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**IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT,  
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF NEZ PERCE**

DPW Enterprises LLC and Mountain Prime 2018 LLC,  <b>Plaintiffs,</b>  <b>v.</b>  Jeremy L. Bass; Dwayne Pike; and Unknown Parties in Possession of the real property commonly known as:  1515 21st Ave., Lewiston, ID 83501,  <b>Defendants.</b>	<b>DECLARATION OF MOUNTAIN PRIME 2018 LLC</b>  Case No.: CV35-24-1063
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NATHAN MUELLER, being first duly sworn, on oath deposes and says:

- 1.) I am the managing member of Mountain Prime 2018, LLC, a Utah limited liability company.
- 2.) I am over the age of 18 and have personal knowledge of the facts set forth herein.
- 3.) Mountain Prime 2018, LLC is a Utah limited liability company which purchases real property at foreclosure sales across the mountain west.
- 4.) Mountain Prime 2018, LLC partnered with DPW Enterprises LLC for the purchase of the real property commonly known as 1515 21<sup>st</sup> Ave., Lewiston, ID 83501.
- 5.) On February 29, 2024, DPW Enterprises LLC and Mountain Prime 2018 LLC,

submitted a bid to purchase the real property commonly known as 1515 21<sup>st</sup> Ave., Lewiston, ID 83501 (“Property”) for the sum of \$165,346.71, and were the highest bidders at the Trustee’s sale of the subject Property.

6.) Payment has been made and a Trustee’s Deed issued in favor of DPW Enterprises LLC and Mountain Prime 2018 LLC, which was recorded in the Nez Perce County land records on March 2, 2024 as Instrument No. 912874.

7.) Since becoming the owner of the Property, Mountain Prime 2018, LLC has never been provided with a copy of the February 28, 2024 Lease entered into between the former owner Jeremy Bass and tenant Dwayne Pike until Mr. Pike filed his Answer in this matter.

8.) Since becoming owner of the Property Mountain Prime 2018, LLC has received no rental payments from Mr. Pike as called for in the February 28, 2024 Lease.

**CERTIFICATION UNDER PENALTY OF PERJURY**

I certify under penalty of perjury pursuant to the law of the state of Idaho that the foregoing is true and correct.

DATED This September 16, 2024.

By: /s/ Nathan Mueller  
Capacity: Managing Member of Mountain Prime  
2018, LLC

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this September 16, 2024, a true and correct copy of the above and foregoing document was served, which service was effectuated by the method indicated below and addressed as follows:

Jeremy L. Bass 1515 21 <sup>st</sup> Ave Lewiston, ID 83501	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Email/iCourt
Ken Nagy Idaho Legal Aid Services, Inc. <a href="mailto:kennagy@idaholegalaid.org">kennagy@idaholegalaid.org</a> <i>Counsel for Dwayne Pike</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email/iCourt

/s/ Lewis N. Stoddard  
Lewis N. Stoddard