

Bonneville County Parcel Information



Parcel Information

Parcel #: **RPD00000213724**
 Site Address: 3427 Swan Valley Hwy
 Irwin ID 83428
 Owner: Rocky Mountain Rogues Inc
 PO Box 3447
 Alpine WY 83128
 Twn/Range/Section: 01N / 44E / 21 / NW
 Parcel Size: 3.00 Acres (130,680 SqFt)
 Lot Dimensions:
 Depth:
 Census Tract/Block: 970100 / 1587
 Levy Rate: 0.0040
 Assessment Year: 2023
 Total Land Value: \$175,544.00
 Total Impr Value: \$538,530.00
 Total Value: \$714,074.00
 Tax Exempt Amount: \$0.00



Tax Information

Tax Year	Annual Tax
2023	\$3,369.90
2022	\$3,816.28
2021	\$3,613.90

Legal

3 A W1/2 SW1/4 NW1/4, SEC 21, T 1N, R 44

Land

Land Use: 421 - 421 Commercial lot/ac in city
 Neighborhood: 7777777
 TCA: 0060000
 Recreation:

Zoning:
 School District: Swan Valley Elementary
 Waterfront:

Improvement

Year Built: 1930 (2012)	Building Type: 19 OLDER 1 STORY	Bldg Use: Single family
Stories: 2	Bedrooms: 1	Bathrooms: 1
Attic Fin SqFt:	Attic Unfin SqFt:	Finished SqFt: 734
Floor 1 SqFt: 734	Floor 2 SqFt:	Unfinished SqFt: 506
Building Ct:	Other Bldg Ct:	Condition: G
Construction Type:	Dwelling Ct: 1	Foundation: Normal for class
Roof Covering: Comp sh heavy	Basement SqFt:	Roof Type: Gable
Garage:	Patio SqFt:	Carport SqFt:
Deck SqFt:	A/C: Yes	Fireplace:
Heat: Forced hot air-elec		

Transfer Information

Rec. Date: 05/05/2021

Doc Num: 1684858

Doc Type: Deed

Owner: Rocky Mountain Rogues Inc

Grantor: WALKER DAVID V

Orig. Loan Amt: \$590,000.00

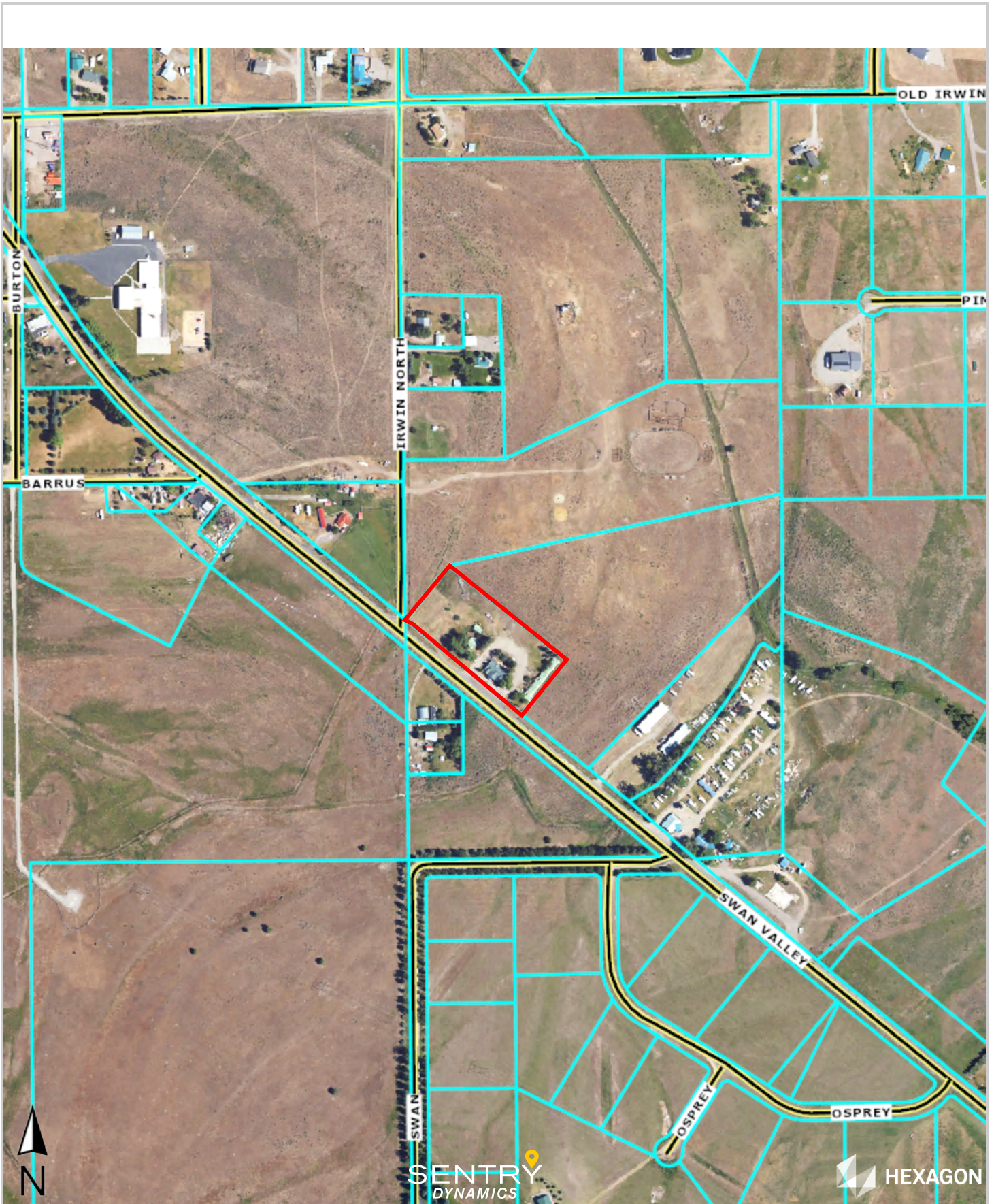
Title Co: TITLE ONE & ESCROW INC

Finance Type:

Loan Type: Private Party
Lender

Lender: WALKER

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



SENTRY DYNAMICS

HEXAGON



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



TitleOne
a title & escrow co.

Order Number: 21409955

Warranty Deed

For value received,

David Victor Walker and Charlotte Walker, husband and wife and The Estate of Connie Deloris Walker, deceased, by David Walker, as Personal Representative under Probate Case No. CV-2005-5093

the grantor, does hereby grant, bargain, sell, and convey unto

Rocky Mountain Rogues, Inc.

whose current address is PO BOX 3447 Alpine, WY 83128

the grantee, the following described premises, in Bonneville County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: May 4, 2021

David Victor Walker
David Victor Walker

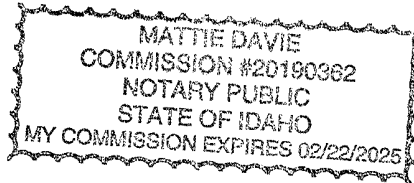
Charlotte Walker
Charlotte Walker

David Walker PERSONAL REP
David Walker, Personal Representative

State of Idaho, County of Bonneville, ss.

On this 5th day of May in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared David Victor Walker and Charlotte Walker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Mattie Davie
Notary Public
Residing In: Idaho Falls, ID
My Commission Expires: 02/22/2025
(seal)



State of Idaho, County of Bonneville, ss.

On this 5th day of May in the year of 2021, before me the undersigned, a notary public in and for said state, personally appeared David Walker, known or identified to me to be the person(s) whose names(s) is/are subscribed to the within instrument, as the Personal Representative of the Estate of Connie Deloris Walker and acknowledged to me that he executed the same as such personal representative of the estate of Connie Deloris Walker.

Mattie Davie
Notary Public
My Commission Expires: 02/22/2025

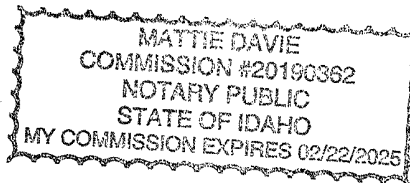


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Beginning at the Southwest corner of the Southwest Quarter Northwest Quarter of Section 21, Township 1 North, Range 44, East of the Boise Meridian, Bonneville County, Idaho and running thence North 12 Chains and 82 Links to the point of beginning; thence Southeast along boundary of highway right of way 8 chains; thence North 45 degrees East 3 chains and 75 links; thence North 45 degrees West 8 chains; thence South 45 degrees West 3 chains and 75 links to the point of beginning.

EXCEPTING THEREFROM: any Highway Rights-of-way.

MORTGAGE

THIS MORTGAGE is given effective April 5, 2021. The Mortgagor is Rocky Mountain Rogues, Inc., of P.O. Box 3447, Alpine, WY 83128. The Mortgagee is David Victor Walker, a married man, of 6615 No. 15th E., Idaho Falls, Idaho 83401.

This Mortgage is given to secure the payment of the principal sum of Five Hundred, Ninety Thousand Dollars (\$590,000.00) together with interest at the rate of Five Percent (5%) as evidenced by a Promissory Note dated of even date herewith, principal and interest is to be paid as follows: 240 monthly payments of Three Thousand, Four Hundred, Eighty-One and Twenty Seven Cents, (\$3,481.27) Dollars commencing on April 1, 2021 and each and every 1st day of each thereafter, with a final payment due and payable on March 1, 2041, paid pursuant to the terms of said Promissory Note. Mortgagor hereby mortgages, to Mortgagee, the following described real estate, situated in the County of Bonneville, State of Idaho:

A W1/2 SW1/4 NW1/4, Sec 21, T 1N, R44

(3 acres located at 3427 Swan Valley Highway, Irwin) including together with hereditaments and appurtenances and all other rights thereunto belonging, or in any manner now or hereafter appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all plumbing, heating, and lighting fixtures and equipment now or hereafter attached to or used in connection with the premises.

Mortgagor hereby relinquishes and waives all rights under and by virtue of the homestead laws of the State of Idaho and covenants that Mortgagor is lawfully seized of the premises, that they are free from all encumbrances, except for encumbrances of record, and hereby covenants to warrant and defend the title of the premises against the lawful claims of all persons whomsoever.

And Mortgagor covenants with Mortgagee as follows:

SECTION ONE RENTS, ISSUES, AND PROFITS

In case of default in any of the payments stipulated in the note, Mortgagor as further security for this mortgage and the note secured thereby, hereby assigns, sets over, and conveys to Mortgagee all rents, issues, and profits from the property.

SECTION TWO TRANSFER OF PROPERTY

Except as prohibited by law, at the option of Mortgagee, this Mortgage shall become due and payable in full in the event of the sale or transfer of the property either by deed or contract for deed.

**SECTION THREE
PAYMENT OF PRINCIPAL AND INTEREST; LATE CHARGES**

Mortgagor shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any late charges due under the Note. Mortgagor may prepay the Note, or any portion thereof, at any time without prepayment penalty.

**SECTION FOUR
GROUND RENTS; TAXES AND ASSESSMENTS**

Mortgagor will pay all ground rents, taxes, assessments, water rents, and other governmental or municipal charges, or other lawful charges, and will promptly deliver the official receipts therefor to mortgagee. In default thereof, Mortgagee may pay the same.

**SECTION FIVE
MAINTENANCE OF PROPERTY**

Nothing shall be done on or in connection with the property that may impair Mortgagee's security hereunder, Mortgagor will commit, permit, or suffer no waste, impairment, or deterioration of the property or any part thereof, and the property shall be continuously maintained in good and slightly order, repair and condition by Mortgagor at his expense.

**SECTION SIX
HAZARD INSURANCE**

Mortgagor will keep the improvements now existing or hereinafter erected on the premises insured as may be required from time to time by Mortgagee against loss by fire and other hazards, casualties, and contingencies in the amount of Five Hundred and Ninety Thousand Dollars (\$590,000.00) and for such periods as may be required by Mortgagee and will pay promptly, when due, any premiums on such insurance. In the event of loss, Mortgagor will give immediate notice by mail to Mortgagee. If Mortgagor fails to make proof of loss to said insurance company, each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee. Said insurance proceeds or any part thereof may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of the Mortgage or other transfer of title to the premises in extinguishment of the indebtedness secured hereby, all right, title, and interest of mortgagor in an to any insurance policies then in force shall pass to the purchaser or grantee.

**SECTION SEVEN
CHARGES; LIENS**

In case Mortgagor defaults in the payment of taxes, assessments, water, or other governmental or municipal charges, or other lawful charges as herein provided, Mortgagee may without notice or

demand pay the same and in case of any failure on the part of Mortgagor to comply with the covenants of Section Five hereof, Mortgagee may effect such repairs as it may reasonably deem necessary to protect the property, at the expense of Mortgagor. Mortgagor shall repay such sums so paid and all expenses so incurred by Mortgagee, with interest thereon from the date of payment, at two percent (2%) per annum, and the same shall be a lien on the premises and be secured by the Note and by these presents; in default of making such repayments the whole amount hereby secured if not then due shall, if Mortgagee so elects, become due and payable forthwith, anything herein contained to the contrary notwithstanding.

SECTION EIGHT CHARGES; DEFICIENCY

In the event the property is sold under foreclosure and the proceeds are insufficient to pay the total indebtedness secured hereby, Mortgagor is bound personally to pay the unpaid balance, and Mortgagee will be entitled to a deficiency judgment.

SECTION NINE ACCELERATION

In case default is made in the payment, when due, of the indebtedness hereby secured, or any installment thereof or any part thereof, or in case of breach of any covenant or agreement herein contained, the whole of the then indebtedness secured hereby, inclusive of principal, interest, arrearages, ground rents, if any, taxes, assessments, water charges, expenditures for repairs or maintenance, together with all other sums payable pursuant to the provisions hereof, shall become immediately due and payable, at the option of Mortgagee, although the period above limited for the payment thereof may not have expired, anything herein before or in the note contained to the contrary notwithstanding; any failure to exercise such option shall not constitute a waiver of the right to exercise the same at any other time; and it shall be lawful for mortgagee to proceed to enforce the provisions of this mortgage either by suit at law or in equity, as it may elect, or to foreclose this mortgage by advertisement and sale of the premises, at public auction for cash, according to Wyoming statutes governing mortgage foreclosures, and cause to be executed and delivered to the purchaser or purchasers at any such sale a good and sufficient deed or deeds of conveyance of the property so sold, and to apply the net proceeds arising from such sale first to the payment of the costs and expenses of such foreclosure and sale and in payment of all moneys expended or advanced by Mortgagee pursuant to the provisions of Section Seven hereof, and then to the payment of the balance due on account of the principal indebtedness secured hereby, together with interest thereon and the surplus if any, shall be paid by Mortgagee on demand to Mortgagor. There shall be included in any or all such proceedings a reasonable attorney's fee. In case Mortgagee fails promptly to foreclose on the happening of any default, it shall not thereby be prejudiced in its right to foreclose at any time thereafter during which such default continues, and shall be prejudiced in its foreclosure rights in case of further default.

SECTION TEN MORTGAGEE'S RIGHT OF POSSESSION

In case of any default whereby the right of foreclosure occurs hereunder, Mortgagee shall at once become entitled to exclusive possession, use and enjoyment of all property, and to all rents, issues, and profits thereof, from the accruing of such right and during the pendency of foreclosure proceedings and the period of redemption, if there is any; and such possession, rents, issues, and profits shall at once be delivered to Mortgagee on request, and on refusal, the delivery of such possession, rents, issues and

profits may be enforced by Mortgagee by any appropriate civil suit or proceeding, including action or actions in ejectment, or forceable entry, or unlawful detainer; and Mortgagee shall be entitled to a receiver for the property and all rents, issues, and profits thereof, and any such default, including the time covered by foreclosure proceedings and the period of redemption, if there is any, and shall be entitled thereto as a matter of right without regard to the solvency or insolvency of Mortgagor or the then owner of the property, and without regard to the value of the property or the sufficiency thereof to discharge the mortgage debt and foreclosure costs, fees and expenses, and such receiver may be appointed by any court of competent jurisdiction on ex parte application without notice (notice being hereby expressly waived, and the appointment of any such receiver on any such application without notice being hereby consented to by Mortgagor on Mortgagor's own behalf), and all rents issues, profits, income, and revenue of the property shall be applied by such receiver, according to law the orders and directions of the court.

**SECTION ELEVEN
BINDING EFFECT**

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders

**SECTION TWELVE
NOTICES**

Any notice to Mortgagor provided for in this agreement, or by law, shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the P.O Box 3447, Alpine, WY or any other address Mortgagor designates by notice to Mortgagee. Any notice to Mortgagee shall be given by first class mail to Mortgagee's address stated herein or any other address Mortgagee designates by notice to Mortgagor. Any notice provided for in the Mortgage shall be deemed to have been given to either party when given as provided in this paragraph.

**SECTION THIRTEEN
RELEASE**

Upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay any recording costs.

**SECTION THIRTEEN
WARRANTIES**

This property with improvements is sold as is, where is. No warranties are given or implied.

**SECTION FOURTEEN
GOVERNING LAW; SEVERABILITY**

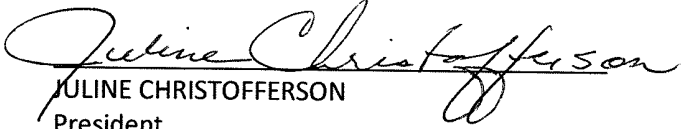
This Mortgage shall be governed by federal law and the law of the State of Wyoming. In the event that any provision or clause of the agreement or the Note conflicts with applicable law, such conflict shall not affect other provisions of the Mortgage or the Note which can be given effect without the conflicting provision. To this end the provision of the Mortgage and the Note are declared to be severable.

**SECTION FIFTEEN
BORROWER'S COPY**

Mortgagor shall be given one conformed copy of the Note and of this Mortgage.

In witness whereof, Mortgagor has signed this Mortgage on April 5, 2021.

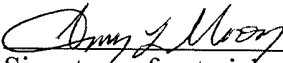
MORTGAGOR:


JULINE CHRISTOFFERSON
President
Rocky Mountain Rogues, Inc.

ACKNOWLEDGMENT OF MORTGAGOR

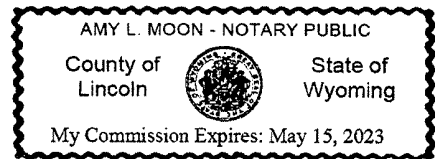
STATE OF WYOMING)
) ss
COUNTY OF LINCOLN)

I, a notary public, do hereby certify that on this 5 day of April, 2021, personally appeared before me, Juline Christofferson, who, being by me first duly sworn, declared that she is the President of Rocky Mountain Rogues, Inc., that she signed the foregoing document as President of the corporation, and that the statements contained therein are true.



Signature of notarial officer
Amy L. Moon

Print name
My commission expires: May 15, 2023



This certificate is attached to a Mortgage, dated April 5, 2021.

Exhibit A

Beginning at the Southwest corner of the Southwest Quarter Northwest Quarter of Section 21, Township 1 North, Range 44, East of the Boise Meridian, Bonneville County, Idaho and running thence North 12 Chains and 82 Links to the point of beginning; thence Southeast along boundary of highway right of way 8 chains; thence North 45 degrees East 3 chains and 75 links; thence North 45 degrees West 8 chains; thence South 45 degrees West 3 chains and 75 links to the point of beginning.

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