



TAX DEED SALE

Property Auction July 28, 2014 - 12:00 Noon
Teton County Courthouse

Sale Items #2

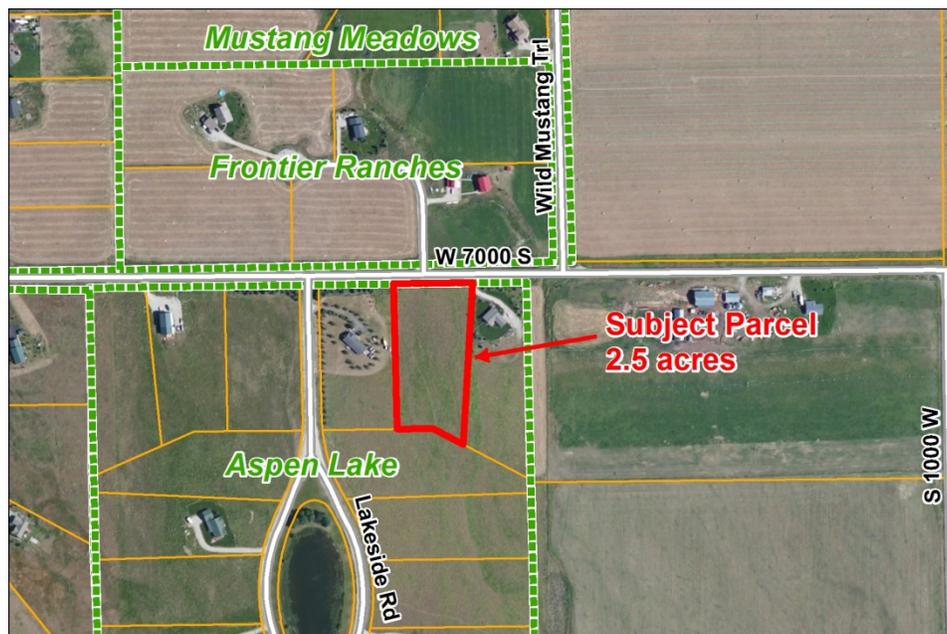
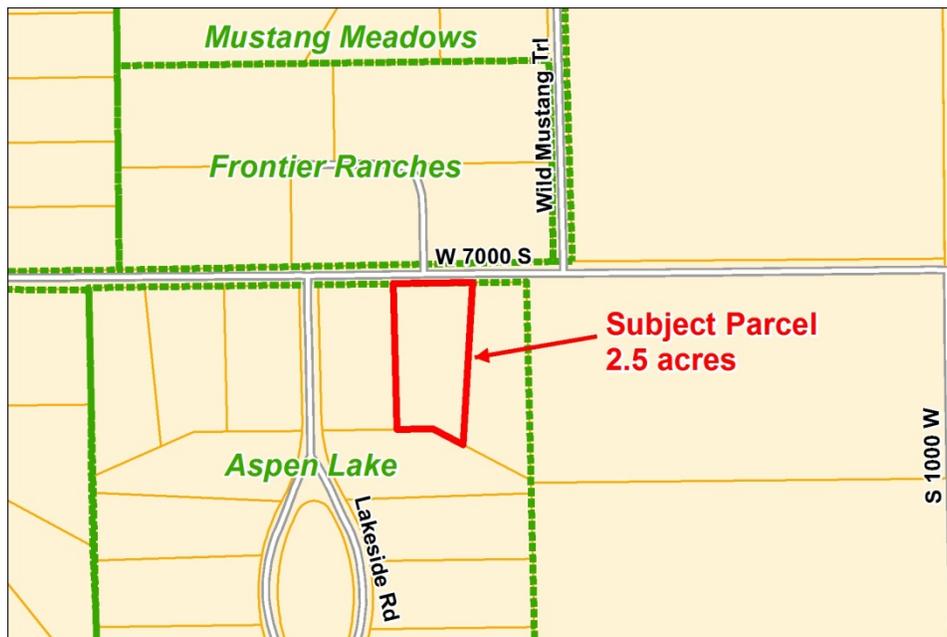
Aspen Lake Subdivision - 1319 W 7000 S
Victor, ID 83455

Legal Descriptions: Lot 2, SEC3 T3N R45E Aspen Lake Subdivision

Delinquent Tax Payers: Grant Fleming, Victor, ID

Disclaimer: Property Will Be Sold As Is. Due Diligence & Financing is Buyer's Responsibility.

STARTING BID PRICE PER LOT \$4,650.00



5/29/14

TAX DUE INQUIRY

15:08:03

PARCEL NUMBER RP 001500000020 A

INTEREST AS OF DATE

7/28/2014

NAME TETON COUNTY

LEGAL LOT 2

ASPEN LAKE SUB
SEC 3 T3N R45E

As of

ADDR 150 COURTHOUSE DRIVE

DRIGGS

ID 83422

TAX KEY	YEAR	BILL#	TAX	LATE	INTEREST	COST	TOTAL
RP001500000020A	13 FH	7795	164.58	3.29	11.53		179.40
RP001500000020A	13 SH	7795	164.58	3.29	11.53		179.40
RP001500000020A	12	7794	286.54	5.74	55.16		347.44
RP001500000020A	11	22886	270.36	5.40	85.22		360.98
RP001500000020A	10	6811	666.24	13.32	291.56		971.12
RP001500000020A	09	7768	434.90	8.70	243.55		687.15

CURRENT DUE:

2,725.49

TOTAL DUE:

Bottom
2,725.49

Enter=ReStart F3=Exit F7=PM Inq F8=TM Inq F9=Print Bill F20=All Searches
F1=Help F15=Print Report F6=TOGGLE 2ND LINE F4=TAX COMMENTS

Cost

338.18

(includes \$105.60 Publication)

Alliance Title & Escrow Corp.

1.800.826.1801



Invoice

Date: 04/18/2013
Number: 40932

Teton County Treasurer
150 Courthouse Dr.
Driggs, ID 83422

Please Remit Payment To:
Alliance Title & Escrow Corp.
Attn: Accounts Receivable
380 E. Parkcenter Blvd Suite 105
Boise, ID 83706

Property Address:
1319 West 7000 South
Victor, ID 83455

File Number	Transactee	Client's File #	Class/Description	Memo	Amount
84960	Fleming, Grant		Abstract or Title Search	Commitment / Cancel	\$200.00
				Total	\$200.00
				Total Due	\$200.00

Buyer (Borrower) - Grant Fleming
Seller (if any) -
Loan Amount (if any) -
Sales Price (if any) -

Customer Reference No.
File No. 184960

SCHEDULE A

Order No.: 184960

1. Effective date: April 9, 2013 at 7:30 A.M

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy Standard Coverage Extended Coverage
(6-17-06)
Amount:
Premium: \$0.00

Proposed Insured:

(b) ALTA Loan Policy Standard Coverage Extended Coverage
(6-17-06)
Amount:
Premium: \$0.00

Endorsements:

Proposed Insured:

3. FEE SIMPLE interest in the Land described in this Commitment is owned, at the Commitment Date, by:

Grant Fleming an unmarried person

4. The Land referred to in this Commitment is described as follows:

Lot 2, Aspen Lake Subdivision, Teton County, Idaho, as per the plat recorded February 28, 1994, as Instrument No. 115445.

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. Your order for title work calls for a search of property that is identified by a street address only. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- f. Furnish recording instructions, completed and executed, when forwarding your encumbrances for recording.
This transaction was ordered as a title only transaction and provides for no escrow services. As a result the following services are not provided:
Any curative action regarding items either shown in Schedule B or made as a requirement herein will be the responsibility of the originating party.
Alliance Title & Escrow Corp. will not request payoff statements or facilitate the satisfaction of any monetary obligation of the borrower in this transaction.
No funds will be deposited with Alliance Title & Escrow Corp. and it will not act as closing agent for loan documentation purposes.
Alliance Title & Escrow Corp. will not prepare a HUD-1/Settlement Statements in association with this transaction.
Note: In the event that any of the above requirements are not satisfied at the time of recording and we are authorized by the recording instructions to record your encumbrance with these requirements as "To come" items, they will be inserted in Schedule B of the title insurance policy as exceptions to the policy.
Please be aware that Idaho recording fees are \$10 for 1st page and \$3 per page thereafter
All documentation regarding the above referenced order, including the recording package, should be sent directly to
Alliance Title & Escrow Corp. at the following address: 130 E Main St., Rexburg, ID 83440

Customer Reference No.
File No. 184960

Note No. 1: This Company reserves the right to add additional requirements upon receipt of the details of this transaction.

Note No. 2: As of the date hereof there are no matters against Grant Fleming which would appear as exceptions in the policy to issue, except as shown herein.

Note No. 3: We find no activity in the past 24 months regarding transfer of title to subject property.

Note No. 4: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 5: According to the available County Assessor's Office records, the purported address of said land is:

1319 West 7000 South, Victor, ID 83455

Note No. 6: To assist you with RESPA compliance, be advised that the agent/underwriter split associated with the policy(ies) to be issued are as follows:

As to any Owners policy of title insurance proposed in Schedule A:

Agent \$0.00 Underwriter \$0.00

As to any Lenders policy of title insurance proposed in Schedule A:

Agent \$0.00 Underwriter \$0.00

As to any Endorsements proposed in Schedule A:

Agent Underwriter

Copies of our privacy policies are available upon request. Please contact your title officer.

SCHEDULE B - SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. General Taxes for the year 2009, a Lien, are all delinquent
Parcel No.: RP 001500000020 A
In the original amount of: \$869.80
8. General Taxes for the year 2010, a Lien, are all delinquent
Parcel No.: RP 001500000020 A
In the original amount of: \$666.24
9. General Taxes for the year 2011, a Lien, are all delinquent
Parcel No.: RP 001500000020 A
In the original amount of: \$270.36
10. Delinquent General Taxes, including any assessment collected therewith. The first installment is delinquent after December 20th of the tax year, the second installment is delinquent after June 20th of the subsequent year.
Amounts shown do not include interest or penalty.
Parcel Number: RP 001500000020 A
Year: 2012
Taxes billed: \$286.54
11. Taxes, including any assessments collected therewith, for the year 2013 which are a lien not yet due and payable.
12. Easements, reservations, notes and/or dedications as shown on the official plat of Aspen Lake Subdivision

Customer Reference No.
File No. 184960

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: February 28, 1994

Instrument No.: 115449

Re-recorded: March 7, 1994

Instrument No.: 115485

Modification(s) of said covenants, conditions and restrictions

Recorded: March 28, 1994

Instrument No: 115659 and 115660

14. The provisions contained in Agreement,

Recorded: July 11, 1994, and February 9, 1995

Instrument No.: 116883 and 119105.

As follows: Secondary Water source for Fire Protection.

15. The provisions contained in Agreement for Electric Service,

Recorded: August 24, 1994,

Instrument No.: 117334.

16. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted To: Fall River Rural Electric Cooperative, Inc.

Purpose: Public Utilities

Recorded: June 11, 1994

Instrument No.: 116476

17. The provisions contained in Agreement for Electric Service - Residential,

Recorded: May 5, 2000,

Instrument No.: 137571.

18. An easement for the purpose shown below and rights incidental thereto as set forth in document:

Granted To: Fall River Rural Electric Cooperative, Inc.

Purpose: Public Utilities

Recorded: May 6, 2000

Instrument No.: 137602

19. A claim of lien:

Amount: \$700.40

Claimant: Aspen Lake Homeowners Association, Inc.

Recorded: January 12, 2012

Instrument No.: 220426

20. A claim of lien:

Amount: \$514.32

Claimant: Aspen Lake Homeowners Associations, Inc.

Recorded: September 18, 2012

Instrument No.: 224029

21. Liens, levies and assessments of the Homeowner Association.

END OF SCHEDULE B

TAX DEED

For 2009 Delinquent Taxes

WHEREAS, on July 22, 2013, a delinquency hearing for the issuance of a Tax Deed was duly and regularly held pursuant to IDAHO CODE 63-1006D, as appears in the records of the Teton County Recorder at Driggs, Idaho, and is recorded in County Commissioners Minutes; and

WHEREAS, as a result of said hearing the Board of County Commissioners in and for Teton County did direct that the Teton County Treasurer Shall issue this Tax Deed in favor of Teton County for the herein described property; and

WHEREAS, the name and address of the former record owner or owners of said described property is:

GRANT FLEMING
8282 TROUT BEND
P O BOX 705
VICTOR, ID 83455

Instrument # 228760

TETON COUNTY, IDAHO

7-22-2013 03:40:10 No. of Pages: 1

Recorded for : TETON COUNTY TREASURER

MARY LOU HANSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: TAX DEED



NOW, THEREFORE, in consideration of the aforesaid and by reason of IDAHO CODE 63-1006D, Bonnie C. Hatch, the duly elected and qualified Treasurer in and for Teton County, Idaho does hereby grant, convey, transfer, release and remise unto Teton County, Idaho, whose current address is 150 Courthouse Drive, all right title and interest to the following described property :

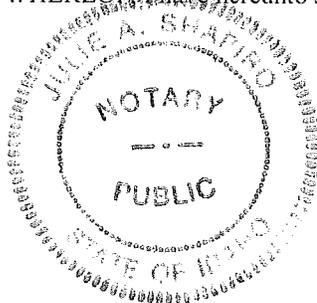
RP001500000020A
LOT 2
ASPEN LAKE SUB
SEC 3 T3N R45E



Bonnie C. Hatch

On this 22nd day of July, 2013 before me, Julie A. Shapiro,
in and for said Teton County, State of Idaho, personally appeared Bonnie C. Hatch known to me to be the
County Treasurer and ex-officio Tax Collector of said Teton County, and who executed the within instrument as such,
acknowledged to me that Bonnie C. Hatch executed the same as such officer.

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



Julie A. Shapiro
Notary Public

Residing at: Victor

Commission Expires: 11/23/2013

AFFIDAVIT OF COMPLIANCE

For 2009 Delinquent Taxes

Instrument # 228612

STATE OF IDAHO

TETON COUNTY, IDAHO
7-12-2013 04:30:00 No. of Pages: 8
Recorded for: TETON COUNTY TREASURER
MARY LOU HANSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: AFFIDAVIT OF COMPLIANCE

} ss.

Teton County

Bonnie C. Hatch, County Treasurer and Tax Collector being first duly sworn, deposes and says as follows:

1. That affiant is duly elected and qualified Tax Collector in and for Teton County, State of Idaho.
2. That affiant has complied with the provisions of Section 63-1005, Idaho Code by reason of the following:

- a. On May 6, 2013, affiant served or caused to be served a copy of Notice of Pending Issue of Tax Deed by registered or certified mail with receipt demanded upon the record owner or owners and /or any party in interest demanding notice for the following described property:

LOT 2
ASPEN LAKE SUB
SEC 3 T3N R45E

FLEMING, GRANT
8282 TROUT BEND
P O BOX 705
VICTOR, ID 83455

A copy of said return is attached hereto as Exhibit A and hereby incorporated by reference herein.

- b. Said Notice was returned undelivered and after reasonable and diligent search and inquiry by affiant the record owner or owners of the above described property was not found. A copy of said return showing undeliverable is attached hereto as Exhibit A.
- c. Said Notice was served by publishing a copy thereof in the Teton Valley Press for four (4) consecutive weeks, beginning on 6-6-13, and ending on 6-27-13. A copy of Affidavit of publication is attached hereto as Exhibit(s) to.
- d. All other Notices have been given as required by law.

3. That a copy of said Notice is attached as Exhibit C, and that the total amount of unpaid taxes, penalty, interest, cost and fees up to the date of hearing is \$865.19

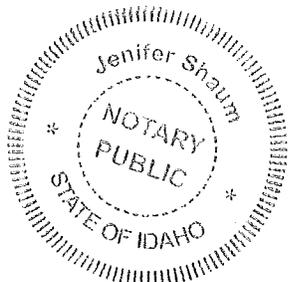
105.60 *additional Publication charges

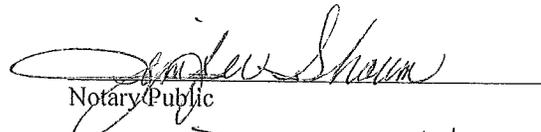
\$970.79


County Treasurer and Ex-officio, Tax Collector
for Teton County, State of Idaho

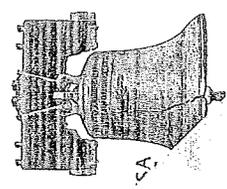
On this 12 day of July 2013, before me, Jenifer Shaum, in and for said Teton County, State of Idaho, personally appeared Bonnie C. Hatch known to me to be the County Treasurer and ex-officio Tax Collector of said Teton County, and who executed the within instrument as such, and acknowledged to me that Bonnie C. Hatch executed the same as such officer.

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




Notary Public
Residing at: Driggs Idaho
Commission Expires: 7/6/2016

Contract A



5-7



U.S. POSTAGE
EPA, POSTAGE
EP, LOGO ID
May 06 2013
AMOUNT 13

\$10.00 03/29/13

5-17

RESTRICTED
DELIVERY

NIXIE 641 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25422459769 #2936-02472-06-43

CERTIFIED MAIL



1002 4818 6790

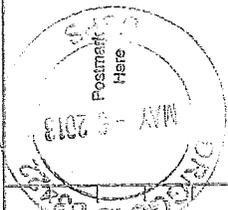
DELIVER TO
ADDRESSEE ONLY

GRANT FL
PO BOX 7
VICTOR 83455

U.S. Postal Service
CERTIFIED MAIL RECEIPT
Postage & Fees Only (No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE



Postage	\$.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	4.75
Total Postage & Fees	\$ 10.86

Sent to: GRANT FLEMING
Street, A: PO BOX 705
City, State: VICTOR ID 83455

ENTRUSTED MAIL SERVICE BY THE UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY 10108-0100

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


GRANT FLEMING
PO BOX 705
VICTOR ID 83455

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) _____ B. Date of Delivery _____

C. Signature _____ Agent
 Addressee

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (7008 0150 0002 4818 6790)

PS Form 3811, July 1999 Domestic Return Receipt 102595-99-M-1789



Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


 ASPEN LAKE HOMEOWNERS ASSOC
 C/O ELLEN G REIN
 PO BOX 653
 VICTOR ID 83455

A. Received by (Please Print Clearly) *Ellen G Rein* B. Date of Delivery *6/10/13*
 C. Signature *x Ellen G Rein* Agent Addressee
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

4818 6851
 Return Receipt *Grant Fleming* 102595-99-M-1789

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only, No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.46
Certified Fee		3.10
Return Receipt Fee (Endorsement Required)		2.55
Restricted Delivery Fee (Endorsement Required)		4.75
Total Postage & Fees	\$	10.86

Postmark Here

Grant Fleming

ASPEN LAKE HOMEOWNERS ASSOC
 C/O ELLEN G REIN
 PO BOX 653
 VICTOR ID 83455

7008 0150 0002 4818 6851

Exhibit B

NOTICE OF PENDING ISSUE OF TAX DEED

State of Idaho
County of TETON

To: FLEMING, GRANT
8282 TROUT BEND

Parcel No. RP00150000020A
Bill No. 7768

VICTOR ID 83455

YOU ARE HEREBY NOTIFIED, AS FOLLOWS:

1. That a delinquent entry was entered as of January 1, 2010 in the records of the county treasurer as tax collector of TETON County, State of Idaho, for the following property:

1319 W 7000 S

LOT 2
ASPEN LAKE SUB
SEC 3 T3N R45E

2. That the name and last known address of the record owner or owners of said property is:

FLEMING, GRANT
8282 TROUT BEND

VICTOR ID 83455

3. That said delinquent entry was made in respect of unpaid taxes assessed for the year 2009.

1. That the total amount due for 2009 as of the date of this notice is:

Amount of Tax		\$	434.90
Amount of Late Charge	2%		8.70
Interest	.426082		189.01
Cost and Fees			232.58 **

Total due as of JULY	19, 2013	\$	865.19
			=====

Exhibit C

** Pursuant to Idaho Code 63-1005(3), this amount will increase as additional costs and fees in the tax deed process are added.

YOU ARE FURTHER NOTIFIED, that if said delinquent entry is not redeemed on or before JULY 19, 2013 by payment of said unpaid taxes together with late charge, interest and all unpaid costs and expenses up to the date of said payment at my office at TETON COUNTY TREASURER, I shall thereupon, as required by law, make application to the board of county commissioners of TETON County, State of Idaho, for a hearing to be held on JULY 22, 2013 at 1:00PM, or as soon thereafter as said application can be heard at 150 COURTHOUSE DR., DRIGGS, ID for a tax deed conveying the above described property to said TETON County, State of Idaho, absolute title, free of all encumbrances, except any lien for taxes which may have attached subsequently to the assessment hereinabove referred to.

YOU ARE FURTHER NOTIFIED, that the record owner or owners or any party in interest as defined by Section 63-1005, Idaho Code, may appear in person or by counsel, and if appearing, shall have adequate opportunity to be heard or the purpose of protesting the procedures used in taking this tax deed. NO OTHER TYPE OF PROTEST WILL BE HEARD.

YOU ARE FURTHER NOTIFIED, that inquiries and objections concerning this notice or the information contained therein shall be directed to the TETON County Treasurer at 150 COURTHOUSE DR, DRIGGS, ID 83422; or by calling (208) 354-2254 no later than 5 working days before the hearing date.

Dated this 01 day of MAY, 2013.

County Treasurer & Ex-officio Tax Collector Deputy
of TETON County, Idaho

4/24/13

TAX DUE INQUIRY

15:27:29

PARCEL NUMBER RP 001500000020 A

INTEREST AS OF DATE 7/19/2013

NAME FLEMING, GRANT

LEGAL LOT 2
ASPEN LAKE SUB
SEC 3 T3N R45E

ADDR 8282 TROUT BEND

VICTOR

ID 83455

TAX KEY	YEAR	BILL#	TAX	LATE	INTEREST	COST	TOTAL
RP001500000020A	12	FH 7794	143.27	2.87	9.61		155.75
RP001500000020A	12	SH 7794	143.27	2.87	9.61		155.75
RP001500000020A	11	22886	270.36	5.40	51.32		327.08
RP001500000020A	10	6811	666.24	13.32	208.00		887.56
RP001500000020A	09	7768	434.90	8.70	189.01		632.61

338.18

CURRENT DUE: 2,158.75 TOTAL DUE: Bottom 2,158.75
 Enter=ReStart F3=Exit F7=PM Inq F8=TM Inq F9=Print Bill F20=All Searches
 F1=Help F15=Print Report F6=TOGGLE 2ND LINE F4=TAX COMMENTS

Cost 338.18
+

Exhibit D

RP001500000020A
GRANT FLEMING

Reminders - Postage

_____ @ \$.46

Notice of Pending Issue- Mailing

3 @ \$10.86 05/01/2013

\$32.58

Litigation Guarantee

\$200.00

Research

Total All Cost

\$232.58

Notice is hereby given pursuant to Idaho Code 63:1005 that the taxes were duly levied and assessed for the year 2009 and have not been paid and are now delinquent upon the hereinafter described real estate in the County of Teton, State of Idaho. The entry of such delinquency was duly made January 1, 2010 as required by law, that the time of redemption of said property from said taxes expires on the (19) nineteenth day of July, 2013 at 5:00 P.M. and if not paid, a tax deed will be issued to said County of Teton, pursuant to Idaho Code 63:1006(6). The following are parcels of said delinquency certificates along with year delinquent, the description of the property, and the name of the last known address of the persons who are the owners of record of said properties and the total amount due, including 2% late charge, 1% per month interest figured to July 19, 2013, plus additional costs of title report, preparation costs, and advertising.

The owner of record of said properties are further notified that they have the right to be heard, confront and cross examine any witness against them, and obtain the present evidence on their behalf prior to notice and information contained herein, should be directed to the Teton County Treasurer, 150 Courthouse Drive, Room #219, Driggs, Idaho 83422. Phone Number: 208-354-2254.

A hearing has been scheduled with the Teton County Commissioners for July 22, 2013 at 1:00 P.M. pursuant to deeding properties not redeemed. You are hereby notified that if you have any reason you believe there has been an error or other reasons this property should not be deeded, you should attend this meeting.

2009 PARCEL NUMBER & PROPERTY ADDRESS	NAME & ADDRESS	LEGAL DESCRIPTION	TOTAL DUE	
RP001500000020A 1319 W 7000 S	GRANT FLEMING 8282 TROUT BEND VICTOR, IDAHO 83455	LOT 2 ASPEN LAKE SUB SEC 3 T3N R45E	TAX	\$434.90
			P & I	\$197.71
			COST & FEES	<u>\$232.58</u>
			TOTAL	\$865.19
RP005910000020A 4617 PARADISE SPRINGS	RICHARDSON FAMILY PROPERTIES 5204 E 65 TH S IDAHO FALLS, IDAHO 83406	LOT 2 PARADISE SPRINGS PUD SEC 19 T4N R45E	TAX	\$329.32
			P & I	\$149.70
			COST & FEES	<u>\$265.16</u>
			TOTAL	\$744.18

The above listing of delinquent 2009 properties is for those that have not been paid prior to June 3, 2013.

Published: June 6, June 13, June 20, and June 27, 2013.

Bonnie C. Hatch, Teton County Treasurer

Exhibit E