01° 25' 02" E, 99.41 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 32° 20' 51" W, 132.00 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the Northerly right of way of Highway 200; thence, along said right of way, N 79° 54' 11" E, 69.24 feet, to the True Point of Beginning.

**Parcel 8**

Lot 2, Block 3 in GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE), according to the plat thereof, recorded in Book 6 of Plats, page 108, records of Bonner County, Idaho.

**Parcel 9**

Lot 1, Block 1 of the FIRST ADDITION TO HIDDEN LAKES, according to the plat thereof, recorded in Book 4 of Plats, page 161, records of Bonner County, Idaho.

**Parcel 10**

Lot 2, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 11**

Lot 3, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 12**

Lot 4, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 13**

Lot 5, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 14**

**Lot 14, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 15**

**Lot 15, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 16**

**Lot 4, Block 7 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 17**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 19**

**A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:**

**That portion of said Section 36 lying East of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, North of Lot 1A, Block 15, Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, and South and West of Lot 1A, Block 10, all of Block 20 and the road between said Lot 1A, Block 10 and Lot 1, Block 20, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 20**

**Lot 1, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 21**

**Lot 2, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 22**

**Lot 3, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 23**

**Lot 11, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 24**

**Lot 12, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 25**

**Lot 13, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 26**

**Lot 14, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 27**

**Lot 16, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 28**

**Lot 20A, Block 20, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 29**

**Lot 6A, Block 22, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 30**

**Lots 5A, Block 22, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 31**

**Lot 4, Block 22; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 32**

**Lot 1, Block 2, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 33**

**Lot 2, Block 2, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 34**

**Lots 1A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 35**

**Lots 2A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 36**

**Lots 4A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 37**

**Lot 5, Block 1, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 38**

**Lot 6, Block 1, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 39**

**Lot 7, Block 1, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 40**

**Lot 8, Block 1, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 41**

**Lot 12, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 42**

**Lot 11, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 43**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 44**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 45**

**Lot 7, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 46**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**



**Parcel 47**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 48**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 49**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 50**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 51**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 52**

**Lot 14, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 53**

**Lot 13, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 54**

**Lot 12, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 55**

**Lot 11, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 56**

**Lot 10, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 57**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 58**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 60**

**Lot 8, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 61**

**Lot 7, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 63**

**Lot 5, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 64**

**Lot 4, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 65**

**Lot 3, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 66**

**Lot 2, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 68**

All that portion of Government Lots 2, 3, 4, 5, 6, 7 8 and 9; the Southwest Quarter of the Northeast Quarter; and the South half of the Northwest quarter of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, lying South of State Highway No. 200 and lying North and East of the Northern Pacific Railroad (now Montana Rail Link) right of way.

LESS that portion of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 592059 and more particularly described as follows:

Beginning at a right of way monument on the South right of way of State Highway No. 200, from which the Northwest corner of said Section 2 bears North 25° 54' 43" West, 798.00 feet (record = North 26° 28' 08" West, 798.11 feet; Thence along the South right of way of the Highway, North 68° 35' 39" East, 266.10 feet; Thence continuing along the Highway right of way, on a curve to the left (radial bearing = North 14° 03' 28" West) having a central angle of 00° 08' 55" and a radius of 5799.58 feet for an arc distance of 15.03 feet (chord = North 75° 52' 05" East, 15.03 feet - total distance along right of way from point of beginning 281.13 feet - record = 281.13 feet); Thence leaving said right of way South 00° 04' 10" West, 725.53 feet; Thence North 89° 14' 40" West, 330.00 feet; Thence North 00° 03' 26" West 607.20 feet, to the Southerly right of way of State Highway No. 200; Thence along said right of way North 79° 11' 55" East, 70.38 feet to the true point of beginning.

EXCEPTING therefrom all of the above described properties, any portion lying within the bounds of the following plats:

Replat of Golden Tee Estates and Golden Tee Estates 1st Addition and Unplatted land, recorded in Book 8 of Plats, Page 77,

Golden Tee Estates 2nd Addition, recorded in Book 8 of Plats, Page 79,

Golden Tee Estates 3rd Addition, recorded in Book 8 of Plats, Page 78,

Golden Tee Estates 4th Addition, recorded in Book 8 of Plats, Page 80,

Golden Tee Estates 5th Addition, recorded in Book 8 of Plats, Page 81, and

Golden Tee Estates 7<sup>th</sup> Addition, recorded in Book 9 of Plats, Page 13, all in the records of Bonner County, Idaho.

**Parcel 69**

All that portion of Government Lot 4 in Section 31, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200.

**Parcel 70**

That portion of Government Lots 5, 6, 9, and 10; the Southeast quarter of the Northwest quarter; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying East GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho, East of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, North of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and North of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

LESS that property described in Instrument No. 22533, records of Bonner County, Idaho, and described as follows: Beginning at the North quarter corner of said Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho; Thence South 1669.70 feet to Pack River and the True Point of Beginning; Thence South 66° 47' West, 203 feet; Thence South 69° 54' West 165.3 feet; Thence South 79° 56' West, 242.5 feet; Thence South 01° 11' East, 146 feet; Thence South 25° 18' East, 118.20 feet; Thence South 54° 29' East, 137.2 feet; Thence South 68° 10' East, 267.1 feet; Thence North 535.6 feet to a point 1669.7 feet South of the North quarter corner of Section 6.

**LESS** a tract of land in Government Lot 6 and the Southeast quarter of the Northwest quarter of Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho, being that property identified as Tract No. Q-1755-2 in Instrument No. 42975 and more particularly described as follows:

Beginning at a point on the Southerly right of way of State Highway No. 200 which is South 55° 03' 21" East, 2460.29 feet from the Northwest corner of said Section 6 (record South 55° 14' East, 2451.3); Thence South 14° 53' 00" East, 223.22 feet (record); Thence South 04° 43' 00" East, 640.00 feet (record); Thence South 39° 48' 00" East, 430.00 feet (record); Thence South 30° 28' 00" East, 387.49 feet (record = 500 feet plus or minus) to the East line of the Southeast quarter of the Northwest quarter of said Section 6.

**TOGETHER WITH** any portion of the Old Highway right of way abandonment described in that certain Quitclaim Deed, executed by the State of Idaho. As Instrument No.696025 and recorded on January 11, 2006, lying within the bounds of the above described property.

**Parcel 71**

That portion of Government Lots 10 and 11; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying South of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, South of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and South of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Parcel 72**

Lot 2, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 73**

Lot 3, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 74**

Lot 5, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 75**

Lot 8, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 76**

Lot 8, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 77**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 78**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 79**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 80**

**Lot 4, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 81**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 82**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 83**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 84**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 85**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 86**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 87**

**Lot 10, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 88**

**Lot 1, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 89**

**Lot 4, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 90**

**Lot 2, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 92**

**Lot 6, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 93**

**Lot 6, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 94**

**Lot 2, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 95**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 96**

**Lot 10, Block 4 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 97**

**Lot 17, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 98**

**Lot 16, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 99**

**Lot 4, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 100**

**Lot 3, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 101**

**Lot 15, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 102**

**Lot 6, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 103**

**Lot 10, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 104**

**Lot 2, Block 11 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 105**

**Lot 3, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 106**

**Lot 8, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 107**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 108**

**Lot 5, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 109**

**Lot 10, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 110**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 111**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 114**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 115**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**



**Parcel 116**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 117**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 118**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 119**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 120**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 122**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 123**

**Lot 1, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 124**

**Lot 5, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 125**

**Lot 7, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 126**

**Lot 9, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 127**

**Lot 11, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 128**

**Lot 9, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 129**

**Lot 8, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 130**

**Lot 5, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 131**

**Lot 1, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 132**

**Lot 6, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 133**

**Lot 3, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 134**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 135**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 136**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 137**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 138**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 139**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 140**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 141**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 142**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 143**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 144**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 145**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 146**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 147**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 148**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 149**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 150**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 151**

**Lot 6, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 152**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 153**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 154**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 155**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 156**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 157**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 158**

**Lot 3, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 159**

**Tract 1**

**Block 5A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 2**

**Lot 3A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 3**

**Lot 1A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 4**

**Block 16A of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 5**

**Lot 1A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 6**

**Lot 1A, Block 11 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 7**

**Lot 2A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 8**

**Lot 2A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 9**

**Lot 1, Block 14A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 10**

**Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 11**

**Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 12**

**All that portion of the Southeast Quarter in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200 and lying Easterly of Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**LESS the following described property:**

**A tract of land in the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 92981, records of Bonner County, Idaho and more particularly described as follows:**

**Commencing at the Southeast corner of said Section 36; Thence along the East line of Section 36, North 00° 08' 06" East, 460.00 feet; Thence perpendicular to the East line of the Section, North 89° 51' 54" West, 568.00 feet to the true point of beginning; Thence South 47° 08' 06" West, 250.00 feet; Thence South 42° 51' 54" East, 348.50 feet; Thence North 47° 48' 06" East, 250.00 feet; Thence North 42° 51' 54" West, 348.50 feet to the true point of beginning.**

Parcel 177

**Tract 1**

Alpenrose Lane and that portion of North Idaho Club Drive as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho and said North Idaho Club Drive as shown on GOLDEN TEE ESTATES 8<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.

**Tract 2**

Golden Tee Drive, now Gracie Lane, as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho.

**Tract 3**

That portion of Jim Brown Way as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 4**

That portion of Jim Brown Way as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, excepting any portion lying with REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, being between the Easterly extensions of the North boundary of Lot 2, Block 6 and the South boundary of Lot 3, Block 7 of said GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO).

**Tract 5**

The parcel labelled Road Lot named South Idaho Club Drive lying between Lot 1, Block 17 and Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying South of State Highway 200.

**Tract 6**

The private roads named South Idaho Club Drive and Wildflower Way shown on GOLDEN TEE ESTATES 2<sup>ND</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Tract 7**

The private roads named South Idaho Club Drive, Whitecloud Drive, Nighthawk Lane, Trappers Loop, Pickeroon Lane, Timber Grove Lane and Green Monarch Lane as shown on GOLDEN TEE ESTATES 3<sup>RD</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Tract 8**

The private roads named Green Monarch Lane, Wildridge Way, Brightwater Lane and North Star Lane as shown on GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho and Forest Highland Drive as shown on GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.

**Tract 9**

The private roads named South Idaho Club Drive as shown on GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.

**Tract 10**

The private roads named South Idaho Club Drive, Greatwater Circle and Lunch Peak Lane as shown on GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Tract 11**

The private roads named Hidden Lakes Drive, Waterdance Way, Oxbow Road and Clubhouse Way as shown and described on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, and including those portions of Clubhouse Way, which is named Hidden Lakes Drive, above, and Clubhouse Lane, which is named Clubhouse Way, first above, on GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, which may be or may not be described and included on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.



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Attorneys For Valiant Idaho, LLC

**IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT  
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER**

**GENESIS GOLF BUILDERS, INC.,**  
formerly known as  
NATIONAL GOLF BUILDERS, INC.,  
a Nevada corporation,

Plaintiff,

vs.

**PEND OREILLE BONNER  
DEVELOPMENT, LLC,**  
a Nevada limited liability company; *et al.*,

Defendants.

**AND RELATED COUNTER, CROSS  
AND THIRD PARTY ACTIONS  
PREVIOUSLY FILED HEREIN.**

**Case No. CV-09-1810**

**DECREE OF FORECLOSURE**

**Honorable Barbara A. Buchanan**

**ORIGINAL**

**THIS DECREE OF FORECLOSURE IS ENTERED AS FOLLOWS:**

1. Pursuant to the Judgment entered in this case, Valiant Idaho, LLC (“Valiant”) has and does recover this Decree of Foreclosure, hereby judicially foreclosing those certain mortgages identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”);

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”); and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”).

2. The RE Loans Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit A attached hereto (“RE Property”). The RE Loans Mortgage secures certain amounts awarded to Valiant pursuant to the Judgment.

3. The Pensco Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit B attached hereto (“Pensco Property”). The Pensco Mortgage secures certain amounts awarded to Valiant pursuant to the Judgment.

4. The MF08 Mortgage is recorded against real property located in the County of Bonner, State of Idaho, and more particularly described and depicted on Exhibit C attached hereto (“MF08 Property”). The MF08 Mortgage secures certain amounts awarded to Valiant pursuant to the Judgment.

5. The RE Property, the Pensco Property and the MF08 Property shall be sold by the Sheriff of Bonner County, Idaho, by levy and execution according to the law and practice of this Court, to pay the Judgment award in favor of Valiant. The foreclosure sale shall be subject to the statutory right of Defendants to redeem the RE Property, the Pensco Property and the MF08 Property in accordance with the laws of the State of Idaho.

6. Valiant has a secured first priority interest in and to the RE Property by virtue of the RE Loans Mortgage. At the foreclosure sale Valiant shall be entitled to credit bid the amounts secured by the RE Loans Mortgage set forth in the Judgment, plus any additional prejudgment and/or post-judgment interest that accrues thereon until the date of the foreclosure sale. The amount secured by the RE Loans Mortgage, which includes prejudgment interest accrued thereon thru June 22, 2016, is **\$3,478,943.68**. Prejudgment interest shall continue to accrue thereafter at a *per diem* rate of **\$1,417.94** until the Judgment is entered by the Court. Post-judgment interest shall accrue thereafter in accordance with Idaho law, which is currently 5.375%.

7. By virtue of the Pensco Mortgage, Valiant has a secured first priority interest in and to the real property identified on Exhibit B as Parcels 29-31, 34, 35, and 66 of the Pensco Property and a secured second priority interest (second only to the priority of Valiant by virtue of the RE Loans Mortgage) in and to the remainder of the real property identified on Exhibit B as the Pensco Property. At the foreclosure sale Valiant shall also be entitled to credit bid the amounts secured by the Pensco Mortgage set forth in the Judgment, plus any additional prejudgment and/or post-judgment interest that accrues thereon until the date of the foreclosure sale. The amount secured by the Pensco Mortgage, which includes prejudgment interest accrued thereon thru June 22, 2016, is **\$9,892,712.13**. Prejudgment interest shall continue to accrue thereafter at a

*per diem* rate of **\$4,197.74** until the Judgment is entered by the Court. Post-judgment interest shall accrue thereafter in accordance with Idaho law, which is currently 5.375%.

8. By virtue of the MF08 Mortgage, Valiant has a secured first priority interest in and to the real property identified on Exhibit C as Parcels 33, and 37-40 of the MF08 Property, a secured second priority interest (second only to the priority of Valiant by virtue of the RE Loans Mortgage) in and to the real property identified on Exhibit C as Parcel 32 of the MF08 Property, a secured second priority interest (second only to the priority of Valiant by virtue of the Pensco Mortgage) in and to the real property identified on Exhibit C as Parcels 29-31, 34, 35, and 66 of the MF08 Property, and a secured third priority interest (third only to the first priority of Valiant by virtue of the RE Loans Mortgage and the second priority of Valiant by virtue of the Pensco Mortgage) in and to the remainder of the real property identified on Exhibit C as the MF08 Property. Valiant shall be entitled to credit bid the amounts secured by the MF08 Mortgage set forth in the Judgment, plus any additional prejudgment and/or post-judgment interest that accrues thereon until the date of the foreclosure sale. The amount secured by the MF08 Mortgage, which includes prejudgment interest accrued thereon thru June 22, 2016, is **\$7,702,871.07**. Prejudgment interest shall continue to accrue thereafter at a *per diem* rate of **\$3,244.28** until the Judgment is entered by the Court. Post-judgment interest shall accrue in accordance with Idaho law, which is currently 5.375%.

9. In the event there is real property remaining unsold after Valiant credit bids all of the amounts secured by the RE Loans Mortgage, the Pensco Mortgage, and the MF08 Mortgage, but not until said amounts have been credit bid, JV, L.L.C. ("JV") shall be entitled to credit bid the amounts secured by the JV mortgage set forth in the JV judgment, plus any additional prejudgment and/or post-judgment interest that accrues thereon until the date of the foreclosure sale. The amount secured by the JV mortgage, which includes prejudgment interest accrued thereon thru May 27, 2016, is \$2,980,475.87. Prejudgment interest shall continue to accrue thereafter at a *per diem* rate of \$485.408.

10. The RE Property, the Pensco Property and the MF08 Property (collectively the "Real Property") shall be sold in accordance with the laws of the State of Idaho and in the manner and order as set forth in the Order of Sale which shall be entered by this Court.

11. The Sheriff shall give notice of such sale in the manner provided by law. At the time of the sale, any party to this action may purchase the Real Property and, thereafter, the Sheriff will make, execute and deliver to the purchaser or purchasers a certificate of sale; and, following the expiration of the period of redemption, a Sheriff's Deed of the premises so sold, and setting forth the Real Property, or portion thereof, sold and the sum paid therefor.

12. Valiant shall be allowed to credit bid against the sums found owing to it as set forth hereinabove. JV shall be allowed to credit bid against the sums found owing to it upon only upon the occurrence of the pre-conditions set forth hereinabove. Any other person may become a purchaser for cash upon proof of sufficient funds.

13. Out of the monies arising from the sale, after deducting the Sheriff's fees and expenses of the sale, the Sheriff shall pay to Valiant or Valiant's attorney all monies up to the sum of **\$21,074,526.88**, together with prejudgment and post-judgment interest thereon as set forth in the Judgment. In the event there are additional funds remaining, the Sheriff shall then pay to JV or JV's attorneys all monies up to the sum of \$2,980,475.87, with prejudgment interest accruing at a rate of \$485.408 *per diem* from May 27, 2016 until entry of judgment. The Sheriff shall deposit with the Clerk of the Bonner County Court any surplus money arising from the sale of the Real Property under the Judgment, subject to further order of this Court, and the Sheriff shall make a report of the sale and file the report with the Clerk of the Bonner County Court within the time required by law.

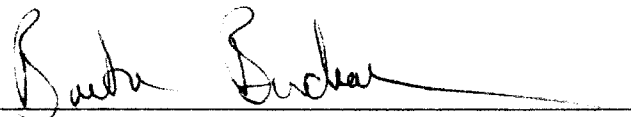
14. The Sheriff shall execute and deliver to the purchaser with the highest bid a certificate of sale for the Real Property, or portion thereof purchased.

15. After confirmation of the sale of the Real Property, the purchaser or purchasers, or their heirs or assigns, shall be let into possession of the Real Property on production of the certificate of sale or a duly authenticated copy thereof, and each and every other party to this action who may be in possession of any portion of the Real Property, and every other person who since the filing of notice of pendency of this action has come into possession thereof, or any part thereof, shall deliver to such grantee or grantees named in the certificate of sale possession of the Real Property as described under the certificate of sale.

16. Any interest held by North Idaho Resorts, LLC, JV and VP, Incorporated, and every other party to this case, is junior and subject to the interests of Valiant by virtue of the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage, or have been released of record; and any party and all persons claiming under said party are and shall be forever barred and foreclosed of all right, title and interest and equity of redemption to the Real Property, except the right of redemption as provided by the statutes of the State of Idaho.

17. All parties and all persons claiming under them shall be and hereby are enjoined from committing waste upon the Real Property, and from doing any other action that may impair the value of the Real Property at any time between the date of this Judgment and the date of sale unless, meanwhile, the Real Property shall have been redeemed as provided by law.

**DATED** this 22<sup>nd</sup> day of June 2016.




**Honorable Barbara A. Buchanan**  
**Judge of the First Judicial District**

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that on the 22<sup>nd</sup> day of June 2016, a true and correct copy of the foregoing document was served by the method indicated below upon the following party(ies):

Gary A. Finney, Esq. Finney Finney & Finney, P.A. 120 East Lake Street, Suite 317 Sandpoint, Idaho 83864 Telephone: 208.263.7712 Facsimile: 208.263.8211 <i>Counsel For J.V., LLC</i>	[ <input checked="" type="checkbox"/> ] U.S. Mail [ <input type="checkbox"/> ] Hand Delivered [ <input type="checkbox"/> ] Facsimile [ <input type="checkbox"/> ] Overnight Mail [ <input type="checkbox"/> ] Electronic Mail  <u>garyfinney@finneylaw.net</u>
Richard L. Stacey, Esq. Jeff R. Sykes, Esq. McConnell Wagner Sykes & Stacey PLLC 827 East Park Boulevard, Suite 201 Boise, Idaho 83712 Telephone: 208.489.0100 Facsimile: 208.489.0110 <i>Counsel For Valiant Idaho, LLC</i>	[ <input checked="" type="checkbox"/> ] U.S. Mail [ <input type="checkbox"/> ] Hand Delivered [ <input type="checkbox"/> ] Facsimile [ <input type="checkbox"/> ] Overnight Mail [ <input type="checkbox"/> ] Electronic Mail  <u>stacey@mwsslawyers.com</u> <u>sykes@mwsslawyers.com</u>
Susan P. Weeks, Esq. James, Vernon & Weeks, PA 1626 Lincoln Way Coeur d'Alene, Idaho 83814 Telephone: 208.667.0683 Facsimile: 208.664.1684 <i>Counsel For VP Incorporated/North Idaho Resorts</i>	[ <input checked="" type="checkbox"/> ] U.S. Mail [ <input type="checkbox"/> ] Hand Delivered [ <input type="checkbox"/> ] Facsimile [ <input type="checkbox"/> ] Overnight Mail [ <input type="checkbox"/> ] Electronic Mail  <u>sweeks@jvwlaw.net</u>

  
 \_\_\_\_\_  
 Clerk of the Court



## EXHIBIT A TO DECREE OF FORECLOSURE

### PROPERTY SECURED BY THE RE LOANS MORTGAGE

#### Parcel 1

Lot 2, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

#### Parcel 2

##### Tract 1

Lot 10, Block 2 of GOLDEN TEE ESTATES 2nd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

##### Tract 2

Lot 1, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

##### Tract 3

Lot 7, Block 5 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.

#### Parcel 5

##### Tract 1

A tract of land in the East half of the Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the East half of the Northeast quarter of the Southwest quarter of said Section 36;

Thence along the South line of the East half of the Northeast quarter of the Southwest quarter, North 89° 36' 27" West, 661.51 feet (record = North 89° 37' 10" West, 661.57 feet to the Southwest corner of the East half of the Northeast quarter of the Southwest quarter;

Thence along the West line of the East half of the Northeast quarter of the Southwest quarter, North 00° 10' 22" East 856.45 feet (record = North 00° 09' 25" East, 856.45 feet); Thence North 89° 10' 53" East, 30.21 feet (record = East, 29.58 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Second Addition Plat to Hidden Lakes);

Thence Southeasterly along said right of way the following six (6) courses:

1. On a non-tangential curve to the left (radial bearing = North 87° 39' 13" East) having a central angle of 36° 44' 06" and a radius of 131.00 feet for an arc distance of 83.99 feet (record = 84.54 feet) (chord = South 20° 42' 50" East, 82.56 feet - record = South 20° 37' 27" East, 83.08 feet);
2. Thence South 39° 04' 53" East, 419.67 feet (record = South 39° 06' 45" East, 419.68 feet);
3. Thence on a curve to the left having a central angle of 11° 42' 45" and a radius of 530.00 feet for an arc distance of 108.34 feet (chord = South 44° 56' 16" East, 108.15 feet - record = South 44° 58' 08" East, 108.16 feet);
4. Thence South 50° 47' 39" East, 69.68 feet (record = South 50° 49' 31" East, 69.68 feet);

5. Thence on a curve to the right having a central angle of 23° 42' 51" and a radius of 970.00 feet, for an arc distance of 401.47 feet (chord = South 38° 56' 14" East, 398.61 feet – record = South 38° 58' 05" East 398.61 feet);  
 6. Thence South 27° 04' 48" East, 31.65 feet to the South line of the Northwest quarter of the Southeast quarter (record = South 27° 06' 40" East, 30.77 feet);  
 Thence leaving said right of way North 89° 36' 03" West, 60.37 feet (record = North 89° 37' 09" West, 59.55 feet) to the point of beginning.

**Tract 2**

That part of the Southeast quarter of the Northeast quarter lying North and West of Fairway View Drive of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 3**

A tract of land located in a portion of the Southwest quarter of the Southeast quarter of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Southeast quarter of Section 36; Thence South 89° 36' 03" East 60.37 feet (record = South 89° 37' 09" East,

59.55 feet) to the Westerly right of way of Berry Drive (shown as Olympic Drive on the Plat of the Second Addition to Hidden Lakes); thence along said right of way for the following four (4) courses;

1. South 27° 04' 48" East, 299.95 feet (record = South 27° 06' 40" east, 300.83 feet);
2. North 62° 55' 12" East, 60.00 feet (record = North 62° 53' 20" East, 60.00 feet);
3. North 27° 04' 48" West, 125.34 feet (record = North 27° 06' 40" West, 125.34 feet);
4. Thence on a curve to the right having a central angle of 79° 01' 27" and a radius of 25.00 feet, for an arc distance of 34.48 feet (chord = North 12° 25' 55" East, 31.81 feet - record = North 12° 24' 03" East, 31.81 feet) to a point on the Southerly right of way of Fairway View Drive, as shown on the Plat of First Addition to Hidden Lakes;

Thence along said right of way for the following eight (8) courses:

1. North 51° 56' 39" East, 74.67 feet (record = North 51° 54' 47" East, 74.67 feet);
2. Thence on a curve to the right having a central angle of 99° 26' 33" and a radius of 70.00 feet, for an arc distance of 121.49 feet (chord = South 78° 20' 05" East, 106.81 feet – record = South 78° 21' 57" East, 106.81 feet);
3. Thence South 28° 36' 48" East, 154.03 feet (record = South 28° 38' 40" East, 154.03 feet);
4. Thence on a curve to the right having a central angle of 55° 41' 27" and a radius of 90.00 feet for an arc distance of 87.48 feet (chord = South 00° 46' 05" East, 84.08 feet - record = South 00° 47' 56" East, 84.08 feet);
5. Thence South 27° 04' 39" West, 170.14 feet;
6. Thence on a curve to the right having a central angle of 71° 37' 11" and a radius of 60.0 feet, for an arc distance of 75.00 feet (chord = South 08° 43' 57" East, 70.21 feet);
7. Thence South 44° 32' 32" East, 50.94 feet;
8. Thence on a curve to the right having a central angle of 69° 10' 16" and a radius of 25.00 feet, for an arc distance of 30.18 feet (chord = South 09° 57' 24" East, 28.38 feet - record = South 11° 23' 51" East, 30.18 feet) to a point on the West right of way of Lower Pack River Road;

Thence Southerly along said right of way for the following four (4) courses:

1. on a non-tangential curve to the right having a central angle of 04° 15' 19" and a radius of 1180.00 feet for an arc distance of 87.69 feet (chord = South 22° 30' 38" West, 87.67 feet);
2. Thence South 20° 22' 44" West, 114.57 feet;
3. Thence on a curve to the left having a central angle of 22° 29. 50" and a radius of 502.65 feet, for an arc distance of 197.36 feet (chord = South 09° 07' 49" West, 196.10 feet);
4. Thence South 02° 07' 06" East, 157.81 feet to the Northerly right of way of State Highway No. 200; Thence along the highway right of way, South 77° 42' 28" West, 72.14 feet (record = South 78° 15' 06" West, 71.11 feet);  
 Thence continuing along the Highway right of way, South 69° 44' 57" West, 262.22 feet (record = South 69° 43' 16" West, 261.65 feet) to the West line of the Southwest quarter of the Southeast quarter of said Section 36;  
 Thence along the West line of the Southwest quarter of the Southeast quarter, North 00° 08' 19" East, 1223.36 feet (record = North 00° 07' 13" East, 1223.17 feet) to the point of beginning.

**Tract 4**

A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

That portion of said Section 36 lying East of Pack River Road, a county road, Idaho, North of State Highway No. 200, East of Hidden Lakes Subdivision as recorded in Book 4 of Plats, page 64, records of Bonner County, Idaho, West and South of Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, Southwest of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, and West of the land described as a tract of land in the Southeast Quarter of the Southeast quarter (SE1/4 SE1/4) of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a point on the East line of said Section 36, which is N 00° 08' 06" E, 563.94 feet from the Southeast corner of the Section; thence, perpendicular to the East line of the Section, N 89° 51' 54" W, 1103.43 feet to the Southwest corner of Instrument Number 457973 on the Northerly right of way of Highway 200 and the True Point of Beginning; thence, along the Western boundary of Instrument No. 457973, N 01° 25' 02" E, 99.41 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 32° 20' 51" W, 132.00 feet, to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the Northerly right of way of Highway 200; thence, along said right of way, N 79° 54' 11" E, 69.24 feet, to the True Point of Beginning.

**Parcel 8**

Lot 2, Block 3 in GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE), according to the plat thereof, recorded in Book 6 of Plats, page 108, records of Bonner County, Idaho.

**Parcel 9**

Lot 1, Block 1 of the FIRST ADDITION TO HIDDEN LAKES, according to the plat thereof, recorded in Book 4 of Plats, page 161, records of Bonner County, Idaho.

**Parcel 10**

Lot 2, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 11**

Lot 3, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 12**

Lot 4, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 13**

Lot 5, Block 2 of the SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, according to the plat thereof, recorded in Book 5 of Plats, page 58, records of Bonner County, Idaho.

**Parcel 14**

**Lot 14, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 15**

**Lot 15, Block 2 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 16**

**Lot 4, Block 7 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 17**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 19**

**A tract of land located in Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:**

**That portion of said Section 36 lying East of Golden Tee Estates 8th Addition, recorded in Book 9 of Plats, page 7, records of Bonner County, North of Lot 1A, Block 15, Replat of Blocks 15 and 16 of the Replat of Golden Tee Estates and Golden Tee Estates 1<sup>st</sup> Addition and unplatted land, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho, and South and West of Lot 1A, Block 10, all of Block 20 and the road between said Lot 1A, Block 10 and Lot 1, Block 20, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 20**

**Lot 1, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 21**

**Lot 2, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 22**

**Lot 3, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 23**

**Lot 11, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 24**

**Lot 12, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 25**

**Lot 13, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 26**

**Lot 14, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 27**

**Lot 16, Block 20; of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Parcel 28**

**Lot 20A, Block 20, A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20, REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 6, records of Bonner County, Idaho.**

**Parcel 32**

**Lot 1, Block 2, GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.**

**Parcel 36**

**Lots 4A, Block 1, REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 41**

**Lot 12, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 42**

**Lot 11, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 43**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 44**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 45**

**Lot 7, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 46**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 47**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 48**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 49**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 50**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 51**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 52**

**Lot 14, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 53**

**Lot 13, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 54**

**Lot 12, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 55**

**Lot 11, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 56**

**Lot 10, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 57**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 58**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 59**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 60**

**Lot 8, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 61**

**Lot 7, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 62**

**Lot 6, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 63**

**Lot 5, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 64**

**Lot 4, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 65**

**Lot 3, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 67**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 68**

**All that portion of Government Lots 2, 3, 4, 5, 6, 7 8 and 9; the Southwest Quarter of the Northeast Quarter; and the South half of the Northwest quarter of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, lying South of State Highway No. 200 and lying North and East of the Northern Pacific Railroad (now Montana Rail Link) right of way.**

**LESS that portion of Section 2, Township 57 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 592059 and more particularly described as follows:**



Beginning at a right of way monument on the South right of way of State Highway No. 200, from which the Northwest corner of said Section 2 bears North 25° 54' 43" West, 798.00 feet (record = North 26° 28' 08" West, 798.11 feet; Thence along the South right of way of the Highway, North 68° 35' 39" East, 266.10 feet; Thence continuing along the Highway right of way, on a curve to the left (radial bearing = North 14° 03' 28" West) having a central angle of 00° 08' 55" and a radius of 5799.58 feet for an arc distance of 15.03 feet (chord = North 75° 52' 05" East, 15.03 feet - total distance along right of way from point of beginning 281.13 feet - record = 281.13 feet); Thence leaving said right of way South 00° 04' 10" West, 725.53 feet; Thence North 89° 14' 40" West, 330.00 feet; Thence North 00° 03' 26" West 607.20 feet, to the Southerly right of way of State Highway No. 200; Thence along said right of way North 79° 11' 55" East, 70.38 feet to the true point of beginning.

EXCEPTING therefrom all of the above described properties, any portion lying within the bounds of the following plats:

Replat of Golden Tee Estates and Golden Tee Estates 1st Addition and Unplatted land, recorded in Book 8 of Plats, Page 77,

Golden Tee Estates 2nd Addition, recorded in Book 8 of Plats, Page 79,

Golden Tee Estates 3rd Addition, recorded in Book 8 of Plats, Page 78,

Golden Tee Estates 4th Addition, recorded in Book 8 of Plats, Page 80,

Golden Tee Estates 5th Addition, recorded in Book 8 of Plats, Page 81, a n d

Golden Tee Estates 7<sup>th</sup> Addition, recorded in Book 9 of Plats, Page 13, all in the records of Bonner County, Idaho.

#### Parcel 69

All that portion of Government Lot 4 in Section 31, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200.

#### Parcel 70

That portion of Government Lots 5, 6, 9, and 10; the Southeast quarter of the Northwest quarter; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying East GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho, East of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, North of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and North of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

LESS that property described in Instrument No. 22533, records of Bonner County, Idaho, and described as follows: Beginning at the North quarter corner of said Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho; Thence South 1669.70 feet to Pack River and the True Point of Beginning; Thence South 66° 47' West, 203 feet; Thence South 69° 54' West 165.3 feet; Thence South 79° 56' West, 242.5 feet; Thence South 01° 11' East, 146 feet; Thence South 25° 18' East, 118.20 feet; Thence South 54° 29' East, 137.2 feet; Thence South 68° 10' East, 267.1 feet; Thence North 535.6 feet to a point 1669.7 feet South of the North quarter corner of Section 6.

LESS a tract of land in Government Lot 6 and the Southeast quarter of the Northwest quarter of Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho, being that property identified as Tract No. Q-1755-2 in Instrument No. 42975 and more particularly described as follows:

Beginning at a point on the Southerly right of way of State Highway No. 200 which is South 55° 03' 21" East, 2460.29 feet from the Northwest corner of said Section 6 (record South 55° 14' East, 2451.3); Thence South 14° 53' 00" East, 223.22 feet (record); Thence South 04° 43' 00" East, 640.00 feet (record); Thence South 39° 48' 00" East, 430.00 feet (record); Thence South 30° 28' 00" East, 387.49 feet (record = 500 feet plus or minus) to the East line of the Southeast quarter of the Northwest quarter of said Section 6.

**TOGETHER WITH any portion of the Old Highway right of way abandonment described in that certain Quitclaim Deed, executed by the State of Idaho. As Instrument No.696025 and recorded on January 11, 2006, lying within the bounds of the above described property.**

**Parcel 71**

**That portion of Government Lots 10 and 11; and the East half of the Southwest quarter; all in Section 6, Township 57 North, Range 1 East of the Boise Meridian, Bonner County, Idaho lying South of GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho, South of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho and South of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 72**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 73**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 74**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 75**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 76**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 77**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 78**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 79**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 80**

**Lot 4, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 81**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 82**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 83**

**Lot 9, Block 1 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 84**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**Parcel 85**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 86**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 87**

**Lot 10, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 88**

**Lot 1, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 89**

**Lot 4, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 90**

**Lot 2, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 91**

**Lot 5, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 92**

**Lot 6, Block 8 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 93**

**Lot 6, Block 7 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 94**

**Lot 2, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 95**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 96**

**Lot 10, Block 4 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 97**

**Lot 17, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 98**

**Lot 16, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 99**

**Lot 4, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 100**

**Lot 3, Block 6 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 101**

**Lot 15, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 102**

**Lot 6, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 103**

**Lot 10, Block 10 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 104**

**Lot 2, Block 11 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 105**

**Lot 3, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 106**

**Lot 8, Block 5 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 107**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 108**

**Lot 5, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 109**

**Lot 10, Block 9 of GOLDEN TEE ESTATES 3<sup>rd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**Parcel 110**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 111**

**Lot 1, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 112**

**Lot 5, Block 5 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 113**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 114**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 115**

**Lot 6, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 116**

**Lot 8, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 117**

**Lot 9, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 118**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 119**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 120**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 122**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**Parcel 123**

**Lot 1, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 124**

**Lot 5, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 125**

**Lot 7, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 126**

**Lot 9, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 127**

**Lot 11, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 128**

**Lot 9, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 129**

**Lot 8, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 130**

**Lot 5, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 131**

**Lot 1, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 132**

**Lot 6, Block 1, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**Parcel 133**

**Lot 3, Block 2, GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**



**Parcel 134**

**Lot 4, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 135**

**Lot 3, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 136**

**Lot 2, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 137**

**Lot 1, Block 3 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 138**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 139**

**Lot 3, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 140**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 141**

**Lot 5, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 142**

**Lot 1, Block 4 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 143**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 144**

**Lot 8, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 145**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.**

**Parcel 146**

**Lot 1, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 147**

**Lot 2, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 148**

**Lot 1, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 149**

**Lot 2, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 150**

**Lot 4, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 151**

**Lot 6, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 152**

**Lot 5, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 153**

**Lot 8, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 154**

**Lot 9, Block 2 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 155**

**Lot 7, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 156**

**Lot 5, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 157**

**Lot 6, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 158**

**Lot 3, Block 1 of GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.**

**Parcel 159**

**Tract 1**

**Block 5A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 2**

**Lot 3A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 3**

**Lot 1A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 4**

**Block 16A of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 5**

**Lot 1A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 6**

**Lot 1A, Block 11 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 7**

**Lot 2A, Block 12 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 8**

**Lot 2A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 9 of Plats, page 5, records of Bonner County, Idaho.**

**Tract 9**

**Lot 1, Block 14A of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 10**

**Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 11**

**Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**Tract 12**

**All that portion of the Southeast Quarter in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, lying South of State Highway 200 and lying Easterly of Lot 1, Block 17 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**LESS the following described property:**

**A tract of land in the Southeast quarter of Section 36, Township 58 North, Range 1 West of the Boise Meridian, Bonner County, Idaho, being that property described in Instrument No. 92981, records of Boaner County, Idaho and more particularly described as follows:**

Commencing at the Southeast corner of said Section 36; Thence along the East line of Section 36, North 00° 08' 06" East, 460.00 feet; Thence perpendicular to the East line of the Section, North 89° 51' 54" West, 568.00 feet to the true point of beginning; Thence South 47° 08' 06" West, 250.00 feet; Thence South 42° 51' 54" East, 348.50 feet; Thence North 47° 48' 06" East, 250.00 feet; Thence North 42° 51' 54" West, 348.50 feet to the true point of beginning.

**Parcel 163**

**Tract 1**

Lot 21A, Block 2, of REPLAT OF LOTS 20 AND 21, BLOCK 2 REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 81, records of Bonner County, Idaho.

**Tract 2**

Lot 5A, Block 4 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 3**

Lot 1, Block 19 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 4**

Lot 13A, Block 13 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 5**

Lot 2, Block 19 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

**Tract 6**

Lot 1, Block 2 of GOLDEN TEE ESTATES 2<sup>nd</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Parcel 177**

**Tract 1**

Alpenrose Lane and that portion of North Idaho Club Drive as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho and said North Idaho Club Drive as shown on GOLDEN TEE ESTATES 8TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.

**Tract 2**

Golden Tee Drive, now Gracie Lane, as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho.

**Tract 3**

That portion of Jim Brown Way as shown on the plat of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying within Section 36, Township 58 North Range 1 West of the Boise Meridian, Bonner County, Idaho.

**Tract 4**

That portion of Jim Brown Way as shown on the plat of GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, excepting any portion lying with REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, being between the Easterly extensions of the North boundary of Lot 2, Block 6 and the South boundary of Lot 3, Block 7 of said GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO).

**Tract 5**

The parcel labelled Road Lot named South Idaho Club Drive lying between Lot 1, Block 17 and Block 18 of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, lying South of State Highway 200.

**Tract 6**

The private roads named South Idaho Club Drive and Wildflower Way shown on GOLDEN TEE ESTATES 2<sup>ND</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.

**Tract 7**

The private roads named South Idaho Club Drive, Whitecloud Drive, Nighthawk Lane, Trappers Loop, Pickeroon Lane, Timber Grove Lane and Green Monarch Lane as shown on GOLDEN TEE ESTATES 3<sup>RD</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.

**Tract 8**

The private roads named Green Monarch Lane, Wildridge Way, Brightwater Lane and North Star Lane as shown on GOLDEN TEE ESTATES 4<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho and Forest Highland Drive as shown on GOLDEN TEE ESTATES 7<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.

**Tract 9**

The private roads named South Idaho Club Drive as shown on GOLDEN TEE ESTATES 5<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.

**Tract 10**

The private roads named South Idaho Club Drive, Greatwater Circle and Lunch Peak Lane as shown on GOLDEN TEE ESTATES 6<sup>TH</sup> ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**Tract 11**

The private roads named Hidden Lakes Drive, Waterdance Way, Oxbow Road and Clubhouse Way as shown and described on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho, and including those portions of Clubhouse Way, which is named Hidden Lakes Drive, above, and Clubhouse Lane, which is named Clubhouse Way, first above, on GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION PLANNED UNIT DEVELOPMENT (PHASE TWO), according to the plat thereof, recorded in Book 6 of Plats, Page 114, records of Bonner County, Idaho, which may be or may not be described and included on REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1<sup>ST</sup> ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.