

Filed for Record at Request of:
Witherspoon, Kelley, Davenport
& Toole, P.S.
The Spokesman Review Building
608 Northwest Boulevard, Suite 300
Coeur d'Alene, Idaho 83814
Attn: Dennis M. Davis

6001-22958

DANIEL J. ENGLISH 3P I 2200017000
KOOTENAI CO. RECORDER Page 1 of 3
AAA Date 03/09/2009 Time 11:22:59
REC-REQ OF NORTH IDAHO TITLE INSURA
RECORDING FEE: 9.00
2200017000 DD 10

TRUSTEE'S DEED

DENNIS M. DAVIS, (herein called Trustee), as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby bargain, sell and convey, without warranty, to Lender, AmericanWest Bank, whose address is: 69019 East Appleway Boulevard, Spokane, Washington 99212, hereinafter called Grantee, all of the real property situated in the County of Kootenai, State of Idaho, more particularly described as follows:

Lot 1, Block 1, Honeysuckle Grove, according to the plat recorded in Book "J" of Plats at Page 350, Records of Kootenai County, Idaho.

The Trustee has no knowledge of a more particular description of the above referenced real property, but for purposes of compliance with Section 60-113 Idaho Code, the Trustee has been informed that the addresses of 8888 North Prescott Drive, Hayden, Idaho 83835 is sometimes associated with this real property.

This conveyance is made pursuant to the powers conferred upon Trustee by the Appointment of Successor Trustee, and the Deed of Trust. The Deed of Trust was entered into on May 7, 2007, among Robert Howard, a married person, as his separate estate, as "Trustor/Grantor," Brad L. Williams, Attorney at Law, c/o UPF, Incorporated, as "Trustee," and AmericanWest Bank, as "Beneficiary," with said Deed of Trust recorded May 10, 2007, as Instrument No. 2099114000, in the records of Kootenai County, Idaho.

The original Trustee has been succeeded by Dennis M. Davis, a member in good standing of the Idaho State Bar, as evidenced by that certain Appointment of Successor Trustee recorded October 28, 2008, as Instrument No. 2183737000, records of the Kootenai County Recorder, and said Successor Trustee makes this conveyance after the fulfillment of

the conditions specified in said Deed of Trust authorizing this conveyance and, this conveyance is made as follows, to wit:

The default for which sale was made was in the payment of the obligation due and owing from the Grantor and/or his successors in interest to AmericanWest Bank, Beneficiary, and which said obligation is secured by the said Deed of Trust. Said default, as of the date of the Notice of Default, is more particularly set out in the Notice of Default recorded on October 28, 2008, as Instrument No. 2183738000, records of Kootenai County, State of Idaho.

That by reason of said default, the Trustee on behalf of the Beneficiary of said Deed of Trust declared all sums secured by said Deed of Trust immediately due and payable.

After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by registered or certified mail, by serving the occupants of said property or posting in a conspicuous place on the property, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least twenty (20) days prior to date of said sale as Instrument Nos. 2184113000, 2187019000 and 2188707000, respectively in the records of Kootenai County, State of Idaho. Not less than one hundred twenty (120) days elapsed between the giving of notice of sale by registered or certified mail and the sale of said property.

On February 27, 2009, pursuant to the Notice of Trustee's Sale, the property was sold at auction to the Grantee, being the highest bidder. At the time of the sale, the aggregate principal amount as secured by said Deed of Trust is the principal amount of \$244,453.35; together with interest from February 7, 2008 through February 27, 2009, in the amount of \$16,466.64; plus late fees in the amount of \$300.00; plus costs, charges, trustee's and attorney's fees in connection with the foreclosure to date in the amount of \$4,676.50; making a total of \$265,896.49 due Beneficiary. Such default still existed at the time of sale. The Grantee tendered its credit bid and purchase price of \$65,000.00.

All requirements of law regarding the mailing, personal service, posting, publication and recording of the notice of default, notice of sale and notice of rescheduled sale and all other related notices have been complied with.

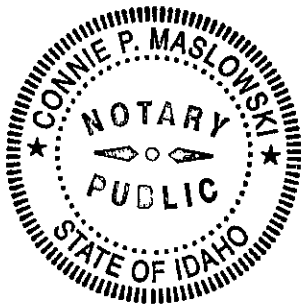
IN WITNESS WHEREOF, the Trustee has caused his name to be hereunto subscribed this 5th day of March, 2009.



DENNIS M. DAVIS, Trustee

STATE OF IDAHO)
 : ss.
County of Kootenai)

On this 5th day of March, 2009, before me, the undersigned Notary Public in and for said state, personally appeared Dennis M. Davis, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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




Notary Public for the State of Idaho
Residing at: Hayden
My commission expires: 02/27/2015