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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

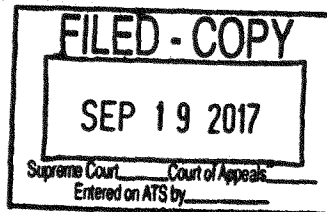
CLERK'S RECORD ON APPEAL

*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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Instrument # 897767
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:01:59 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CA*
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
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stacey@mwsslawyers.com
sykes@mwsslawyers.com
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Attorneys For Valiant Idaho, LLC

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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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 129]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

Lot 8, Block 2 of GOLDEN TEE ESTATES 5TH ADDITON, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

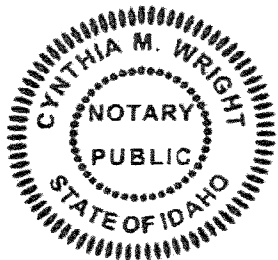
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

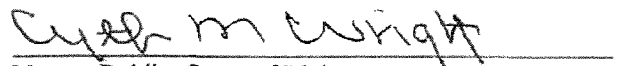

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires. 12-22-2017

Instrument # 897768
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:03:10 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *MB*
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800
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Attorneys For Valiant Idaho, LLC

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RECORDED
MICHAEL W ROSEDALE
CLERK

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 130]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC (“Valiant”) identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the “Valiant Mortgages”); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys’ Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, “Judgment”); and pursuant to a Writ of Execution (“Writ”) issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC (“POBD”), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 120,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

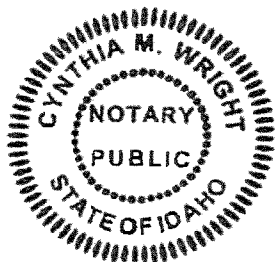
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

Instrument # 897769

BONNER COUNTY, SANDPOINT, IDAHO

11-9-2016 02:03:54 PM No. of Pages: 3

Recorded for : RICHARD L STACEY

MICHAEL W ROSEDALE

Fee: 23.00

Ex-Officio Recorder Deputy *CB*

Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800
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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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 131]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

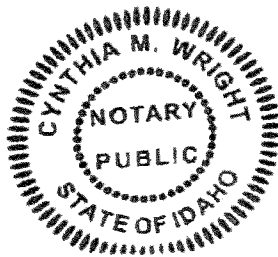
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

Instrument # 897770
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:04:57 PM No. of Pages: 3
Recorded for: RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CR*
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

[Handwritten signature]
NOV 9 2016 9:41 AM
RECORDED

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 132]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC (“Valiant”) identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the “Valiant Mortgages”); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys’ Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, “Judgment”); and pursuant to a Writ of Execution (“Writ”) issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC (“POBD”), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

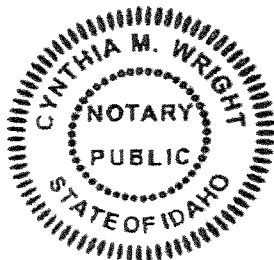
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

Instrument # 897771
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:05:55 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CB*
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Handwritten signature
NOV 22 AM 9:41
RECORDED
INDEXED

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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 133]**

Honorable Barbara A. Buchanan

I, DARYL WHEELER, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

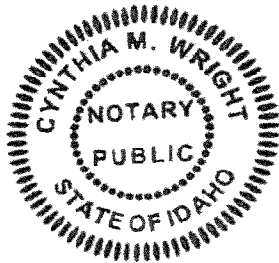
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

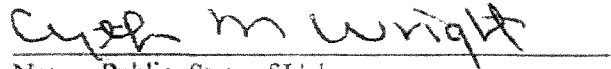

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:41
CLERK OF DISTRICT COURT

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY ^{PLLC}
827 East Park Boulevard, Suite 201
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Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897782
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:32:46 PM No. of Pages: 3
Recorded for: RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CRB*
Index to: CERTIFICATE OF SALE

**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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 134]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

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(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 80,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

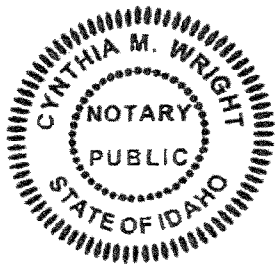
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:41
CLERK DISTRICT COURT

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897783
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:34:38 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CB*
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 135]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

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GIVEN UNDER MY HAND this 7th day of November 2016.

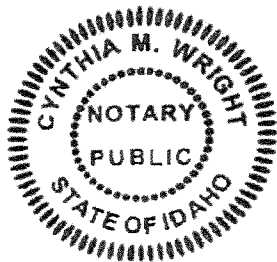
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:41
CLERK DISTRICT COURT
SANDPOINT IDAHO

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897784
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:35:26 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Deputy *CB* Fee: 23.00
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 136]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

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ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

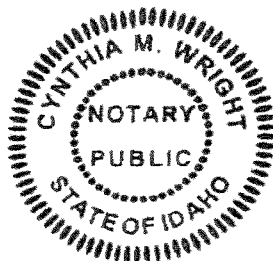
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright

Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:41
[Handwritten signature]

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897785
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:36:36 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Ex-Officio Recorder Deputy *CB* Fee: 23.00
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 137]

Honorable Barbara A. Buchanan

I, DARYL WHEELER, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

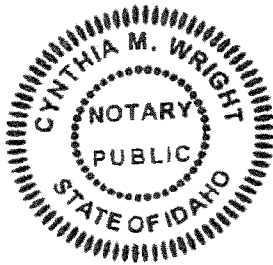
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

CLERK OF DISTRICT COURT
BONNER COUNTY, IDAHO
2016 DEC 22 AM 9:41
CLERK OF DISTRICT COURT
DEPUTY

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
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Telephone: 208.489.0100
Facsimile: 208.489.0110
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sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897786
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:37:15 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CB*
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 138]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

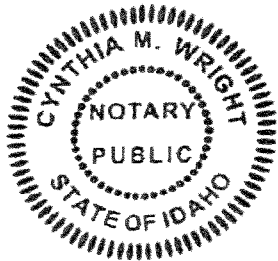
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

11-9-2016 02:38:00 PM
11-9-2016 AM 9:41
[Handwritten signature]

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
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sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897787
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:38:00 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy CA
Index to: CERTIFICATE OF SALE

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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 139]**

Honorable Barbara A. Buchanan

I, DARYL WHEELER, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

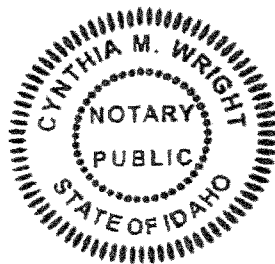
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager


STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
INDEXED
2016 SEP 22 AM 9:41


Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
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stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897788
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:38:53 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy 
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 140]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

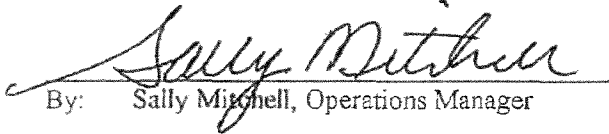
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

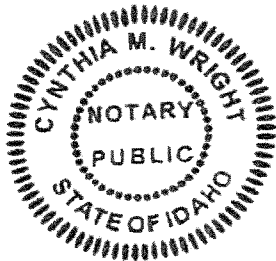
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO



By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
11-9-2016 02:39:30 PM
MICHAEL W ROSEDALE
Deputy
CB

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
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Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897789
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:39:30 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy CB
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 141]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

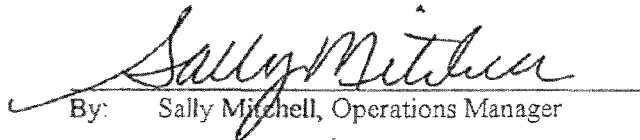
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

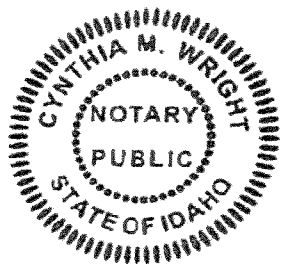
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO



By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

SEP 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897790
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:40:21 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 142]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

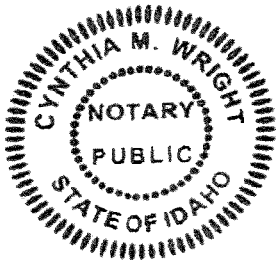
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:42

RECORDED

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY ^{PLLC}
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897791
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:41:12 PM No. of Pages: 3
Recorded for: RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CS*
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 143]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC (“Valiant”) identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the “Valiant Mortgages”); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys’ Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, “Judgment”); and pursuant to a Writ of Execution (“Writ”) issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC (“POBD”), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

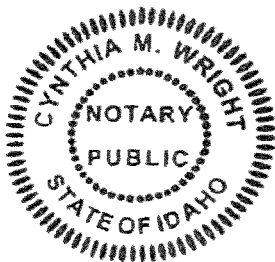
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:42

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
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Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897792
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:43:04 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

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.

Case No. CV-09-1810

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 144]

Honorable Barbara A. Buchanan

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

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

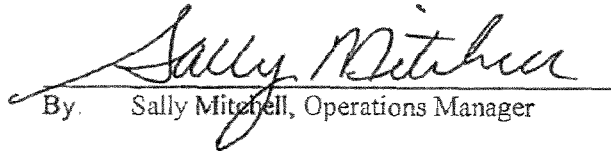
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 60,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

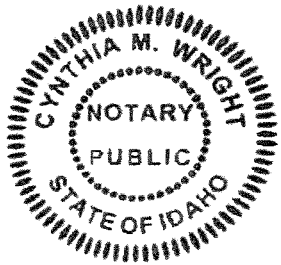
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO



By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2015 DEC 22 AM 9:42
CLERK OF DISTRICT COURT

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY ^{PLLC}
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

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.

Case No. CV-09-1810

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 145]

Honorable Barbara A. Buchanan

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

I, DARYL WHEELER, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC (“Valiant”) identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the “Valiant Mortgages”); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys’ Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, “Judgment”); and pursuant to a Writ of Execution (“Writ”) issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC (“POBD”), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **William Reidy, PO Box 825,**

Bayview, Idaho, 83803, without recourse, together with its successors and assigns, which was the highest bidder, with a cash bid, in the sum of \$70,000.00, (Seventy Thousand dollars and 00/100) plus Sheriff's Fees, which was the whole price paid by the purchaser, for the claim and interest of the within names defendants, as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 8th day of November 2016.

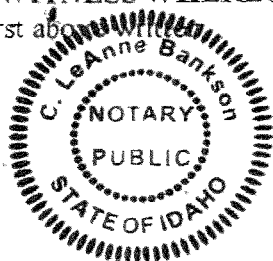
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 8th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



C. LeAnne Bankson
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 4/24/2021

RECORDED
DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897793
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:43:58 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 146]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
INDEXED
DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy
CB

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
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Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897794
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2018 02:46:04 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy CB
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 147]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
2018 DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
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Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897795
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:46:49 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CS*
Index to: CERTIFICATE OF SALE

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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 148]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC (“Valiant”) identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho (“RE Loans Mortgage”), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho (“Pensco Mortgage”), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho (“MF08 Mortgage”), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the “Valiant Mortgages”); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys’ Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, “Judgment”); and pursuant to a Writ of Execution (“Writ”) issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC (“POBD”), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

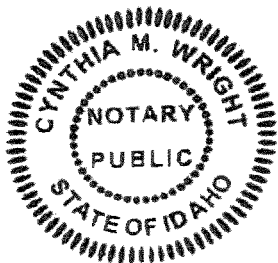
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

CLERK OF DISTRICT COURT
FIRST JUDICIAL DISTRICT
2016 DEC 22 AM 9:42
RECORDED
[Signature]

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY ^{PLLC}
827 East Park Boulevard, Suite 201
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Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897796
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:46:27 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CB*
Index to: CERTIFICATE OF SALE

**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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 149]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

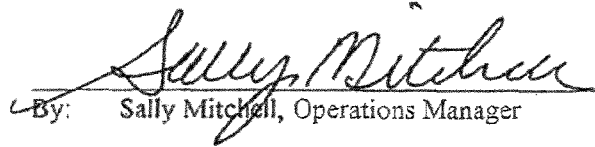
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

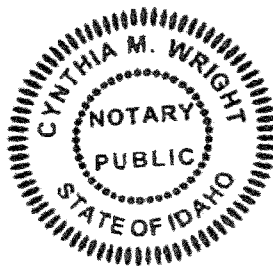
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

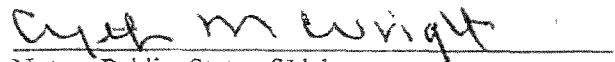

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:42
MICHAEL W ROSEDALE
Deputy Recorder

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
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sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897797
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:47:10 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CS*
Index to: CERTIFICATE OF SALE

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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 150]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

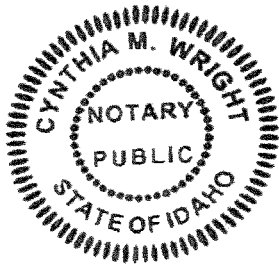
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

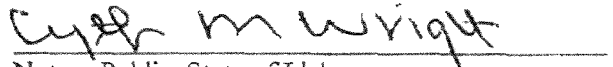

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
2016 DEC 22 AM 9:42
MICHAEL W ROSEDALE
EX-OFFICIO RECORDER DEPUTY

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897798
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:48:08 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 151]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

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iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"), and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

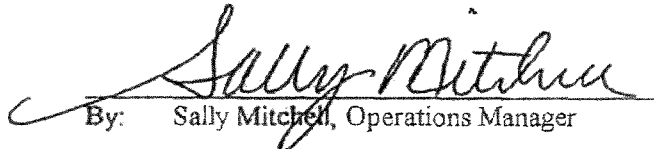
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

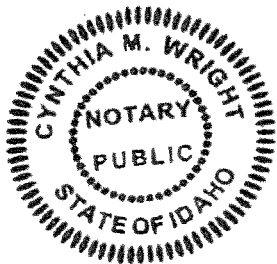
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

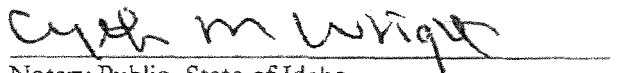

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:42
CLERK OF DISTRICT COURT
SANDPOINT, IDAHO

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897799
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:48:59 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *CS*
INDEX TO: CERTIFICATE OF SALE

**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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 152]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 90,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

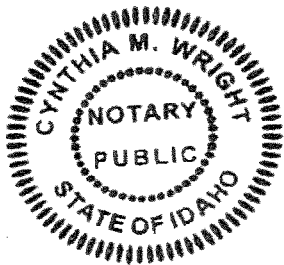
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
FILED
2016 DEC 22 AM 9:42
DISTRICT COURT
BONNER COUNTY

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897800
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:49:41 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

**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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 153]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 90,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

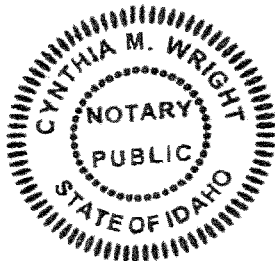
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager


STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

STATE OF IDAHO
DISTRICT COURT
FIRST JUDICIAL DISTRICT
2016 DEC 22 AM 9:42
FILED
MICHAEL W ROSEDALE


Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
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Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897802
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 02:54:44 PM No. of Pages: 3
Recorded for: RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy 
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 154]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 80,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016

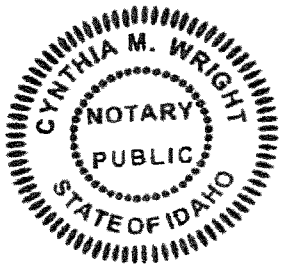
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
11-9-2016 03:28:13 PM
31 DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy
MR

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY ^{PLLC}
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897812
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 03:28:13 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy *MR*
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 155]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 100,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

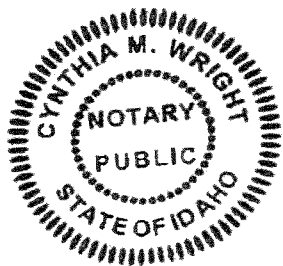
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO



By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECORDED
INDEXED
NOV 22 2016 10:42 AM
CLERK OF DISTRICT COURT
BONNER COUNTY

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897813
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 03:30:02 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy CA
Index to: CERTIFICATE OF SALE

**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.

Case No. CV-09-1810

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 156]

Honorable Barbara A. Buchanan

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

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

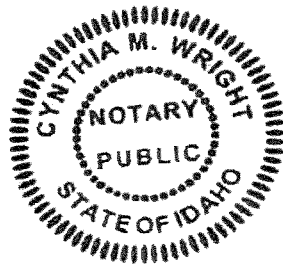
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

RECEIVED
SHERIFF'S OFFICE
FIRST JUDICIAL DISTRICT


2016 DEC 22 AM 9:42

CLERK



Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897814
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 03:30:52 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy 
index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 157]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

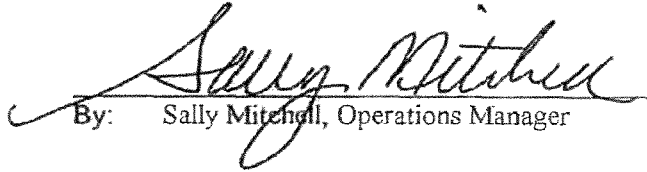
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 100,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

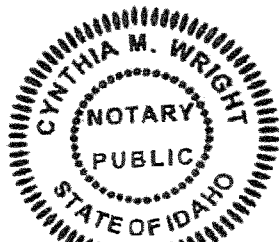
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

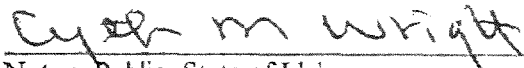

By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897815
BONNER COUNTY, SANDPOINT, IDAHO
11-9-2016 03:32:10 PM No. of Pages: 3
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 23.00
Ex-Officio Recorder Deputy
Index to: CERTIFICATE OF SALE

**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

**SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 158]**

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of \$4,317,100.24, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of \$10,273,859.23, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of \$7,998,415.00, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 125,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

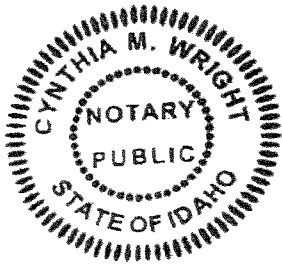
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
By: Sally Mitchell, Operations Manager


STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017

2016 DEC 22 AM 9:33
CLERK OF DISTRICT COURT


Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Instrument # 897613
BONNER COUNTY, SANDPOINT, IDAHO
11-8-2016 03:23:23 PM No. of Pages: 6
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 22.00
Ex-Officio Recorder Deputy 
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 159]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$2,970,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

Tract 1

Block 5A 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.

Tract 2

Lot 3A, Block 12 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.

Tract 3

Lot 1A, Block 15 of A REPLAT OF BLOCKS 15 AND 16 OF THE 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 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 1ST 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 1st 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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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.

Further, said real property is subject to redemption upon payment in lawful money of the United States within twelve (12) months after the sale of the real property consisting of a tract of land in excess of twenty (20) acres, pursuant to the statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

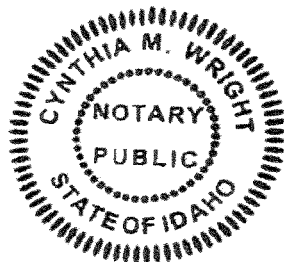
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell
 By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
 COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sally Mitchell**, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such employee of the Bonner County Sheriff's Office, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cynthia M. Wright
 Notary Public, State of Idaho
 Residing at: Bonner County, Idaho
 My Commission Expires: 12-22-2017

STATE OF IDAHO
COUNTY OF BONNER
FIRST JUDICIAL DISTRICT


2016 DEC 22 AM 9:32

200 W. 1ST ST. SUITE 201



Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY^{PLLC}
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897591
BONNER COUNTY, SANDPOINT, IDAHO
11-8-2016 02:17:57 PM No. of Pages: 4
Recorded for : RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 19.00
Ex-Officio Recorder Deputy 
Index to: CERTIFICATE OF SALE

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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 163]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage), securing the total amount of **\$4,317,100.24**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes prejudgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 739,953.38, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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 1ST 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 1ST 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 1ST 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 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

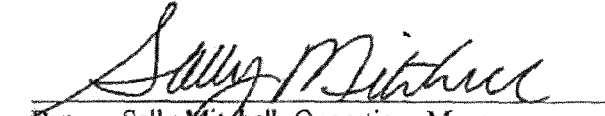
Tract 6

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

Further, said real property is subject to redemption upon payment in lawful money of the United States within six (6) months after the sale of the real property consisting of a tract of land of twenty (20) acres or less, pursuant to statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

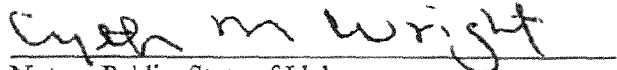
DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO


By: Sally Mitchell, Operations Manager

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 7th day of November 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument as Operations Manager of the Bonner County Sheriff's Office, State of Idaho, and acknowledged to me that she executed the same as such Operations Manager of the Bonner County Sheriff's Office, State of Idaho

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public, State of Idaho
Residing at: Bonner County, Idaho
My Commission Expires: 12-22-2017



RECORDED
2016 DEC 22 AM 9:42
MICHAEL W ROSEDALE
Ex-Officio Recorder Deputy

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, Idaho 83712
Telephone: 208.489.0100
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

Attorneys For Valiant Idaho, LLC

Instrument # 897575
BONNER COUNTY, SANDPOINT, IDAHO
11-8-2016 12:44:27 PM No. of Pages: 6
Recorded for: RICHARD L STACEY
MICHAEL W ROSEDALE Fee: 25.00
Ex-Officio Recorder Deputy *MB*
Index to: CERTIFICATE OF SALE

**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

SHERIFF'S CERTIFICATE OF SALE
[Idaho Club - Parcel 177]

Honorable Barbara A. Buchanan

I, **DARYL WHEELER**, as Sheriff of Bonner County, Idaho, do hereby certify that in accordance with a Decree of Foreclosure entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892187, Records of Bonner County, Idaho, ordering the foreclosure of certain mortgages owned by Valiant Idaho, LLC ("Valiant") identified as:

i. A mortgage recorded on March 15, 2007 as Instrument Nos. 724829 and 724834, Records of Bonner County, Idaho ("RE Loans Mortgage"), securing the total amount of **\$4,317,100.24**, which amount includes pre-judgment and post-judgment interest accrued through November 7, 2016;

ii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756394, 756395 and 756396, Records of Bonner County, Idaho ("Pensco Mortgage"), securing the total amount of **\$10,273,859.23**, which amount includes pre-judgment and post-judgment interest accrued through November 7, 2016; and

iii. A mortgage recorded on August 6, 2008 as Instrument Nos. 756397, 756398 and 756399, Records of Bonner County, Idaho ("MF08 Mortgage"), securing the total amount of **\$7,998,415.00**, which amount includes pre-judgment and post-judgment interest accrued through November 7, 2016

(the RE Loans Mortgage, the Pensco Mortgage and the MF08 Mortgage shall be collectively referred to herein as the "Valiant Mortgages"); pursuant to the Judgment entered July 20, 2016 by the above-entitled Court and recorded July 22, 2016, as Instrument No. 892188, Records of Bonner County, Idaho; pursuant to a Judgment Re: Costs and Attorneys' Fees duly entered August 22, 2016 by the above-entitled Court and recorded October 11, 2016, as Instrument No. 896268, Records of Bonner County, Idaho (collectively, "Judgment"); and pursuant to a Writ of Execution ("Writ") issued October 5, 2016 by the Clerk of the Court of the First Judicial District, in and for the County of Bonner, State of Idaho, directed to me and setting forth the Judgments to be recovered in the amount of \$22,480,344.20 in lawful money of the United States and satisfied out of the real property of Pend Oreille Bonner Development, LLC ("POBD"), securing the Valiant Mortgages; I have levied on and, on the 7th day of November 2016, sold at public auction in one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**,

916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 30,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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 1ST 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 2nd 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 3rd 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 4TH 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 7TH 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 5TH 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 6TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

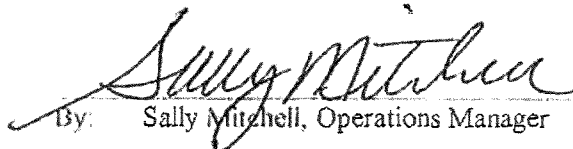
Tract 11

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 1ST 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 1ST 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 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.

Further, said real property is subject to redemption upon payment in lawful money of the United States within twelve (12) months after the sale of the real property consisting of a tract of land in excess of twenty (20) acres, pursuant to the statute.

GIVEN UNDER MY HAND this 7th day of November 2016.

DARYL WHEELER
SHERIFF OF BONNER COUNTY, IDAHO


By: Sally Mitchell, Operations Manager

2017 JAN -9 PM 2:14
2017 JAN 9 2:14 PM
CLERK OF DISTRICT COURT
IDAHO

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
McCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
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stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com

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.

Case No. CV-09-1810

**APPLICATION AND DECLARATION
OF RICHARD L. STACEY
FOR WRIT OF EXECUTION
AGAINST JV, L.L.C.**

Honorable Barbara A. Buchanan

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

Pursuant to Rule 11.1 of the Idaho Rules of Civil Procedure and Idaho Code § 9-1406,

Richard L. Stacey declares as follows:

1. I am an attorney at law duly licensed to practice before this Court, and all Courts in the State of Idaho. I am a member of the law firm of McConnell Wagner Sykes & Stacey PLLC, attorneys for Valiant Idaho, LLC (“Valiant”). I make this declaration in support of Valiant’s application for issuance of a writ of execution and upon my personal knowledge.

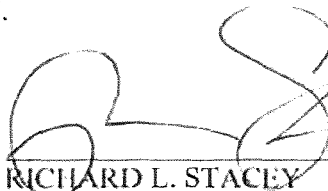
2. On December 6, 2016, Valiant recovered a Judgment Re: Rule 11 Sanctions (“Judgment”) in the First Judicial District of the State of Idaho, in and for the County of Bonner. A true and correct copy of the Judgment is attached to the Writ of Execution Against JV, L.L.C. (“Writ”) as Exhibit 1.

3. The Judgment awards sanctions against JV, L.L.C. (“JV”) in the amount of \$5,724.00.

4. Since its entry, the Judgment has accrued post-judgment interest in the amount of \$30.26; thus, the total amount due and owing from JV to Valiant pursuant to the Judgment is \$5,754.26 as of January 9, 2017, with *per diem* post-judgment interest in the amount of \$.89 accruing thereafter.

I HEREBY CERTIFY AND DECLARE, under penalty of perjury pursuant to the laws of the State of Idaho, that the foregoing is true and correct.

DATED this 9th day of January 2017.



RICHARD L. STACEY

STATE OF IDAHO
COUNTY OF BONNER
FIRST JUDICIAL DISTRICT

2016 DEC -6 AM 10: 03

CLERK DISTRICT COURT

DEPUTY

**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,)**

CASE NO. CV-2009-0001810

Plaintiff,)

**JUDGMENT re: RULE 11
SANCTIONS**

v.)

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

Defendants.)


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

JUDGMENT IS ENTERED AS FOLLOWS:

Judgment is entered in favor of Valiant Idaho, LLC, and against JV, LLC and Gary A. Finney, jointly and severally, in the amount of \$5,724.00, plus post-judgment interest at the legal rate of 5.625%.

EXHIBIT 1

DATED this 6 day of December, 2016.



Barbara Buchanan
District Judge

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was delivered via facsimile transmission, this 6 day of December, 2016, to:

Gary A. Finney
FINNEY FINNEY & FINNEY, PA
120 East Lake Street, Suite 317
Sandpoint, Idaho 83864
Facsimile: 208.263.8211
finneylaw@finneylaw.net
(Attorneys for For J.V., LLC)

Susan P. Weeks
Daniel M. Keyes
JAMES, VERNON & WEEKS, PA
1626 Lincoln Way
Coeur d'Alene, Idaho 83814
Facsimile: 208.664.1684
sweeks@jvwlaw.net
dkcyes@jvwlaw.net
(Attorneys for VP, Incorporated/North Idaho Resorts, LLC)

Richard L. Stacey
Jeff R. Sykes
Chad M. Nicholson
McCONNELL, WAGNER SYKES
& STACEY, PLLC.
827 East Park Boulevard, Suite 201
Boise, ID 83712
Facsimile: 208.489.0110
stacey@mwsslawyers.com
sykes@mwsslawyers.com
nicholson@mwsslawyers.com
(Attorney for R.E. Loans, LLC; and Valiant Idaho, LLC)

Deputy Clerk

CLERK OF DISTRICT COURT
2017 JAN -9 PM 2:14
CLERK OF DISTRICT COURT

Richard L. Stacey, ISB #6800
Jeff R. Sykes, ISB #5058
Chad M. Nicholson, ISB #7506
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nicholson@mwsslawyers.com

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

**WRIT OF EXECUTION AGAINST
JV, L.L.C.**

Honorable Barbara A. Buchanan

TO: THE SHERIFF OF BOUNDARY COUNTY, STATE OF IDAHO

WHEREAS, on December 6, 2016, Valiant Idaho, LLC (“Valiant”) recovered a Judgment Re: Rule 11 Sanctions (“Judgment”) in the First Judicial District of the State of Idaho, in and for the County of Bonner. A true and correct copy of the Judgment is attached hereto as Exhibit 1 and incorporated by reference as if fully set forth herein.

WHEREAS, the Judgment orders and adjudges that Valiant has been awarded sanctions against JV, L.L.C. (“JV”) in the total amount of **\$5,724.00**.

WHEREAS, Valiant is entitled to post-judgment interest accruing on the Judgment, as follows:

Judgment as of 12.06.16	\$ 5,724.00	
Post-Judgment interest [5.625%] through 01.09.17	\$ 30.26	[\$.89 <i>per diem</i>]
Amount received since entry of Judgment	\$ <u>0.00</u>	
Total Amount Owning From JV on Judgment as of January 9, 2017	\$ <u>5,754.26</u>	

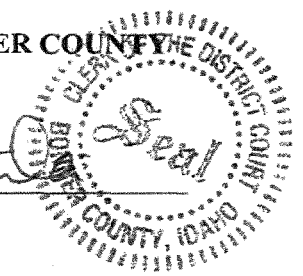
NOW, THEREFORE, you, the Sheriff of Boundary County, are hereby required to satisfy said Judgment, plus post-judgment interest, fees and costs, as follows: (1) out of the personal property of JV; and (2) out of the personal property of JV held by its members, managers, personal representatives, agents, tenants, trustees or assignees, or the financial institutions of JV.

If sufficient personal property cannot be found, then you are to satisfy said Judgment out of any real property belonging to JV as of the day the Judgment was entered or docketed, or at any time thereafter, and make return of this Writ of Execution Against JV, L.L.C. ("Writ") within sixty (60) days after receipt of the Writ with what you have done endorsed thereon.

ATTEST my hand and the seal of said Court this 9th day of January 2017.

MICHAEL W. ROSEDALE
CLERK OF THE COURT - BONNER COUNTY

By: Laurie Math
Deputy Court Clerk



GARY A. FINNEY
 FINNEY FINNEY & FINNEY, P.A.
 Attorneys at Law
 Old Power House Building
 120 East Lake Street, Suite 317
 Sandpoint, Idaho 83864
 Phone: (208) 263-7712
 Fax: (208) 263-8211
 Email: garyfinney@finneylaw.net
 ISB No. 1356
 Attorney for Appellant JV L.L.C.

23
 JUN 13 PM 2:25
 CLERK
 cf

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.,	)	Case No. CV-2009-1810
formerly known as National Golf)	
Builders, Inc., a Nevada	)	Supreme Court Docket
corporation,	)	No. 44584-2016
)	
Plaintiff,	)	AMENDED NOTICE OF APPEAL
v.	)	BY JV L.L.C. I.A.R.
	)	17(m), REQUEST FOR
PEND OREILLE BONNER	)	ADDITIONAL CLERK'S
DEVELOPMENT, LLC, a Nevada	)	TRANSCRIPTS, AND REQUEST
limited liability company; R.E.	)	FOR ADDITIONAL COURT
LOANS, LLC, a California	)	REPORTER'S TRANSCRIPT
limited liability company; DAN)	
S. JACOBSON, an individual,	)	Fee: No fee required
SAGE HOLDINGS LLC, an Idaho)	
limited liability company;	)	Honorable Barbara
STEVEN G. LAZAR, an individual;	)	Buchanan, District Judge
PENSCO TRUST CO. CUSTODIAN FBO	)	presiding
BARNEY NG; MORTGAGE FUND '08)	
LLC, a Delaware limited)	
liability company; VP,)	
INCORPORATED, an Idaho)	
corporation; JV L.L.C., an)	
Idaho limited liability)	
company; WELLS FARGO FOOTHILL,)	
LLC, a Delaware limited)	
liability company; INTERSTATE)	
CONCRETE AND ASPHALT COMPANY,)	
an Idaho corporation; T-O)	

AMENDED NOTICE OF APPEAL BY JV L.L.C. I.A.R. 17(m), REQUEST FOR ADDITIONAL
 CLERK'S TRANSCRIPTS, AND REQUEST FOR ADDITIONAL COURT REPORTER'S TRANSCRIPT -

ENGINEERS, INC., fka Toothman-)
Orton Engineering Company, an)
Idaho corporation; PUCCI)
CONSTRUCTION INC., an Idaho)
corporation; ACI NORTHWEST,)
INC., an Idaho corporation;)
LUMBERMENS, INC., dba ProBuild,)
a Washington corporation;)
ROBERT PLASTER dba Cedar Etc;)
NORTH IDAHO RESORTS, LLC, an)
Idaho limited liability)
company; R.C. WORST & COMPANY,)
INC., an Idaho corporation;)
DOES 1 through X,)

Defendants.)

AND RELATED COUNTERCLAIMS,)
CROSS-CLAIMS, AND THIRD-PARTY)
COMPLAINTS)

VALIANT IDAHO, LLC, an Idaho)
limited liability company,)

Third-Party)
Plaintiff,)

v.)

PEND ORIELLE BONNER DEVELOPMENT)
HOLIDINGS, INC., a Nevada)
corporation; BAR K, INC., a)
California corporation;)
TIMBERLINE INVESTMENTS LLC, an)
Idaho limited liability)
company; AMY KORENGUT, a)
married woman; HLT REAL ESTATE,)
LLC, an Idaho limited liability)
company; INDEPENDENT MORTGAGE)
LTD. CO., an Idaho limited)
liability company; PANHANDLE)
MANAGEMENT INCORPORATED, an)
Idaho corporation; FREDERICK J.)
GRANT, an individual; CRISTINE)
GRANT, an individual; RUSS)
CAPITAL GROUP, LLC, an Arizona)

AMENDED NOTICE OF APPEAL BY JV L.L.C. I.A.R. 17(m), REQUEST FOR ADDITIONAL
CLERK'S TRANSCRIPTS, AND REQUEST FOR ADDITIONAL COURT REPORTER'S TRANSCRIPT -

limited liability company;)
MOUNTAIN WEST BANK, a division)
of GLACIER BANK, a Montana)
corporation; FIRST AMERICAN)
TITLE COMPANY, a California)
corporation; NETTA SOURCE LLC,)
a Missouri limited liability)
company; MONTAHENO INVESTMENTS,)
LLC, a Nevada limited liability)
company; CHARLES W. REEVES and)
ANN B. REEVES, husband and)
wife; and C.E. KRAMER CRANE &)
CONTRACTING, INC., an Idaho)
corporation,)

Third-Party)
Defendants.)

JV L.L.C., an Idaho limited)
liability company,)
)
Defendant,)
Counterclaimant)
and Cross-)
Claimant)
against all of)
the Defendants)
and Third-Party)
Plaintiff,)

v.)

VALIANT IDAHO, LLC, an Idaho)
limited liability company;)
V.P., INC., an Idaho)
corporation; RICHARD A.)
VILLELLI, a married man; MARIE)
VICTORIA VILLELLI, a married)
woman; VILLELLI ENTERPRISES,)
INC., a California corporation;)
RICHARD A. VILLELLI, as TRUSTEE)
OF THE RICHARD ANTHONY VILLELLI)
AND MARIE VICTORIA VILLELLI)
REVOCABLE TRUST; THE IDAHO CLUB)
HOMEOWNERS ASSOCIATION, INC.,)
an Idaho corporation; the)
entity named in Attorney Toby)

McLaughlin's Notice of Unpaid)
 Assessment as PANHANDLE)
 MANAGEMENT, INCORPORATED, an)
 Idaho corporation; and HOLMBERG)
 HOLDINGS, LLC, a California)
 limited liability company,)
)
 Third-Party)
 Defendants.)
 _____)
 VALIANT IDAHO, LLC, an Idaho)
 limited liability company,)
)
 Respondent,)
)
 v.)
)
 JV L.L.C., an Idaho limited)
 liability company,)
)
 Appellant.)
 _____)

TO: THE ABOVE NAMED RESPONDENT, VALIANT IDAHO, LLC AND ITS ATTORNEYS RICHARD L. STACEY, JEFF R. SYKES, CHAD M. NICHOLSON, OF MCCONNELL WAGNER SYKES & STACEY PLLC, AND THE CLERK OF THE ABOVE ENTITLED COURT.

Comes now JV L.L.C., herein "JV", Defendant, Counterclaimant and Cross-Claimant against all of the Defendants and Third-Party Plaintiff, and as the Appellant on appeal to the Idaho Supreme Court, and files this Amended Notice of Appeal pursuant to I.A.R. 17(m) and submits as follows:

I. This Amended Notice of Appeal is in addition to the Notice of Appeal By JV L.L.C., Appellant, filed on September 20, 2016.

II. This Amended Notice of Appeal, pursuant to I.A.R. 17(m), is filed because of additional facts arising after the

filing of the initial Notice of Appeal filed by JV. This appeal is from another Judgment by the District Court filed December 6, 2016. This Amended Notice of Appeal sets forth the additional facts and information, as follows:

a. On December 6, 2016, after the final judgment was filed by the District Court on July 20, 2016, and after another Judgment was filed by the District Court on August 22, 2016, the District Court again filed a Judgment. A true copy of the Judgment Re: Rule 11 Sanctions, filed December 6, 2016, is attached hereto.

b. This is an Amended Notice of Appeal from an Order and Judgment filed December 6, 2016 after the original final judgment was entered.

c. In addition to the Judgment filed December 6, 2016, after the original final judgment was entered, the Court entered and filed additional orders after the original final judgment was entered. JV also takes this Amended Appeal from the additional orders of the Court being:

i. Order Re: JV L.L.C.'S Third Party Claim and Motion for Stay of Execution, entered November 4, 2016, a true copy attached hereto.

ii. Judgment Re: Rule 11 Sanctions, filed December 6, 2016, a true copy attached hereto.

iii. Order Imposing Rule 11 Sanctions, filed December 6, 2016, a true copy attached hereto.

d. Additional supplemental Clerk's record requested for appeal are the items i. - iii. listed above and additionally follows:

iv. Writ of Execution recorded October 12, 2016 as Bonner County Instrument No. 896302

v. Notice of Levy Under Writ of Execution recorded October 12, 2016 as Bonner County Instrument No. 896303

vi. Notice of Sheriff's Sale dated October 12, 2016

vii. 10/31/2016 - Notice of Sheriff's Sale recorded October 24, 2016, Boundary County Instrument No. 268816

viii. 10/31/2016 - Writ of Execution Against JV, LLC's for Boundary County (Writ of Execution Against JV, L.L.C. for Boundary County, dated October 13, 2016, issued by the Bonner County Clerk of the Court)

ix. 10/31/2016 - Notice of Levy recorded October 24, 2016, Boundary County Instrument No. 268815

x. 11/2/2016 - Bond Posted - Cash (JV \$21,154.60)

xi. 11/2/2016 - JV LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit by JV LLC (IAR

13(b) (15)

xii. 11/2/2016 - JV's Third Party Claim (Idaho Code 11-203)

xiii. 11/3/2016 - Notice of Hearing - Contesting JV L.L.C.'s Third Party Claim and in Opposition to JV L.L.C.'s Motion and Application for Stay of Execution Upon Posting a Cash Deposit and for Sanctions re: Valiant Idaho, LLC Motion Contesting JV LLC's Third Party Claim; and Opposition to JV LLC's Motion and Application for Stay of Execution Upon Posting a Cash Deposit

xiv. 11/3/2016 - Valiant Idaho, LLC's Motion for Sanctions Under I.C. § 12-123 and I.R.C.P. 11

xv. 11/3/2016 - Valiant Idaho, LLC's Memorandum in Support of Motion for Sanctions Under I.C. §12-123 and IRCP 11

xvi. 11/3/2016 - Motion to Shorten Time to Have Heard Valiant Idaho, LLC's (1) Motion contesting JV L.L.C.S Third Party Claim; and Opposition to JV L.L.C.'s Motion for Stay of Execution; and (2) Motion for Sanctions Under I.C. §12-123 and IRCP 11

xvii. 11/3/2016 - Valiant Idaho, LLC's Motion Contesting JV LLC's Third Party Claim; and Opposition to JV LLC's Motion for Stay of Execution

xviii. 11/3/2016 - Memorandum in Support of Valiant Idaho, LLC's Motion Contesting JV LLC's Third Party Claim; and

Opposition to JV LLC's Motion and Application for Stay of Execution

xix. 11/3/2016 - Order Shortening Time to Have Heard Valiant Idaho, LLC's (1) Motion Contesting JV L.L.C.'s Third Party Claim; And Opposition to JV L.L.C.'s Motion for Stay of Execution; and (2) Motion for Sanctions Under I.C. § 12-123 and I.R.C.P. 11.

xx. 11/4/2016 - Declaration of Sally Mitchell in Support of 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

xxi. 11/4/2016 - 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

xxii. 11/14/2016 - Memorandum Decision Order Granting Valiant Idaho, LLC's Motion for Sanctions

xxiii. 11/25/2016 - Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV LLC

xxiv. 11/25/2016 - Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV LLC

xxv. 12/2/2016 - JV's Objection, and Motion to

Disallow Valiant's Memorandum of Attorney Costs and Fees

- xxvi. 12/22/2016 - Sheriff's Return on Writ Service, Return Satisfied
- xxvii. 12/22/2016 - Writ of Execution Returned - Original to File Instrument #896302
- xxviii. 12/22/2016 - Notice of Levy Under Writ of Execution Instrument #896303
- xxix. 12/22/2016 - Sheriff's Return on Sale
- xxx. 12/22/16 - all of the Sheriff's Certificates of Sale (not yet entered on Repository as of 1/13/2017 10:00 AM)
- xxxii. 1/9/2017 - Application and Declaration of Richard L. Stacey For Writ of Execution Against JV, L.L.C.
- xxxiii. 1/9/2017 - Writ of Execution Against JV, L.L.C
- xxxiiii. 1/13/2017 - Amended Notice Of Appeal By JV L.L.C. I.A.R. 17(M), Request For Additional Clerk's Transcripts, And Request For Additional Court Reporter's Transcript
- e. In addition, JV requests supplemental Clerk's record for the Bonner County Sheriff's Return of Service for the Bonner County Sheriff's Sale occurring November 7 through 10, 14 and each day thereafter until the sale concluded, 2016, which returns are not yet filed by Valiant Idaho or by the Bonner County Sheriff.

III. Additional supplemental Reporter's transcript requested for appeal includes the Court Hearing on November 4, 2016, Kathy Plizga as Court Reporter.

IV. The additional preliminary statements of the issues on the Amended Notice of Appeal include:

a. Valiant's Motion for Sanctions did not conform to I.R.C.P. 11(c) (2) because it was not made separately from any other motion and it did not describe the specific conduct that allegedly violated I.R.C.P. 11(b).

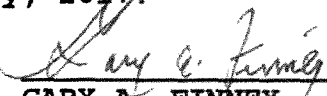
b. Valiant's Motion for Sanctions was filed with and presented to the District Court, which is not in conformity with I.R.C.P. 11(c) (2) because the motion was not to be filed with or presented to the Court if the challenged paper is withdrawn or appropriately corrected within 21 days after service or within another time the Court sets. The Court did not permit the required 21 days to expire after service, nor did the Court set another time. Instead, the Court shortened the request time period and held a hearing without giving JV the required time period of I.R.C.P. 11(c) (2).

c. The Court's Order imposing sanctions also did not adequately describe the sanctioned conduct and explain the basis for the sanctions.

d. The Court permitted Valiant's Writ of Execution

sale by the Bonner County Sheriff to proceed on November 7 - 10, 2016 and November 14, 2016, in violation of Idaho's "one-action" rule for real estate mortgage(s) foreclosure sales.

Dated this 13th day of January, 2017.


GARY A. FINNEY
FINNEY FINNEY & FINNEY, P.A.
Attorney For Appellant
JV L.L.C.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served by the method as indicated, this 13 day of January, 2017, and was addressed as follows:

Richard Stacey/Jeff Sykes/Chad Nicholson
MCCONNELL WAGNER SYKES & STACEY PLLC
827 East Park Boulevard, Suite 201
Boise, ID 83712
[Attorney for R.E. LOANS, LLC & VALIANT IDAHO, LLC]
Via US Mail

Susan Weeks
JAMES, VERNON & WEEKS, P.A.
1626 Lincoln Way
Coeur d'Alene, ID 83814
[Attorney for NORTH IDAHO RESORTS, LLC & V.P. INC]
Via US Mail

District Judge Barbara Buchanan
Bonner County Courthouse
District Court
215 South 1st Ave.
Sandpoint, ID 83864
Via Hand Delivery

Kathy Plizga - Court Reporter
Bonner County Courthouse
District Court
215 South 1st Ave.
Sandpoint, ID 83864
Via Hand Delivery

By: 

STATE OF IDAHO
COUNTY OF BONNER
FIRST JUDICIAL DISTRICT

2016 NOV -4 PM 2:41

CLERK DISTRICT COURT

DEPUTY

**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.

Case No. CV-09-1810

**ORDER RE: JV L.L.C.'S
THIRD PARTY CLAIM AND
MOTION FOR STAY OF EXECUTION**

Honorable Barbara A. Buchanan

Hearing:

November 4, 2016 – 1:30 p.m. PDST


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

Valiant Idaho, LLC's ("Valiant") Motion Contesting JV L.L.C.'s Third Party Claim; and Opposition to JV L.L.C.'s Motion and Application For Stay of Execution Upon Posting A Cash Deposit; and Motion For Sanctions Under I.C. § 12-123 and I.R.C.P. 11, having come before this Court for hearing on November 4, 2016; with all parties appearing and represented by counsel; and this Court having considered the briefing submitted and the arguments presented at the hearing; and good cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. JV L.L.C.'s ("JV") Third Party Claim is *denied*. Therefore, the Bonner County Sheriff's sale of the Idaho Club Property will proceed as scheduled on November 7, 2016;
2. JV's Motion and Application For Stay of Execution Upon Posting A Cash Deposit is *denied* as it relates to the Bonner County Sheriff's sale set to commence on November 7, 2016. Therefore, the Bonner County Sheriff's sale of the Idaho Club Property will proceed as scheduled;
3. JV's Motion and Application For Stay of Execution Upon Posting A Cash Deposit as it relates to the sale of JV's personal property in Boundary County is *granted*, thereby canceling the Boundary County Sheriff's sale set for November 15, 2016; and
4. Valiant's Motion For Sanctions Under I.C. § 12-123 and I.R.C.P. 11 is hereby taken under advisement to be ruled upon at a later date.

DATED this 4th day of November, 2016.



Honorable Barbara A. Buchanan
Judge of the First Judicial District

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 4th day of November 2016, a true and correct copy of the foregoing document was served by the method indicated below upon the following parties:

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 type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input checked="" type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail garyfinney@finneylaw.net
Richard L. Stacey, Esq. Jeff R. Sykes, Esq. Chad M. Nicholson, 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 type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input checked="" type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail stacey@mwsslawyers.com sykes@mwsslawyers.com nicholson@mwsslawyers.com
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 type="checkbox"/> U.S. Mail <input type="checkbox"/> Hand Delivered <input checked="" type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Electronic Mail sweeks@jvwlaw.net

With a copy via facsimile to:

Bonner County Sheriff
 Ms. Sally Mitchell – Civil Supervisor
 208.265.4378

Boundary County Sheriff
 Deputy Mike Rosenthal, Civil Division
 208.267.3154



 Clerk of the Court

STATE OF IDAHO
COUNTY OF BONNER
FIRST JUDICIAL DISTRICT

2016 DEC -6 AM 10:03

CLERK DISTRICT COURT

DEPUTY

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,
LLC, a Nevada limited liability company, et al.,**

Defendants.

CASE NO. CV-2009-0001810

JUDGMENT re: RULE 11
SANCTIONS

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

JUDGMENT IS ENTERED AS FOLLOWS:

Judgment is entered in favor of Valiant Idaho, LLC, and against JV, LLC and Gary A. Finney, jointly and severally, in the amount of \$5,724.00, plus post-judgment interest at the legal rate of 5.625%.

JUDGMENT re: RULE 11 SANCTIONS - 1

STATE OF IDAHO
COUNTY OF BONNER
FIRST JUDICIAL DISTRICT

2016 DEC -6 AM 10:03

CLERK DISTRICT COURT

DEPUTY

**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,
LLC, a Nevada limited liability company, et al.,**

Defendants.

CASE NO. CV-2009-0001810

**ORDER IMPOSING RULE 11
SANCTIONS**

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

Idaho Rule of Civil Procedure 11(c)(6) provides that “[a]n order imposing a sanction must describe the sanctioned conduct and explain the basis for the sanction.” I.R.C.P. 11(c)(6). This Court has previously described the conduct by JV, LLC (“JV”) and attorney, Gary A. Finney, to be sanctioned and the basis for the sanction in the “Memorandum Decision and Order Granting Valiant Idaho, LLC’s Motion for Sanctions,” entered November 14, 2016, and all findings of fact and conclusions of law set forth therein are hereby incorporated by reference.

In the November 14, 2016, Memorandum Decision and Order, this Court stated:

For these reasons, the Court, in the exercise of its discretion, finds that JV's Motion for Stay and Third Party Claim were "(1) ... presented for an[] improper purposes, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; [and] (2) the claims, defenses, and other legal contentions [therein] are not warranted by existing law or by a nonfrivolous argument for extending, modifying, or reversing existing law or for establishing new law." I.R.C.P. 11(b)(1)-(2). **Sanctions against JV are, therefore, warranted under Rule 11, and are hereby imposed. Valiant is thus entitled to recover against JV and Mr. Finney, jointly and severally, "the amount of the reasonable expenses incurred because of the filing of the ... motion, or other paper, including a reasonable attorney's fee."** I.R.C.P. 11(c)(4).

Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Sanctions, at pp. 7-8. (Emphasis in italics in original) (emphasis in bold supplied).

Per this Court's order, "Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV L.L.C." and the "Declaration of Richard L. Stacey in Support of Valiant Idaho, LLC's Memorandum of Costs and Attorneys' Fees Against JV L.L.C." ("Stacey Declaration") were filed on November 25, 2016. On December 2, 2016, "JV's Objection, and Motion to Disallow Valiant's Memorandum of Attorney Costs and Fees" was filed, and therein, JV states that it "submits this Objection and waives oral argument on this issue." *JV's Objection, and Motion to Disallow Valiant's Memorandum of Attorney Costs and Fees*, at p. 10, ¶ 13.


WHEREFORE, this Court having given JV notice and an opportunity to respond to "Valiant Idaho, LLC's Motion for Sanctions Under I.C. § 12-123 and I.R.C.P. 11," filed November 3, 2016; this Court having fully described the sanctioned conduct and explained the basis for the sanction in the "Memorandum Decision and Order Granting Valiant Idaho, LLC's Motion for Sanctions," entered November 14, 2016; and this Court having given JV an opportunity to object to "Valiant's Memorandum of Costs and Attorneys' Fees," and JV having filed an Objection and waived oral argument thereon, this Court makes the following findings:

1. The Court, "in its sound discretion, consider[ing] the ... result of the action in relation to the relief sought by the respective parties," I.R.C.P. 54(d)(1)(B), finds that Valiant Idaho, LLC ("Valiant") is the prevailing party on JV's Third Party Claim and JV's Motion and Application For Stay of Execution Upon Posting A Cash Deposit.
2. The Court, considering the amount being requested by Valiant in attorney's fees incurred to defend against JV's motions (i.e., \$5,724.00), JV's objections thereto, and the itemization of said fees set forth in Exhibit A to the Stacey Declaration, finds that the amount of \$5,724.00, which Valiant is requesting as attorney's fees, is reasonable.
3. Having found that sanctions against JV under Idaho Rule of Civil Procedure 11 are warranted and that Valiant is the prevailing party, Valiant is entitled to recover the amount of \$5,724.00 against JV and Gary A, Finney, jointly and severally.

NOW, THEREFORE, based on the foregoing, IT IS HEREBY ORDERED THAT Rule 11 sanctions are imposed against JV and Gary A. Finney, jointly and severally, in the amount of \$5,724.00, in favor of Valiant. A Judgment shall be entered in accordance herewith.

IT IS SO ORDERED.

DATED this 6 day of December, 2016.



Barbara Buchanan
District Judge

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was delivered via facsimile transmission, this 10 day of December, 2016, to:

Gary A. Finney
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Sandpoint, Idaho 83864
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nicholson@mwsslawyers.com
(Attorney for R.E. Loans, LLC; and Valiant Idaho, LLC)



Deputy Clerk