

**RECEIVED**  
BY: K. Rader  
DATE: 3-28-2016



## CONDITIONAL USE PERMIT APPLICATION

### Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov).

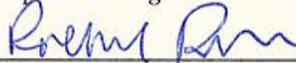
*To expedite the review of your application, please be sure to address each of the following items.*

#### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Rachel Fortier  
Applicant: Rachel Fortier E-mail: rachel.fortier@gmail.com  
Phone: (240) 620-4179 Mailing Address: 9444 S HWY 31  
City: Victor State: ID Zip Code: 83455  
Engineering Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Location and Zoning District:**  
Address: 9444 S HWY 31, Victor, ID 83455 Parcel Number: RP00460 0000010  
Section: 17 Township: T3N Range: R45E Total Acreage: 3.52  
Zoning District: A-1 Requested Land Use: Bed and Breakfast Inn

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature:  Date: 3/28/16

*Fees are non-refundable.*

I, the undersigned, am the owner of the referenced property and do hereby give my permission to \_\_\_\_\_ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: Rachel R Date: 3/28/14

### SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. Twelve (12) copies of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Twelve (12) copies of a site plan drawn to scale.
6. Narrative explaining the following:
  - Location is compatible to other uses in the general neighborhood.
  - Use will not place undue burden on existing public services and facilities in the vicinity.
  - Site is large enough to accommodate that proposed use and other features of this ordinance.
  - Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan

### SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a conditional use permit, conditions may be attached to a conditional use permit including, but not limited to, those:
  - Minimizing adverse impact on other development;
  - Controlling the sequence and timing of development;
  - Controlling the duration of development;
  - Assuring that development is maintained properly;
  - Designating the exact location and nature of development;
  - Requiring the provision for on-site or off-site public facilities or services;
  - Requiring more restrictive standards than those generally required in this Title;
  - Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
  - Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
  - A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
  - A professionally prepared landscaping plan;
  - Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
  - Professionally prepared final construction drawings.

**SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE**

Notification is required for both hearings in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the newspaper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

**SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION VI: PLANNING AND ZONING COMMISSION ACTION**

**SECTION VII: BOARD OF COUNTY COMMISSIONERS ACTION**

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Applicant: Rachel Fortier E-mail: rachel.fortier@gmail.com

Phone: (240) 620-4179 Mailing Address: 9444 S HWY 31

City: Victor State: ID Zip Code: 83455

Engineering Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Location and Zoning District:**

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Section: 17 Township: T3N Range: R45E Total Acreage: 3.52

Zoning District: A-1 Requested Land Use: Bed and Breakfast Inn

I, the undersigned listed below are Board of Coun

**RACHEL L FORTIER**  
9444 SOUTH HIGHWAY 31  
VICTOR, ID 83455

1082  
93-527/929 328  
9866112593

• Applic

4/4/16 Date

Pay to the Order of Teton County Idaho \$ 1260.00  
One thousand two hundred sixty 00/100 Dollars

Teton County, Idal



For conditional use permit Rachel Fortier



## Application for Conditional Use Permit for conversion from **Bed and Breakfast to Bed and Breakfast Inn**

Owner: **Rachel Fortier** Address: **9444 South Highway 31, Victor, ID**

In January 2014 the property at 9444 South Highway 31 known as the Old Fin and Feather Taxidermy and purchased and converted into a Bed and Breakfast named the Fin and Feather Inn. The property on 3.52 acres is located within the Scenic Byway Corridor (see slide 4). We are requesting rezoning to R-1 as allowed by Zoning Regulation 8-3-6: Section C. and a Conditional Use Permit for Bed and Breakfast Inn.

Renovation of the two buildings (approx. 6000 total square footage; one housing the 3 Bed and Breakfast rooms the other housing on site manager suite, kitchen facility and dining room) took 8 months and included a new septic system sized for 8 bedrooms. All wiring and plumbing (pex) was replaced and brought up to current building code standards. 5/8" sheetrock was used for sound and fire resistance and all hallway doors are fire resistant and sound proof. Each room has a fire extinguisher along with a "Fire Exit Diagram". There are networked smoke detectors located in each of the rooms. The buildings were rated to a total occupancy of 28. All rooms have high-end appointments: vaulted ceilings, granite countertops and radiant floor heating in private baths, air conditioning. The original ranch entrance was restored to its original look and raised 2 feet to allow tractor-trailer and fire equipment access.

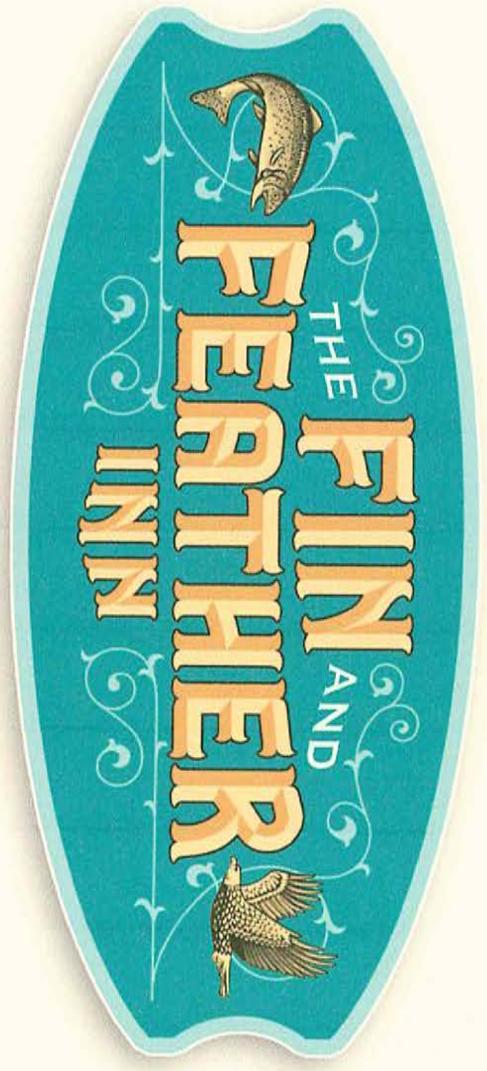
The Fin and Feather Inn opened September 2014 and has been operating for 2 ½ years. It has received awards from Trip Advisor and Booking.com and has a rating of 9.6 based on outstanding reviews. During this time we have received 0 complaints from any neighbor. An additional 3 acres behind the property was purchased a year later by Anne and Mike Fortier ensuring a large separation from our neighbors.

The Fin and Feather Inn currently rents 3 rooms as nightly rentals per regulations for Bed and Breakfast. Two suites were rented as yearly leases by the property owner. One suite has two bedrooms and the other has one bedroom. Both renters have moved which is why we are making this permit request. The Fin and Feather Inn has parking for 8 vehicles (2 garage and 6 surface places). There is **NO** impact to the county by allowing the Fin and Feathers move to B&B Inn. No construction is required. No other facility improvements are required. There is no parking impact. The yearly rental vehicles will be replaced by nightly rental vehicle. There will be no impact to neighbors and no additional county services are required.

Financially the county's B&B limit of 3 rooms is a break-even proposition. The costs as described in slide 14 use most of the revenue. In fact Farmers insurance would not give the Fin and Feather Inn business insurance because they only covered businesses with 4 rooms or more. Additional rooms would create an operational buffer and allow the Fin and Feather Inn to create jobs in Teton Valley. This permit request allows the Fin and Feather Inn to bring more visitors to Teton Valley, more visitors to local businesses and provide new employment opportunities for the valley. The Fin and Feather Inn will always be a great ambassador for Teton Valley.

APPLICATION FOR  
CONDITIONAL USE PERMIT

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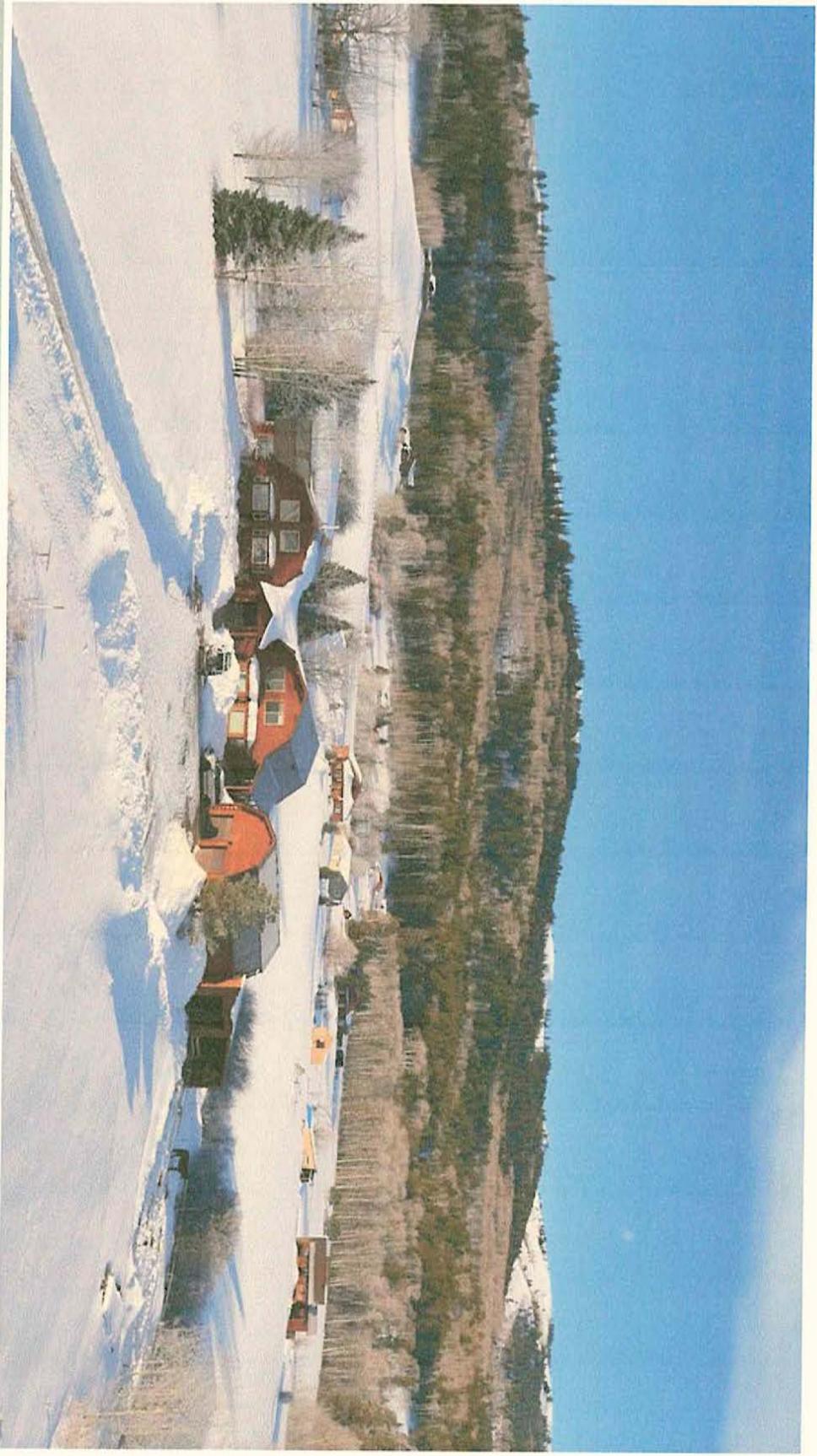
## Purpose

- Request a Conditional Use Permit to allow conversion from **Bed and Breakfast to Bed and Breakfast Inn**





# Fin and Feather Inn 9444 South Highway 31, Victor, ID





# History

- Sits on 3.52 Acres
- The old Fin and Feather Taxidermy
  - Owned by Keith and Claudia Davis



- Bought by Michael and Anne Fortier and sold to Rachel Fortier
- Complete Renovation January 2014 – August 2014
- Land in back of the Fin and Feather bought by Michael and Anne Fortier



# Website – FinandFeatherInn.com

9 9444 South Highway 31, Victor, ID 83455

☎ (208) 787-1007

✉ [rachel@finandfeatherinn.com](mailto:rachel@finandfeatherinn.com)



[Book Now](#)



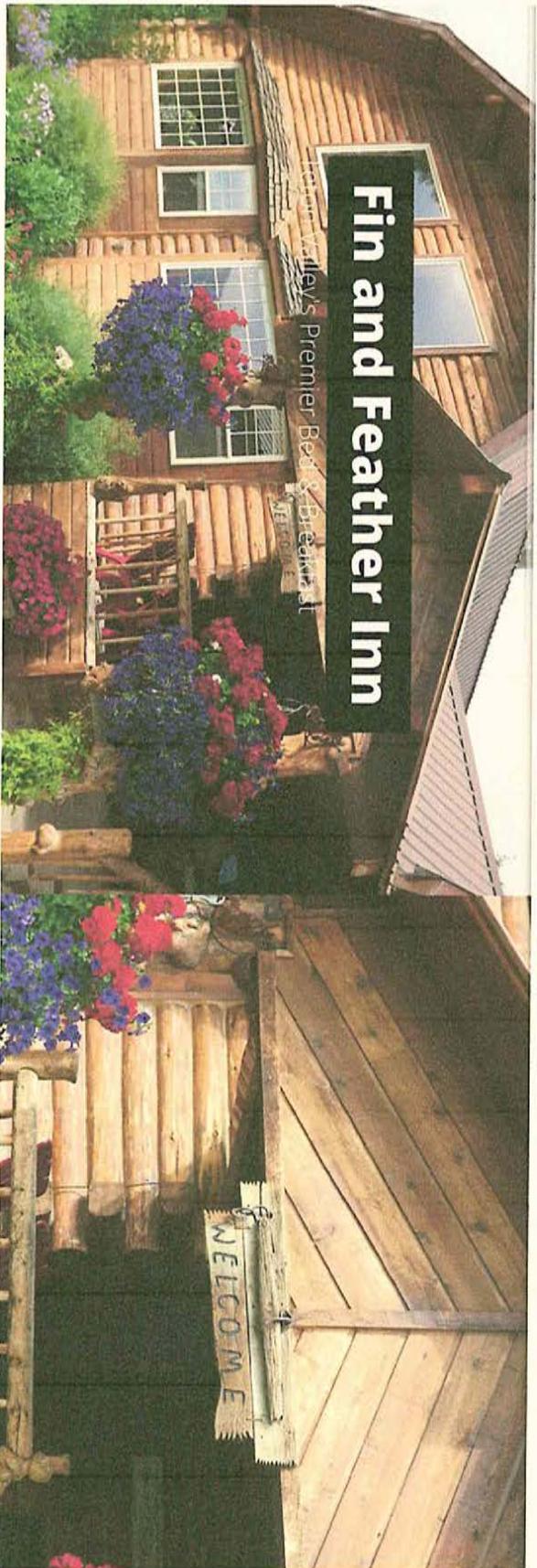
[HOME](#)

[ROOMS](#) ▾

[ACTIVITIES](#) ▾

[NEWS](#)

[CONTACT](#)



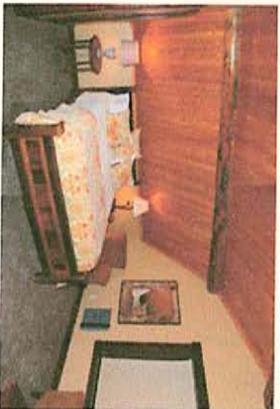


# Fin and Feather Rooms

## 3 Rooms as per Bed and Breakfast Regulations

### TAKE A LOOK AT OUR COMFORTABLE ROOMS

The Fin and Feather Inn Bed and Breakfast offers 2 queen bed rooms and a king bed room each luxuriously appointed with private baths. One queen bedroom has a shower and claw foot tub and mountain views. The other queen room has a double shower with mountain views. The king bedroom features awesome views of the Grand Teton and spacious shower. The B&B has a separate sitting room with coffee bar for quiet enjoyment of our Grand Teton view. Enjoy our deck and patio with fire pit with friends sharing your days adventure. To view each room click on the picture for the room and reserve it online.



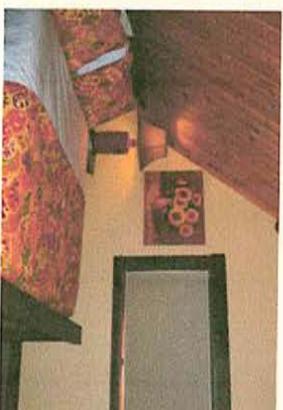
**MALLARD ROOM**

Beds: 1 King Bed



**TROUT ROOM**

Beds: 1 Queen Bed



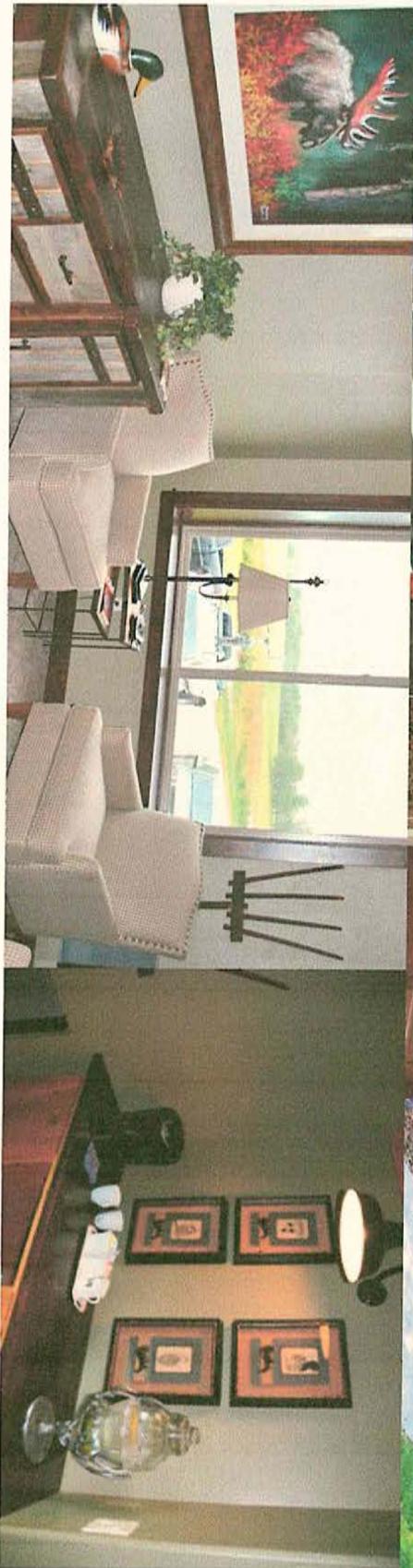
**WILDFLOWER ROOM**

Beds: 1 Queen Bed





# Pictures of Renovation





## Renovation Specifics

- New septic sized for 8 bedrooms
- Complete wire and plumbing replacement
- 5/8" sheetrock for sound and fire resistance
- Fire doors for sound and fire resistance
- Fire extinguishers in each room
- Fire exit diagrams on back of doors
- Networked smoke detectors
- Total Occupancy of 28
- High End Rooms
- Restored ranch entrance back to original



# Awards

- Have been cited by Trip Advisor and Booking.com
- Have tremendous reviews

Booking.com

Home USA 1000 Grand Teton Your Hotel Fin and Feather 8,241 reviews 24 properties 5 properties

Reserve Save to a list Saved to 19 lists

Fin and Feather **9.6** **9.6** (24 reviews) 8444 South Highway 31, Victor, ID 83455, USA - Show map

Available Rooms Facilities House Rules See all verified reviews

Exceptional 9.6 Score from 24 reviews The facilities are fantastic. Owner was helpful.

Book 1 night stay

Rooms: 1, Adults: 2, Children: 0

## 36 Reviews from our TripAdvisor Community

### Read reviews that mention:

- her parents
- hope to visit again
- claw foot tub
- wildflower room
- yellow lab
- dual shower heads
- been renovated
- long trip
- an amazing view
- big hole
- great outdoors
- french toast
- private bathroom
- my wife and I stayed
- fire pit
- each morning
- leton national park
- beautiful scenery
- while visiting
- bed breakfast

Search reviews

**Traveler rating**

- Excellent 36
- Very good 0
- Average 0
- Poor 0
- Terrible 0

**Traveler type**

- Families (9)
- Couples (18)
- Solo (3)
- Business (0)
- Friends (4)

**Time of year**

- Mar-May (8)
- Jun-Aug (12)
- Sep-Nov (9)
- Dec-Feb (7)

**Language**

- All languages
- English (35)
- German (1)

Start your review of Fin and Feather Inn

Click to rate



"Best B & B ever!"  
Reviewed 1 week ago



## Current Use

- Rent 3 rooms on nightly basis – 3 Bath - in B&B wing
- 2 long term rentals (yearly lease)
  - 1 Two Bedroom suite – 1 Bath
  - 1 One Bedroom suite – 1 Bath
- 1 Owner Suite – 1 Bath
- 1 Guest room for Owner – 1 Bath
- Parking for 8 vehicles
  - 3 B&B
  - 3 Yearly lease
  - 1 Owner
  - 1 Guest



## Impact of move to B&B Inn - ZERO

- No construction required
- No other facility improvements required
- No Parking Impact
  - Yearly rental vehicles replaces by nightly renters vehicle
  - Most likely there will be 1 less vehicle
- No impact to neighbors
- No additional county services required





## Problems and Benefits to Fin and Feather

- Current revenue is barely break even
  - Costs
    - Advertising, Phone, Internet, Satellite TV, Heating, Air conditioning
    - Reservation System, Business Insurance, Food, Laundry, garbage,
    - Reservation Sites, Insurance, Snow removal, Lawn Care, etc.
  - Farmers insurance would not give Business Insurance because only do 4 rooms or more
- Additional rooms would allow Operational buffer
- New Hires to give owner a break from May 1 – Oct 30



# Benefits to Valley

- More visitors to Teton Valley
- More visitors to local businesses
  - Restaurants
  - Guide Services
  - Skiers to Grand Targhee and Jackson
- Provide employment to the valley
- Great Ambassador for the valley
  - Fantastic reviews
  - Return Visitors(very high return rate)
  - Friend of previous visitors
- Promote Valley Events

RP000410010010  
MITCHELL, DENNIS J

ROMERO, EUSEBIO R

RP004500000010  
FORTIER, RACHEL L

RP03N45E173606  
GROWER, DON G

RP03N45E175560  
WOOLSTENHULME, SANDRA

RP03N45E173607  
GISCO, AARON

Pink area  
is Scenic  
Corridor

RP03N45E175401

Instrument # 234828

TETON COUNTY, IDAHO

12-10-2014 10:27:00 AM No. of Pages: 6

Recorded for : MOULTON LAW OFFICE

MARY LOU HANSEN

Fee: 22.00

Ex-Officio Recorder Deputy

Index to: DEED OF TRUST

DEED OF TRUST

THIS DEED OF TRUST, made this 1<sup>st</sup> day of July, 2014, between Rachel L. Fortier whose address is 9444 South Highway 31, Victor, Idaho 83455, herein called GRANTORS, and First American Title Insurance Company, whose address is 81 North Main Street, Driggs, Idaho 83422, herein called TRUSTEE, and Michael K. Fortier and Anne H. Fortier, husband and wife, whose address is 4881 Eagle Ridge Drive, Eden, Utah 84310, herein called BENEFICIARY,

WITNESSETH: that GRANTOR does hereby irrevocably grant, bargain, sell and convey to TRUSTEE in trust, with power of sale, that property in the County of Teton, State of Idaho, described as follows and containing not more than forty acres:

Lot 1 of Browns Acres Subdivision, Teton County, Idaho, as per the plat recorded May 11, 2005, as Instrument No. 167981.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits,

FOR THE PURPOSE of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by GRANTOR in the sum of Five Hundred Forty Thousand Dollars, (\$540,000.00), final payment due the 1<sup>st</sup> day of July, 2044, and to secure payment of all such further sums as may hereafter be loaned or advanced by the BENEFICIARY herein to the GRANTOR herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or

expenditures shall be optional with the BENEFICIARY, and provided, further that it is the express intention of the parties to this DEED OF TRUST that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, GRANTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to BENEFICIARY fire insurance satisfactory to and with loss payable to BENEFICIARY. The amount collected under any fire or other insurance policy may be applied by BENEFICIARY upon any indebtedness secured hereby and in such order as BENEFICIARY may determine, or at option of BENEFICIARY the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of BENEFICIARY or TRUSTEE; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which BENEFICIARY or TRUSTEE may appear.

4. To pay: at least ten days before delinquency all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In addition to the payments due in accordance with the terms of the note hereby secured the GRANTOR shall at the option, and on demand of the BENEFICIARY, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for GRANTOR'S use and benefit and for the payment by BENEFICIARY of any such items when due. GRANTOR'S failure so to pay shall constitute a default under this trust.

5. To pay immediately and without demand all sums expended by BENEFICIARY or TRUSTEE pursuant to the provisions hereof, with interest from date of expenditure at eight per cent per annum.

6. Should GRANTOR fail to make any payment or to do any act as herein provided, then BENEFICIARY or TRUSTEE, but without obligation so to do and without notice to or demand upon GRANTOR and without releasing GRANTOR from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, BENEFICIARY or TRUSTEE being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of BENEFICIARY or TRUSTEE; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this DEED OF TRUST by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. IT IS MUTUALLY AGREED THAT:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to BENEFICIARY who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, BENEFICIARY does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this DEED and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, TRUSTEE may: reconvey all or any part of said property; consent to the asking of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Upon written request of BENEFICIARY stating that all sums secured hereby have been paid, and upon surrender of this DEED and said note to TRUSTEE for cancellation and retention and upon payment of its fees, TRUSTEE shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this DEED OF TRUST of any matters or facts shall be conclusive proof of the truthfulness thereof. The GRANTEE in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, GRANTOR hereby gives to and confers upon BENEFICIARY the right, power and authority, during the continuance of these

TRUSTS, to collect the rents, issues and profits of said property, reserving unto GRANTOR the right, prior to any default by GRANTOR in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, BENEFICIARY may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as BENEFICIARY may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Upon default by GRANTOR in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the BENEFICIARY. In the event of default, BENEFICIARY shall execute or cause the TRUSTEE to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, TRUSTEE, without demand on GRANTOR, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. TRUSTEE shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including GRANTOR, TRUSTEE, or BENEFICIARY, may purchase at such sale.

After deducting all costs, fees and expenses of TRUSTEE and of this TRUST, including cost of evidence of title and reasonable counsel fees in connection with sale, TRUSTEE shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at eight per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. This DEED applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term BENEFICIARY shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this DEED, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular

number includes the plural.

8. TRUSTEE is not obligated to notify any party hereto of pending sale under any other DEED OF TRUST or of any action or proceeding in which GRANTOR, BENEFICIARY or TRUSTEE shall be a party unless brought by TRUSTEE.

9. In the event of dissolution or resignation of the TRUSTEE, the BENEFICIARY may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustee or trustees named herein.

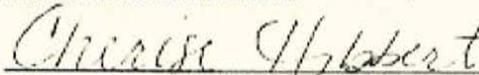
Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the GRANTOR at his address hereinbefore set forth.



Rachel L. Fortier, Grantor

STATE OF IDAHO )  
                          )ss  
County of Teton )

On this 1 day of July, in the year of 2014, before me, a Notary Public, personally appeared Rachel L. Fortier, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public for Idaho

Residing At: Driggs, ID

My Commission Expires: Aug 21, 2019

