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### Valiant Idaho, LLC v. North Idaho Resorts, LLC Clerk's Record v. 74 Dckt. 44583

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Vol. **74** **85**  
IN THE

**SUPREME COURT  
OF THE  
STATE OF IDAHO**

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

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

vs.

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

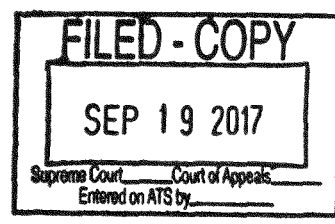
**CLERK'S RECORD ON APPEAL**

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

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**44583**

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**Instrument # 897600**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-8-2018 03:06:40 PM No. of Pages: 3  
Recorded for : RICHARD L STACEY  
MICHAEL W ROSEDALE Fee: 16.00  
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 113]**

**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 7<sup>th</sup> 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 \$ 140,000.00, 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 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

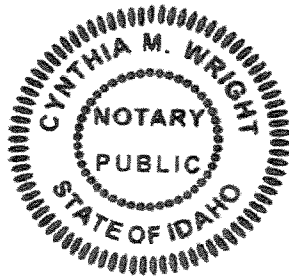
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 897753**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:48:36 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

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

**SHERIFF'S CERTIFICATE OF SALE**  
**[Idaho Club - Parcel 114]**

**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 7<sup>th</sup> 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**,

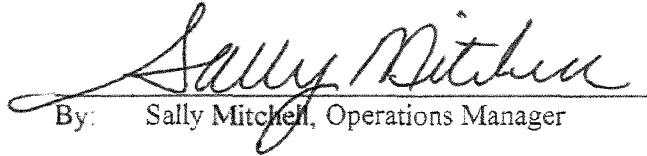
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 250,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

Lot 3, Block 4 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

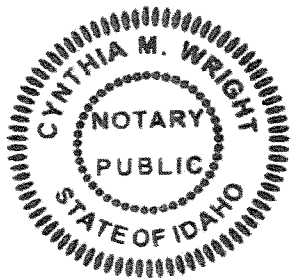
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 897754**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:47:34 PM No. of Pages: 3  
Recorded for : RICHARD L STACEY  
MICHAEL W ROSEDALE Fee: 23.00  
Ex-Officio Recorder Deputy *MS*  
Index to: CERTIFICATE OF SALE

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

**SHERIFF'S CERTIFICATE OF SALE**  
**[Idaho Club - Parcel 115]**

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 7<sup>th</sup> 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**,



**Instrument # 897755**

**BONNER COUNTY, SANDPOINT, IDAHO**  
11-9-2016 01:48:32 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 <sup>PLLC</sup>**  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
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Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE**  
[Idaho Club - Parcel 116]

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 7<sup>th</sup> 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**,

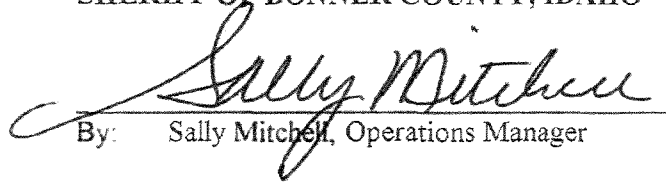
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 100,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly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

Lot 8, Block 4 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

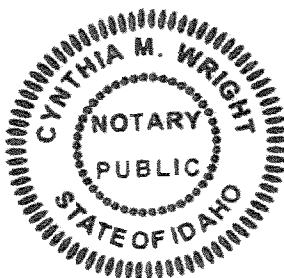
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 897756**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:50:44 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** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE**  
[Idaho Club - Parcel 117]

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 7<sup>th</sup> 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 4 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

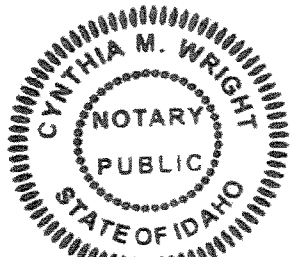
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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 # 897757**

BONNER COUNTY, SANDPOINT, IDAHO

11-9-2016 01:51:37 PM No. of Pages: 4

Recorded for : RICHARD L STACEY

MICHAEL W ROSEDALE

Fee: 26.00

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](mailto:stacey@mwsslawyers.com)

[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)

[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 118]**

**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 7<sup>th</sup> day of November 2016, sold at public auction in

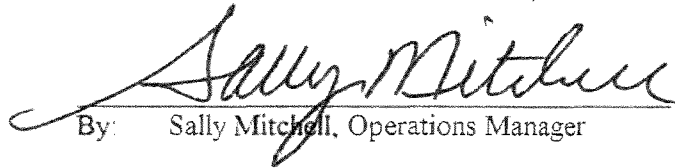
one lot or parcel, or as directed by the above-referenced Court, to **Valiant Idaho, LLC**, 916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 80,000.00, which was the whole price paid by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

Lot 2, Block 4 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.


**DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO**

  
By: Sally Mitchell, Operations Manager

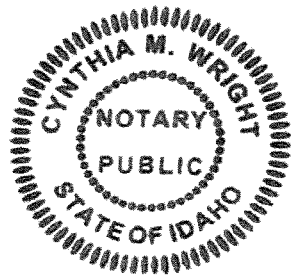
STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 897758**

BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:52:48 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** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 119]**

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 7<sup>th</sup> 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**,



**Instrument # 897759**

BONNER COUNTY, SANDPOINT, IDAHO

11-9-2016 01:53:51 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 <sup>PLLC</sup>**  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 120]**

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 7<sup>th</sup> 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 \$ 280,000.00, 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 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

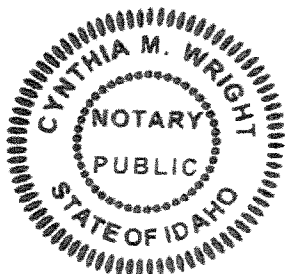
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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 # 897760  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:55:06 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  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 122]**

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 7<sup>th</sup> 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**,

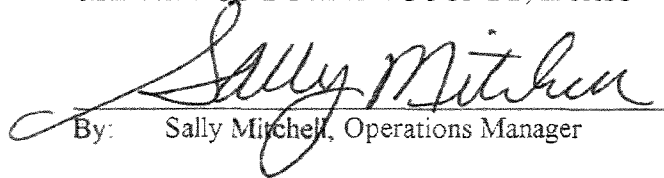
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly described as follows, to-wit:

Lot 1, Block 1 of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, 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 7<sup>th</sup> day of November 2016.

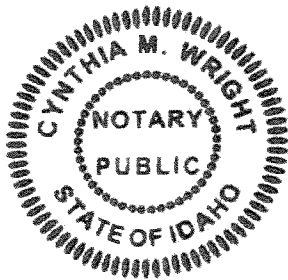
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

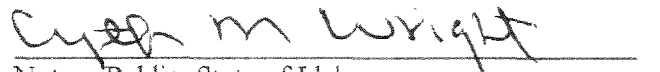
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 897761**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:55:54 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  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
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Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 123]**

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 7<sup>th</sup> 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 \$ 250,000.00 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 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 7<sup>th</sup> day of November 2016.

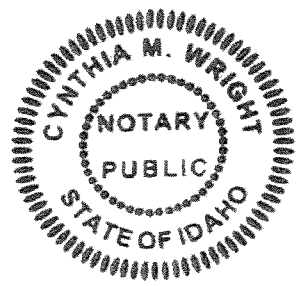
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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 # 897762**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:57:01 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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**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 124]**

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 7<sup>th</sup> 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**,



Instrument # 897763  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:57:55 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  
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[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE**  
**[Idaho Club - Parcel 125]**

**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 7<sup>th</sup> 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**,





**Instrument # 897764**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:58:48 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** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE**  
[Idaho Club - Parcel 126]

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 7<sup>th</sup> 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**,



**Instrument # 897765**

BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 01:59:45 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<sup>PLLC</sup>**  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 127]**

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 7<sup>th</sup> 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**,



Instrument # 897766  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 02:01:03 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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Telephone: 208.489.0100  
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[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**SHERIFF'S CERTIFICATE OF SALE  
[Idaho Club - Parcel 128]**

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 7<sup>th</sup> 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 9, 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 7<sup>th</sup> day of November 2016.

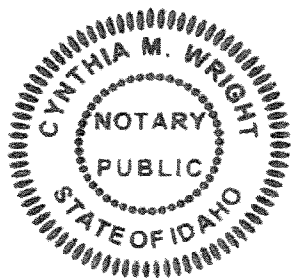
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 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 *CB*  
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**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

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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 7<sup>th</sup> 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 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 7<sup>th</sup> day of November 2016.

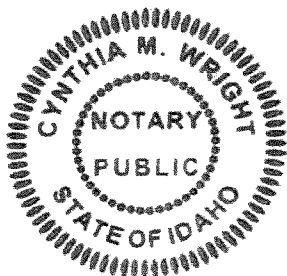
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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 # 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 *CB*  
Index to: CERTIFICATE OF SALE

Richard L. Stacey, ISB #6800  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**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

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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 7<sup>th</sup> day of November 2016.

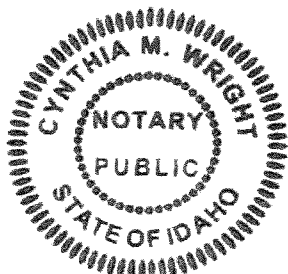
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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  
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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 7<sup>th</sup> 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**,

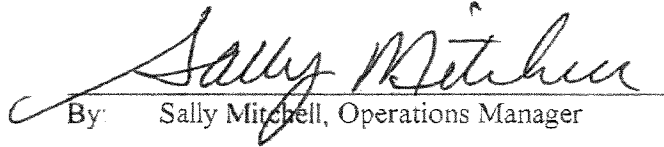
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

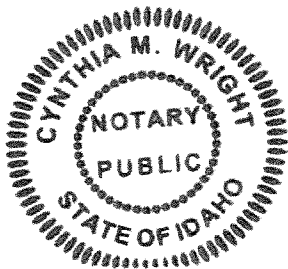
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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 # 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 *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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

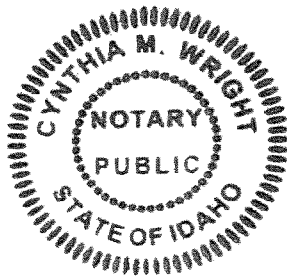
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER        )

On this 7<sup>th</sup> 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 02:06:55 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** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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

**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 7<sup>th</sup> 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**,



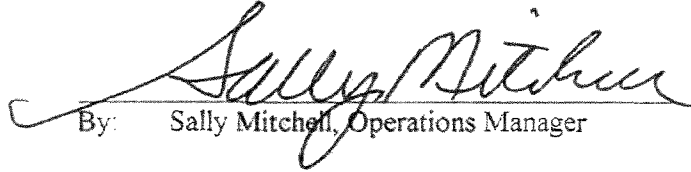
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

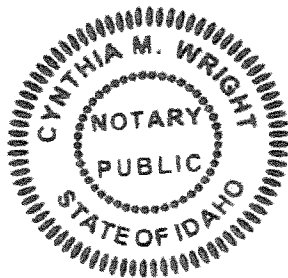
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 *MR*  
Index for: 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:

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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 7<sup>th</sup> day of November 2016.

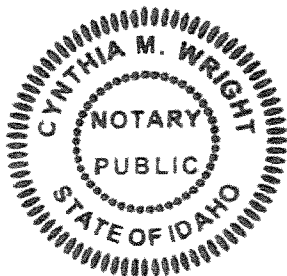
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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  
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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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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 7<sup>th</sup> day of November 2016

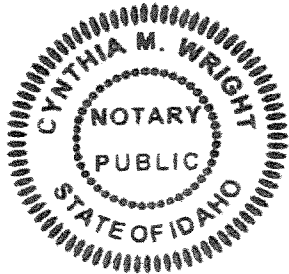
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 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 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:

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 7<sup>th</sup> 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**,

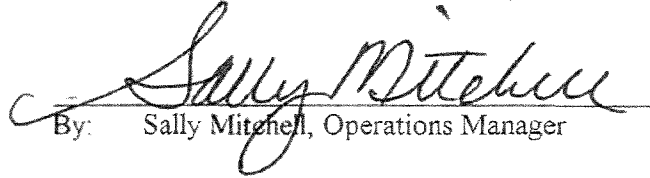
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

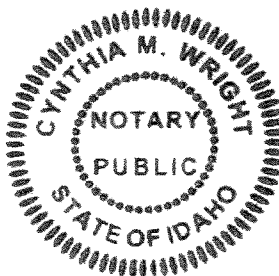
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

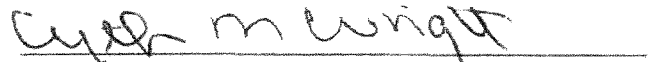
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**Instrument # 897785**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 02:36:35 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 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 7<sup>th</sup> 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**,

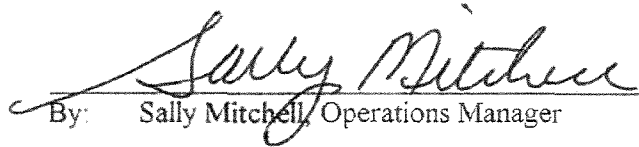
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 70,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

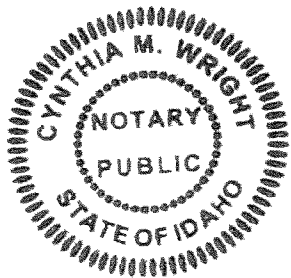
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

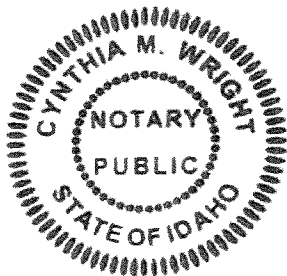
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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



Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**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

**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:

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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 7<sup>th</sup> day of November 2016.

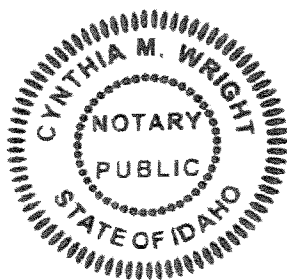
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
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**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 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  
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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:

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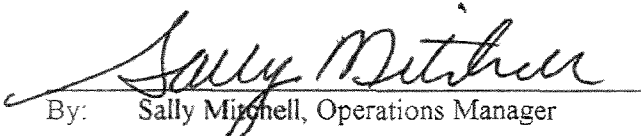
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

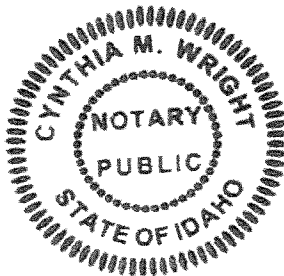
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

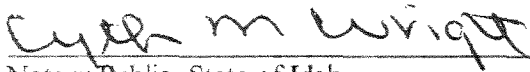
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

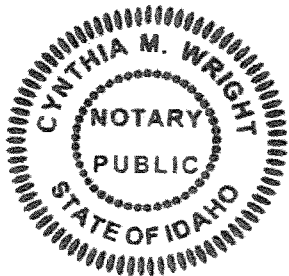
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
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Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**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 *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 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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

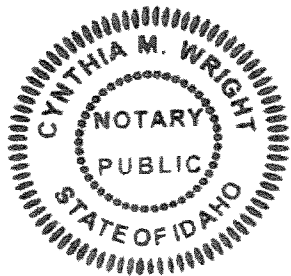
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )


On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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   
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 7<sup>th</sup> 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**,

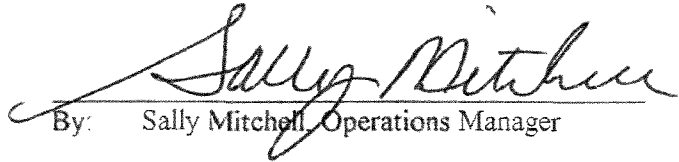
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 5,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

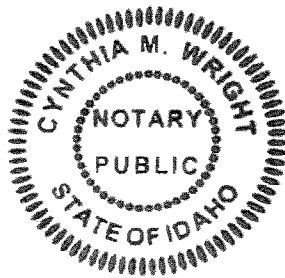
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO


  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**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 *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 144]**

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 7<sup>th</sup> 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**,

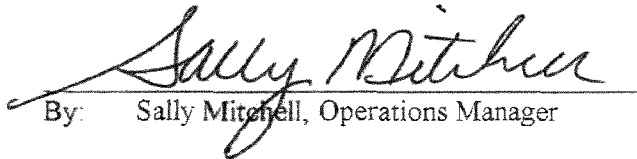
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 60,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

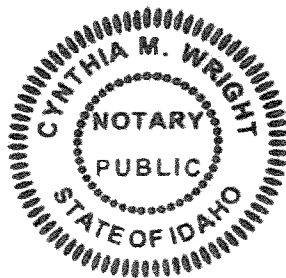
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

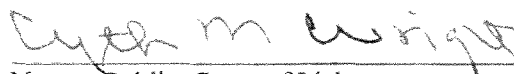
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

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](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**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 *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 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;

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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 7<sup>th</sup> 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**,



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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

**Instrument # 897794**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 02:45:04 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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

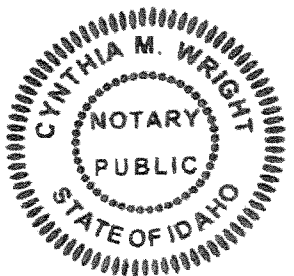
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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



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

**Instrument # 897795**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-9-2016 02:45:49 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 7<sup>th</sup> 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**,

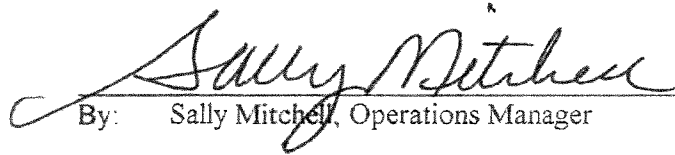
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 50,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.

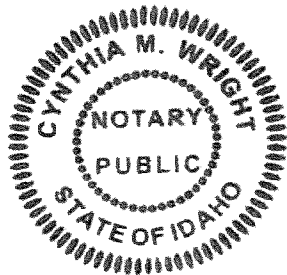
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

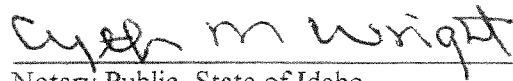
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

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  
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[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

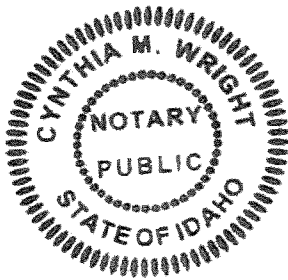
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

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  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**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   
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 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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

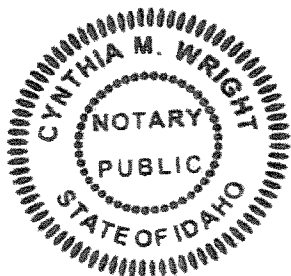
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

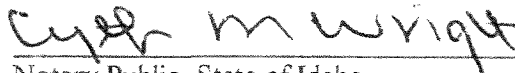
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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:

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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 7<sup>th</sup> day of November 2016.

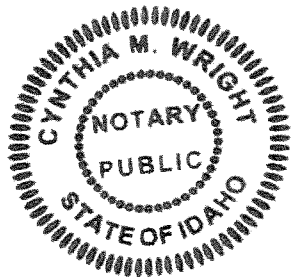
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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   
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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

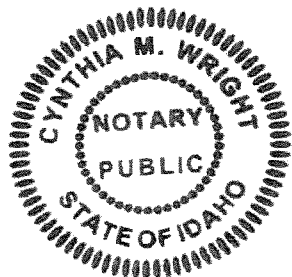
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
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[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 *CR*  
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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

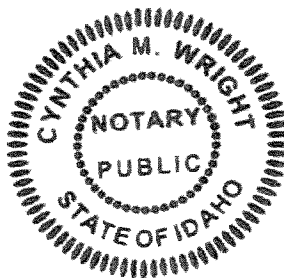
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

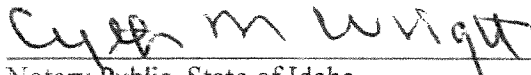
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
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Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 *CR*  
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:

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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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

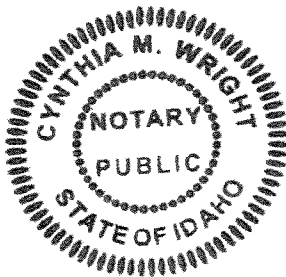
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
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**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
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[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 *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  
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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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

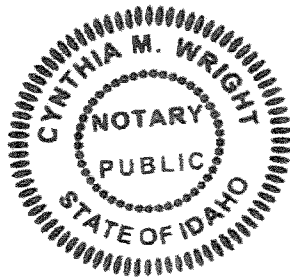
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

Sally Mitchell  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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



Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 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 156]**

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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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

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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 7<sup>th</sup> day of November 2016.

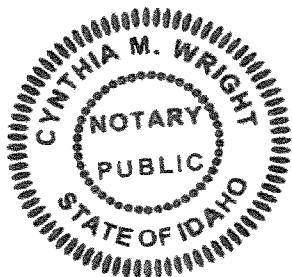
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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

Richard L. Stacey, ISB #6800  
Jeff R. Sykes, ISB #5058  
Chad M. Nicholson, ISB #7506  
**McCONNELL WAGNER SYKES & STACEY** <sup>PLLC</sup>  
827 East Park Boulevard, Suite 201  
Boise, Idaho 83712  
Telephone: 208.489.0100  
Facsimile: 208.489.0110  
[stacey@mwsslawyers.com](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 7<sup>th</sup> 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**,

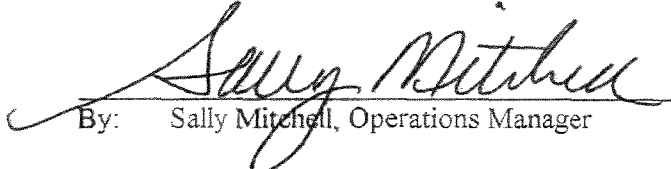
916 Greenlawn Street, Celebration, Florida 34747, without recourse, together with its successors and assigns, which was the highest bidder, with a credit bid of \$ 100,000.00, which was the whole price paid by Valiant for the claim and interest of POBD as aforesaid in and to the real estate particularly 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 7<sup>th</sup> day of November 2016.


DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

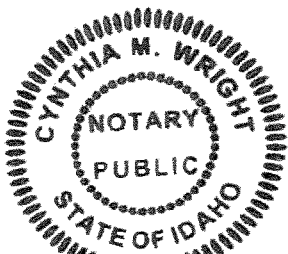
  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BONNER    )

On this 7<sup>th</sup> 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



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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto: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 *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 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 7<sup>th</sup> 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 7<sup>th</sup> day of November 2016.

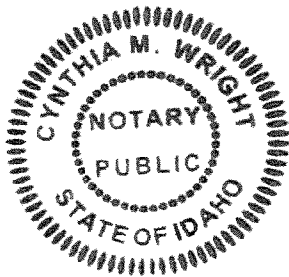
DARYL WHEELER  
SHERIFF OF BONNER COUNTY, IDAHO

*Sally Mitchell*  
By: Sally Mitchell, Operations Manager

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BONNER )

On this 7<sup>th</sup> 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

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](mailto:stacey@mwsslawyers.com)  
[sykes@mwsslawyers.com](mailto:sykes@mwsslawyers.com)  
[nicholson@mwsslawyers.com](mailto:nicholson@mwsslawyers.com)

Attorneys For Valiant Idaho, LLC

**Instrument # 897613**  
BONNER COUNTY, SANDPOINT, IDAHO  
11-8-2016 03:23:23 PM No. of Pages: 5  
Recorded for : RICHARD L STACEY  
MICHAEL W ROSEDALE Fee: 22.00  
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 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;

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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 7<sup>th</sup> day of November 2016.

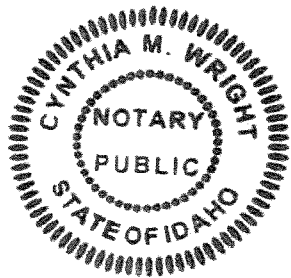
**DARYL WHEELER**  
**SHERIFF OF BONNER COUNTY, IDAHO**

*Sally Mitchell*  
 By: Sally Mitchell, Operations Manager

STATE OF IDAHO            )  
   ) ss.  
 COUNTY OF BONNER        )

On this 7<sup>th</sup> 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