

BIRDSALL



POV

Well

53N03W-24-5600

53N03W-24-5650

After Recording, Return to:
Fred B. Birdsall
27988 N. Bohn Rd.
Athol, ID 83801

DANIEL J. ENGLISH 2P I 2212581000
KOOTENAI CO. RECORDER Page 1 of 2
BBB Date 05/21/2009 Time 14:59:35
REC-REQ OF FRED BIRDSALL
RECORDING FEE: 6.00
2212581000 DD 7

TRUSTEE'S DEED

Northwest Trustee Services, Inc. (herein called Trustee) as successor trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to PENSCO Trust Co Custodian FBO Fred B. Birdsall IRA Acct. #70000292 and PENSCO Trust Co Custodian FBO Darcy K. Birdsall IRA Acct. #70000291 27988 N. Bohn Rd., Athol, ID 83801 (herein called Grantee) all of the real property situated in the County of Kootenai, State of Idaho, ("Property") described as follows:

The North half of the South 2/3 of the Northwest quarter of the Southwest Quarter, Section 24, Township 53 North, Range 3 W.B.M, except the East 1/4 thereof.

This conveyance is made pursuant to the powers conferred upon the Trustee by the deed of trust between Kelly C. Fritz, a single person, as grantor for the benefit and security of Wells Fargo Bank, N.A., as beneficiary, recorded June 22, 2005, as Instrument No. 1959187, Mortgage Records of Kootenai County, Idaho ("Deed of Trust") and after the fulfillment of the conditions specified in the Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which the Deed of Trust was given as security and the beneficiary made demand upon the Trustee to sell said property pursuant to the terms of the Deed of Trust.

Notice of default was recorded as Instrument No. 2188306000, Mortgage Records of Kootenai County, Idaho ("Notice of Default") and in the office of the Recorder of each other county in which the property described in the Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in the Notice of Default. The described default still existed at the time of sale.

(b) After recordation of the Notice of Default, the Trustee gave notice of the time and place of the sale of the Property by registered/certified mail, return receipt requested, by personal service upon the occupants of said real property and/or by posting in a conspicuous place on said premises and by publishing in a newspaper of general circulation in each of the counties in which the Property is situated ("Notice of Sale"). Affidavits of mailing, service/posting and publication were recorded in the county or counties where the Property is situated at least 20 days prior to date of sale as Instrument No. 2203507000, 2203508000, 2203509000, Mortgage Records of Kootenai County, Idaho.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) and of the Affidavits referred to in paragraph (b) shall be and are incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirement of law regarding the mailing, personal service, posting, publication and recording of the Notice of Default, notice of sale and all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of the Property.

Trustee, on May 14, 2009, at the time and place of sale fixed by the Notice of Sale or by publicly proclaimed postponement, sold the Property in one parcel at public auction to Grantee, the highest bidder, for the sum of \$134,634.54. The trustee's sale to Grantee was made subject to all prior liens and encumbrances. No person or

File No: 7023.18787
Client: Wells Fargo Home Mortgage
Borrower: FRITZ, KELLY

COMPANION SHEET FOR LAND NOT SUBDIVIDED

pgs 92-295

37-2191-4

TOWNSHIP	RANGE	SECTION	PARCEL NO.	GRANTOR	GRANTEE	REMARKS	DEED TYPE	DATE	BOOK & PAGE	SURVEY REF. NO.
53-30	24	5650		Mt. View Ranch	Charles V. Taranto		Mon. Con.	7/30/10	101/662	
53-30	24	5650		Charles V. Taranto	David S. Marston		Pur. 3/20/81	7/11/31	1/281	
"	"	"		David S. Taranto	Gary L. Marston	Done & Add. Chg.	Pur. 8/25/82	3/19/427		
"	"	"		GARY L. MARSTON	CHARLOTTE HOFFMAN	INDEXED	NOTICE OF BANKRUPTCY	3/29/85	139/538	
"	"	"		GARY L. MARSTON	CHARLOTTE HOFFMAN	NM CHG C/G	QC	11/7/86	347/424	
"	"	"		Mountain View Ranch	Charles V. Taranto	Indexed. (81)	Corrected	7/91	1223334	
"	"	"		Charles V. Taranto	David S. Marston	Indexed (81)	Stat. 7/91	1223335		
"	"	"		David S. Marston	Gary L. Charlotte L.	Indexed	W D	7/91	1223336	
"	"	"		Marston et ux	(Hoffman) Marston	Hid NM Chg. fee (82)	W D	1/91	1223336	
"	"	"		Philip & Charlotte L. Hoffman Malberg	Robert Clifford	NAME & ADDRESS CHANGE	W D	4/22/92	1301650	
"	"	"		Robert Clifford	Robert Clifford		QC	3/4/97	1479639	
"	"	"		Henry Mood	Robert C. Mood	Indexed	QC	2/1/98	1521774	
"	"	"		Mood, Robert C.	Jones, Dale	NM/KOD CHG	W D	11/2000	1680145	

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER
Name DAVID S. MARSTON
Address 4468 ASPEN WAY POST FALLS, W. 83854
Owner's Permit No. 96-82-N-3

2. NATURE OF WORK
☒ New well
☐ Deepened
☐ Replacement
☐ Abandoned (describe method of abandoning)

3. PROPOSED USE
☒ Domestic
☐ Irrigation
☐ Test
☐ Municipal
☐ Industrial
☐ Stock
☐ Waste Disposal or Injection
☐ Other (specify type)

4. METHOD DRILLED
☒ Rotary
☐ Air
☐ Hydraulic
☐ Reverse rotary
☐ Cable
☐ Dug
☐ Other

5. WELL CONSTRUCTION
Casing schedule: ☒ Steel ☐ Concrete ☐ Other
Thickness 2.50 inches Diameter 6 inches From 0 feet To 40 feet
2.50 inches 6 inches 12 feet 18.7 feet
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches
Number _____ From _____ To _____
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
_____ perforations _____ feet _____ feet
Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Diameter _____ Slot size _____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 40 Material used in seal: ☐ Cement grout
☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent
Weld _____
☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL
Sketch map location must agree with written location.

N
W E
S

Subdivision Name _____
Lot No. _____ Block No. _____
County Kootenai

7. WATER LEVEL
Static water level 247 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☒ Cap ☐ Plug
Temperature 61.0°F. Quality Good

8. WELL TEST DATA
☐ Pump ☐ Bailor ☒ Air ☐ Other
Discharge G.P.M. 2 Pumping Level - Hours Pumped 1 hr.

9. LITHOLOGIC LOG

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>8</u>	<u>0</u>	<u>1</u>	<u>Topsoil</u>		☒
	<u>1</u>	<u>40</u>	<u>Gravel</u>		☒
<u>6</u>	<u>40</u>	<u>187</u>	<u>Gravel</u>		☒
	<u>187</u>	<u>722</u>	<u>Gravel</u>	☒	

PCMA 21 864
261407 612
TECM ET 695

DEPARTMENT OF WATER RESOURCES
MAY 8 1982

10. Work started 7/17/82 finished 4/21/82

11. DRILLERS CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm Name Associated Drillers Inc. Firm No. 243
Address 301 E. 23rd Date 7/21/82
Signed by (Firm Official) [Signature] and (Operator) [Signature]