TAX DEED SALE

Property Auction July 28, 2014 - 12:00 Noon

Teton County Courthouse

Sale Items #2

Aspen Lake Subdivision - 1319 W 7000 S

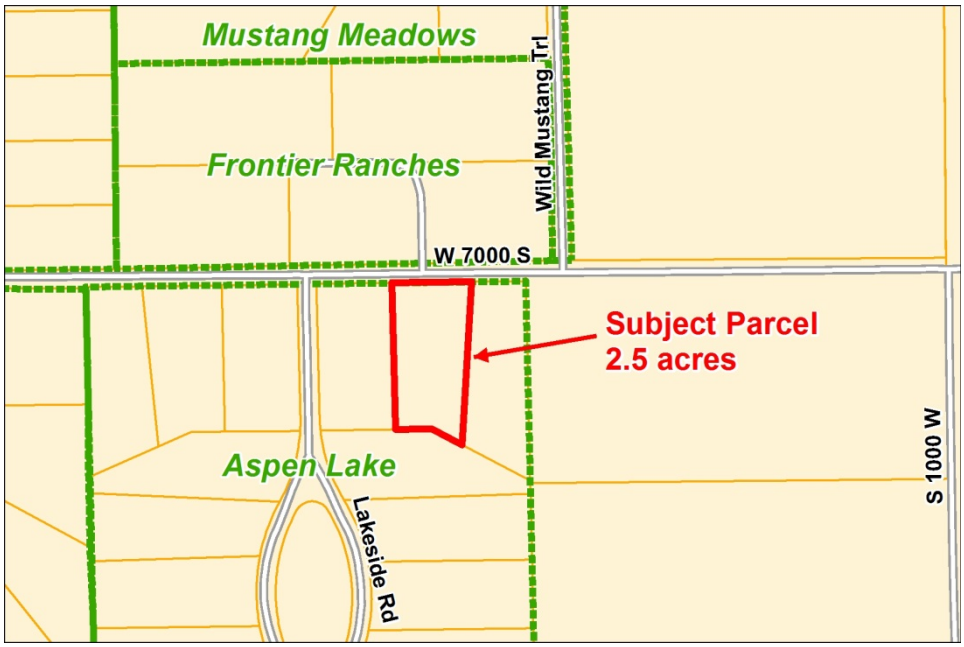
Victor, ID 83455

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 $6,600.00



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

Bottom

CURRENT DUE: 2,725.49 TOTAL DUE: 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

Cash 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

ile 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 (6-17-06)** ☐ **Standard Coverage** ☐ **Extended Coverage**

Amount:
Premium: **$0.00**

Proposed Insured:

(b) **ALTA Loan Policy (6-17-06)** ☐ **Standard Coverage** ☐ **Extended Coverage**

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.

Customer Reference No.
File No. 184960

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

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

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

Instrument # 233068
TETON COUNTY, IDAHO
7-11-2014 11:45:00 No. of Pages: 4
Recorded for : ASPEN LAKE HOMEOWNERS ASSOCIATIO
MARY LOU HANSEN Fee: 19.00
Ex-Officio Recorder Deputy
Index to: LIEN

Aspen Lake HOMEOWNERS' ASSOCIATION
of Teton County
, Idaho

Claimant,

vs.

Owner 1
Teton County Idaho

Owner 2

,

Owner(s).

CLAIM OF LIEN OF HOMEOWNERS' ASSOCIATION

STATE OF IDAHO)
) ss.
County of Teton)

TO: Owner 1
Teton County Idaho

Owner 2

and all other parties of interest:

Notice is hereby given by the Aspen Lake HOMEOWNERS' ASSOCIATION that, under the Restrictive and Protective Covenants of Aspen Lake Subdivision, recorded March 7, 1994 as Teton County, Idaho Recorder Instrument No. 115485 ; the Articles of Incorporation of the Aspen Lake Homeowners' Association; and the Bylaws of Aspen Lake the Homeowners' Association, a Claim of Homeowners' Association Lien is filed and recorded against the below described property.

The amount due for the unpaid 625.00 homeowner's assessment of the Aspen Lake Homeowners' Association, after deducting all just credits and offsets, is $ 740.41, together with late charges of $ 115.41, costs of lien and collection.

The name of the owner, or reputed owner, is:

Owner 1, and Teton County Idaho

Owner 2.

The name of the association is the Aspen Lake Homeowners' Association.

The legal description of the property in Teton County, State of Idaho, to be charged with the lien is:

Parcel RP#001500000020A

Lot 02 Block of Aspen Lake SUBDIVISION, according to the Official Plat thereof, filed in Book of Plats at Page(s), records of Teton County, Idaho

A common address sometimes associated with this property is:

1319 West 7000 South
Victor, Idaho

This Claim of Homeowners' Association Lien shall include all subsequent unpaid assessments, together with late charges, costs of lien and collection.

This lien may be enforced by judicial foreclosure pursuant to Idaho Code Sections 6-101 through 6-108 after failure of the owner to pay said assessments and late charges.

Aspen Lake HOMEOWNERS' ASSOCIATION

Dated: July 11, 2014

By: James W Rein
Its: Secretary James W Rein
Secretary

VERIFICATION

On this 11 day of July, 2014 James Reis being first duly sworn, _____, states upon oath: That he/she is the secretary of Aspen Lake HOMEOWNERS' ASSOCIATION, an Idaho Corporation, the Claimant in the foregoing Claim of Homeowners' Association Lien; that he/she has read this Claim of Homeowners' Association Lien, knows the contents thereof, and that the facts therein stated are true and just.

James W Reis

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Teton)

I, Jenifer Shaum, a Notary Public, do hereby certify that on this 11 day of July, 2014, personally appeared before me, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he signed the foregoing document, and that the statements therein contained are true.

Jenifer Shaum NOTARY PUBLIC STATE OF IDAHO

Jenifer Shaum
NOTARY PUBLIC FOR IDAHO
Residing at Driggs Id
My Commission Expires 7/6/2016

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
County of Teton)

On this 11 day of July 8, 2014, before me, a notary public in and for the state of Idaho, personally appeared James W Rein, known or identified to me to be the Secretary of Aspen Lake HOMEOWNERS' ASSOCIATION, an Idaho Corporation, and the authorized representative who subscribed said corporation name to the foregoing instrument, and acknowledged to me that he/she executed the foregoing instrument for and on behalf of said Claimant.

Jennifer Shaum

NOTARY PUBLIC FOR IDAHO
Residing at Driggs Idaho
My Commission Expires 7/6/2016

Jennifer Shaum
NOTARY PUBLIC
STATE OF IDAHO

Instrument # 231752
TETON COUNTY, IDAHO
3-13-2014 03:00:00 No. of Pages: 5
Recorded for : ASPEN LAKE HOA
MARY LOU HANSEN Fee: 22.00
Ex-Officio Recorder Deputy
Index to: LIEN

Aspen Lake HOMEOWNERS' ASSOCIATION
of Teton County
_____, Idaho

Claimant,

vs.

Owner 1
Grant Fleming
_____

Owner 2
_____
_____,

Owner(s).

CLAIM OF LIEN OF HOMEOWNERS' ASSOCIATION

STATE OF IDAHO)
) ss.
County of Teton)

TO: Owner 1
Grant Fleming
_____

Owner 2
_____
_____

and all other parties of interest:

Notice is hereby given by the Aspen Lake HOMEOWNERS' ASSOCIATION that, under the Restrictive and Protective Covenants of Aspen Lake Subdivision, recorded March 7, 1994 as Teton County, Idaho Recorder Instrument No. 115485; the Articles of Incorporation of the Aspen Lake Homeowners' Association; and the Bylaws of Aspen Lake the Homeowners' Association, a Claim of Homeowners' Association Lien is filed and recorded against the below described property.

The amount due for the unpaid 2013-2014 homeowner's assessment of the Aspen Lake Homeowners' Association, after deducting all just credits and offsets, is $ 1,428.05, together with late charges of $ 178.05, costs of lien and collection.

The name of the owner, or reputed owner, is:

Owner 1, and Grant Fleming

Owner 2.

The name of the association is the Aspen Lake Homeowners' Association.

The legal description of the property in Teton County, State of Idaho, to be charged with the lien is:

Lot 03 Block of Aspen Lake SUBDIVISION, according to the Official Plat thereof, filed in Book of Plats at Page(s), records of Teton County, Idaho

A common address sometimes associated with this property is:

1319 West 7000 South
Victor, Idaho

This Claim of Homeowners' Association Lien shall include all subsequent unpaid assessments, together with late charges, costs of lien and collection.

This lien may be enforced by judicial foreclosure pursuant to Idaho Code Sections 6-101 through 6-108 after failure of the owner to pay said assessments and late charges.

Aspen Lake HOMEOWNERS' ASSOCIATION

Dated: MAR 13, 2014

By: James W Lewis
Its: Secretary

VERIFICATION

On this 13 day of MARCH, 2014 James Lee, being first duly sworn, _____, states upon oath: That he/she is the Secretary of Aspen Lake HOMEOWNERS' ASSOCIATION, an Idaho Corporation, the Claimant in the foregoing Claim of Homeowners' Association Lien; that he/she has read this Claim of Homeowners' Association Lien, knows the contents thereof, and that the facts therein stated are true and just.

James W Lee

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Teton)

I, _____, a Notary Public, do hereby certify that on this ____ day of _____, 2014___, personally appeared before me, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he signed the foregoing document, and that the statements therein contained are true.

_____
NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
County of Teton)

On this 13 day of March, 2014, before me, a notary public in and for the state of Idaho, personally appeared James Bein, known or identified to me to be the Secretary of Aspen Lake HOMEOWNERS' ASSOCIATION, an Idaho Corporation, and the authorized representative who subscribed said corporation name to the foregoing instrument, and acknowledged to me that he/she executed the foregoing instrument for and on behalf of said Claimant.

NOTARY PUBLIC FOR IDAHO
Residing at Victor
My Commission Expires 11/25/2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2014, I caused a true and correct copy of the foregoing **CLAIM OF LIEN OF ASPEN LAKE HOMEOWNERS' ASSOCIATION** to be served by the method indicated below, and addressed to the following:

Owner 1
Grant Fleming
8288 Brown Trail Blvd Victor ID 83455

(✓) U.S. Mail, Postage Prepaid, Certified
( ) Hand Delivered
( ) Overnight Mail
( ) Facsimile

Owner 2
_____
_____

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

Occupant
_____
_____

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

James W Reid

Instrument # 228873
TETON COUNTY, IDAHO
7-26-2013 12:04:00 No. of Pages: 2
Recorded for : REIN, ELLEN
MARY LOU HANSEN Fee: 13.00
Ex-Officio Recorder Deputy
Index to: LIEN

ASPEN LAKE HOMEOWNERS ASSOCIATION, INC.

P.O. Box 227
Victor, ID 83455

July 26, 2013

Teton County Recorder
150 Courthouse Drive
Room 208
Driggs, ID 83422

RE: Lien Against Grant Fleming Property

To Whom It May Concern:
Grant Fleming of 1319 7000 South , Lot 02, Aspen Lake Subdivision, as per recorded plat thereof, Teton County, Idaho recorded February 28, 1994 Instrument No. 115449.Amended recorded March 7, 1994 Recorder's No. 115485, Records of Teton County, Idaho, owes the Aspen Lake Homeowner's Association, Inc. the following:

$125.00 for 4th quarter 2012 Homeowners Association dues
$250.00 for 1st and 2nd quarter 2013 Homeowners Association dues
$235.50 additional finance charge

$610.50 total additional amount is due to Aspen Lake Homeowner's Association since last lien was placed on September 16, 2012

Grant Fleming's mailing address is:
8282 Brown Trout Bend
Victor, Idaho 83455

Ellen G. Rein

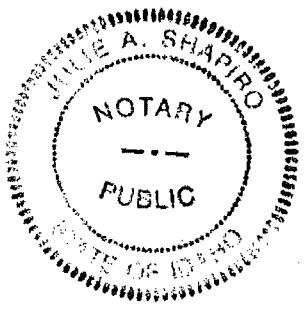
Ellen G. Rein/Bookkeeper
Aspen Lake Homeowners Association

State of Idaho
County of Teton

On this 26th day of July, 2013, before me, a Notary Public in and for the State of Idaho, County of Teton, personally appeared Ellen G. Rein, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Lien.

Witness my hand and official seal.

Notary Public
Commission Expires: 11/23/2013



ASPEN LAKE HOMEOWNERS ASSOCIATION, INC.

P.O. Box 227
Victor, ID 83455

Instrument # 220426
TETON COUNTY, IDAHO
1-12-2012 12:00:00 No. of Pages: 2
Recorded for : REIN, ELLEN
MARY LOU HANSEN Fee: 13.00
Ex-Officio Recorder Deputy
Index to: LIEN

January 11, 2012

Teton County Recorder
150 Courthouse Drive
Room 208
Driggs, ID 83422

RE: Lien against Grant Fleming Property

To Whom It May Concern:
Grant Fleming of 1319 7000South, Lot 02, Aspen Lake Subdivision, as per recorded plat thereof, Teton County, Idaho recorded February 28, 1994 Instrument No. 115449.Amended recorded March 7, 1994 Recorder's No. 115485, Records of Teton County, Idaho, owes the Aspen Lake Homeowner's Association, Inc. the following:

$125.00 for 3rd quarter 2010 Homeowners Association dues
$500.00 for 1st,2nd,3rd & 4th quarter 2011 Homeowners Association dues
$65.40 in finance charges
$10.00 recording fee

$700.40 total amount past due to Aspen Lake Homeowner's Association

Grant Flemings mailing address is:
8282 Brown Trout Bend
Victor, ID 83455

Ellen G. Rein
Aspen Lake Homeowners Association

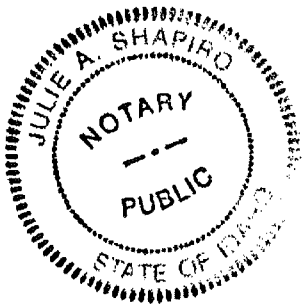
State of Idaho
County of Teton

On this 12th day of January, 2012, before me, a Notary Public in and for the State of Idaho, Count of Teton, personally appeared Ellen G. Rein, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Homeowners Association Lein

Witness my hand and official seal.

Julie A Shapiro

Notary Public
Commission Expires: 11/23/2013



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 STATE OF IDAHO

Notary Public

Residing at: Victor

Commission Expires: 11/23/2013

AFFIDAVIT OF COMPLIANCE

For 2009 Delinquent Taxes

Instrument # 228612
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

STATE OF IDAHO
} 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 News 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) B.

☑ 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

Bonnie C. Hatch
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.

Jenifer Shaum NOTARY PUBLIC STATE OF IDAHO

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

Exhibit C

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

DRIGGS ID 83422 MAY - 6 2013

Sent To
Street, A
or PO Bo
City, Sta

GRANT FLEMING
PO BOX 705
VICTOR ID 83455

PS Form ... See for instructions

CERTIFIED MAIL

1002 4818 6790

RESTRICTED DELIVERY

DELIVER TO ADDRESSEE ONLY

GRANT FL
PO BOX 7
VICTOR

UNITED STATES POSTAL SERVICE
1000
83455

U.S. POSTAGE PAID DRIGGS ID 83422 MAY 06 13 AMOUNT $10

5-7

5-17

NIXIE 841 DE 1 00 05/29/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 83422499769 *2936-02472-06-43

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

X ☐ 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

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:

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

COMPLETE THIS SECTION ON DELIVERY

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
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 4818 6851

Return Receipt — Grant Fleming — 102595-99-M-1789

Exhibit B

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

7008 0150 0002 4818 6851

Grant Fleming

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Sti
or
Cit

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

PS Instructions

NOTICE OF PENDING ISSUE OF TAX DEED

State of Idaho
County of TETON

To: FLEMING, GRANT
8282 TROUT BEND

VICTOR ID 83455

Parcel No. RP001500000020A
Bill No. 7768

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.

4. 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 for 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 for TETON County, Idaho

Deputy

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	338.18	327.08
RP001500000020A	10	6811	666.24	13.32	208.00		887.56
RP001500000020A	09	7768	434.90	8.70	189.01		632.61

CURRENT DUE: 2,158.75 TOTAL DUE: 2,158.75 Bottom

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 P & I COST & FEES TOTAL	$434.90 $197.71 $232.58 $865.19
RP005910000020A 4617 PARADISE SPRINGS	RICHARDSON FAMILY PROPERTIES 5204 E 65TH S IDAHO FALLS, IDAHO 83406	LOT 2 PARADISE SPRINGS PUD SEC 19 T4N R45E	TAX P & I COST & FEES TOTAL	$329.32 $149.70 $265.16 $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