

COPY

MORRIS & WOLFF, P.A.
Nancy A. Wolff (ISB #2930)
Mariah R. Dunham (ISB #7287)
722 Main Avenue
St. Maries, Idaho 83861
Telephone: (208) 245-2523
Facsimile: (208) 245-4392

Attorneys for Personal Representative, Bessie L. Cordle

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

In the Matter of the Estate of	)	Case No. CV 2014-212
	)	
ALICE FAYE WOODBURY,	)	INVENTORY AND APPRAISEMENT
	)	
Deceased.	)	
	)	

BESSIE LOUISE CORDLE by and through her attorney of record, states that the following inventory contains a true statement of all of the property owned by the decedent at the time of her death on April 13, 2014 so far as known to the Personal Representative. Further, the values set forth for each item are the fair market values of the property as of the date of the decedent's death and the inventory sets forth the type and amount of any encumbrance that exists with reference to any item.

Real Property:

1. Real property located in Benewah County, Idaho more particularly described as follows:

The Northeast Quarter of the Northeast Quarter; the South Half of the Northeast Quarter; the South Half of the Northwest Quarter; the North Half of the Southwest Quarter and the Southeast Quarter, all in Section 14, Township 46 North, Range 3 West of the Boise Meridian, Benewah County, Idaho.

EXCEPTING THEREFROM that portion of the NE 1/4 of the NE 1/4 of Section 14, as described in Warranty Deed to the STATE OF IDAHO, recorded January 14, 1960 in Book N-2 of Deeds Page 114, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NE 1/4 of Section 14 as described in Deeds to ROBERT EARL WOODBURY, ET UX, recorded January 21, 1960 in Book M-2 of Deeds Page 205; recorded July 20, 1960 in Book N-2 of Deeds Page 178; and recorded October 12, 1960 in Book N-2 of Deeds Page 191, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 14 as described in Deeds to ROBERT EARL WOODBURY, ET UX, recorded February 13, 1970 as Instrument Number 117299 in Book 100 Deeds Page 535, and recorded March 16, 1970 as Instrument Number 117495 in Book 100 of Deeds Page 568, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the NE 1/4 of the NE 1/4 of Section 14 as described in Warranty Deed to JOHN RAYMOND POWELL, ET UX, recorded June 14, 1978 as Instrument Number 141913 in Book 100 Deeds Page 6365, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the NE 1/4 of Section 14 as described In Quitclaim Deed to BENEWAH COUNTY, IDAHO, recorded November 19, 1979 as Instrument Number 147092 in Book 100 Deeds Page 9603, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NW 1/4 of Section 14 as described in Warranty Deed to DEL MULKEY, ET UX, recorded February 14, 1946 in Book E-2 of Deeds Page 117, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SE 1/4 of the NW 1/4 of Section 14 as described in Warranty Deed to KATHLEEN L. TROTTER, recorded October 23, 1967 in Book P-2 of Deeds Page 570, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the NW 1/4 of Section 14 as described In Quitclaim Deed to LEE L. LINDSTROM, ET UX, recorded May 4, 1978 in Book 100 Deeds Page 6221, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 NE 1/4 NE 1/4 of Section 14 as described in Warranty Deed to NEIL A. SMITH, ET UX, recorded July 18, 1985 as Instrument Number 167575 in Book 100 Deeds Page 14127, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the S 1/2 of the NW 1/4 of Section 14 as described in Warranty Deed to PETER JENSEN, ET UX, recorded November 21, 1986 as Instrument Number 173291, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion conveyed to Robert E. Woodbury in that Gift Quitclaim Deed recorded May 26, 1992 as Instrument Number 189268.

ALSO EXCEPTING THEREFROM that portion conveyed to Norman Campbell Odekirk, Sr. Revocable Living Trust, Norman Campbell Odekirk, Sr., Trustee, in Warranty Deed recorded December 08, 1995 as Instrument Number 202807.

ALSO EXCEPTING THEREFROM that portion conveyed to Woodridge Estates, Inc., an Idaho corporation in Warranty Deed recorded August 09, 1996 as Instrument Number 205294.

ALSO EXCEPTING THEREFROM that portion conveyed to Woodridge Estates, Inc., an Idaho corporation in Quitclaim Deed recorded December 11, 1998 as Instrument Number 214590.

Fair Market Value: \$245,000 – Bare land and does not include the value of any standing timber. Based on October 2007 FMV Opinion Letter of Larry Bencik, Broker, St. Maries Realty, less thirty percent market decline and subject to adjustment after appraisal by a qualified real estate appraiser or further market analysis.

With standing timber valued at \$13,800.00 (approximate).

2. Seller's Interest in that certain Promissory Note Secured by a Real Estate Deed of Trust with David L. Reddekopp held in Escrow Account # 6XXXXX01 with First American Title Company in St. Maries, Idaho, for the real property located in Benewah County, Idaho, more particularly described in Exhibit B, attached hereto. With a contract value (principal balance) as of April 5, 2014 of \$27,214.44.

Checking / Savings Accounts:

1. Checking account held at AmericanWest Bank held in the name of Alice F. Woodbury, Account No. XXXXXXXX527 with a balance of \$315.69 as of April 13, 2014.

Vehicles/Equipment:

1. 2001 Dodge Durango, VIN 1B4HS28N51F640595, title held in the names of Alice Faye Woodbury or Bessie Louise Cordle. NADA Value: \$3,650.00
2. 1981 Chevrolet Pickup, VIN 1GCGK24M0BJ137079, held in the name of Richard S. Woodbury. Estimated Scrap Value Only: \$300.00 to \$500.00
3. 1985 trailer, no VIN, License No. 728USZ, held in the name of Richard Woodbury. Estimated Value: \$100.00 to \$200.00
4. Trailer, unknown make or model, no VIN. Estimated Salvage Value: \$100.00 to \$200.00
5. Equipment trailer, Plate # 515UMC, no VIN. Value: \$0.00
6. ATV trailer, unknown make or model, no plate or VIN. Estimated value: \$500.00 to \$600.00

7. 1993 Artic Cat Snowmobile, VIN 9317538, held in the name of Richard S. Woodbury. Very poor condition. Value: \$0.00
8. 1971 Artic Cat Snowmobile, VIN N16T7S12354, held in the name of Alice Faye Woodbury. Very poor condition. Value: \$0.00
9. 2007 Artic Cat ATV, VIN 4UF07ATV07T230292, held in the name of Fay Woodbury. Poor condition with significant electrical issues. Value: \$0.00
10. 1966 Dump Truck, VIN 416070H669237, held in the name of Alice Faye Woodbury. Value: \$1,000.00
11. John Deere JD400 Backhoe, Serial No. SNE7400001174U, held in the name of Alice Faye Woodbury. Estimated Salvage Value: \$5,000.00
12. 1973 Redman 12 X 47 Mobile Home. Title unknown, in very poor condition. With no value.
13. 1974 Academy Mobile Home 14 x 70, VIN 05941060H, held in the name of Fay Woodbury. Valued at \$1,457.00 based on the Benewah County Assessor's records.

Miscellaneous:

1. Miscellaneous personal belongings and household furnishings with an approximate value of \$2,000.00.

Including any other property of decedent not now known or discovered

DATED this 14 day of October, 2014.

MORRIS & WOLFF, P.A.

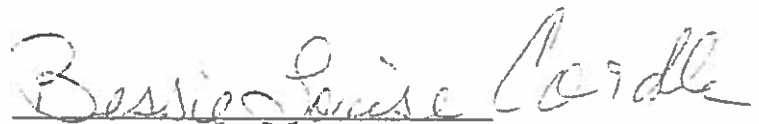
By: Mariah R. Dunham
MARIAH R. DUNHAM

VERIFICATION

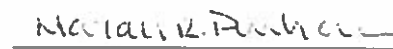
STATE OF IDAHO)
) ss.
County of Benewah)

Bessie Louise Cordle, being duly sworn, states as follows:

That she is the Personal Representative in the foregoing matter; that she has read the foregoing Inventory and Appraisement, and the facts herein stated are true to the best of her knowledge.


BESSIE LOUISE CORDLE

SUBSCRIBED and SWORN to before me this 16 day of October, 2014.



Notary Public in and for Idaho
Residing at: St. Maries, Idaho
Commission expires: 4/21/2018

CERTIFICATE OF SERVICE

I hereby certify that on the 17 day of October, 2014, I caused a true and correct copy of the foregoing document to be served by the method indicated below, and addressed to each of the following:

Bessie L. Cordle
270 Woodbury Lane
St. Maries, Idaho 83861

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Kaeleena Faye Wilder
212 Woodbury Lane
St. Maries, Idaho 83861

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Jennifer Marie Cordle Clift
4317 NE 66th Avenue, Apt. T234
Vancouver, Washington 98661

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Cody Lee Cordle
PO Box 1860
Orofino, Idaho 83544

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Richard Spier
P.O. Box 601
St. Maries, Idaho 83861

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Benewah County Social Services
701 W. College Avenue, Suite 101
St. Maries, Idaho 83861

() U.S. Mail, Postage Prepaid
(X) Hand Delivered
() Overnight Mail

Chapman Financial Services, Inc.
P.O. Box 7100
Coeur d'Alene, Idaho 83816

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Katherine Takasugi, Deputy Attorney General
Contracts and Administrative Law Division
3272 Elder, Suite B
P.O. Box 83720
Boise, Idaho 83720-0009

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

Chapman Financial Services of WA, Inc.
P.O. Box 14693
Spokane, Washington 99214

(X) U.S. Mail, Postage Prepaid
() Hand Delivered
() Overnight Mail

MARILYN Z. DENHEIM