

RESOLUTION NO. 23-248

**RESOLUTION AUTHORIZING THE ISSUANCE OF QUITCLAIM DEEDS  
TO SUCCESSFUL BIDDERS AT THE NOVEMBER 8, 2023  
AUCTION OF SURPLUS PROPERTY**

The following Resolution was considered and adopted by the Canyon County, Idaho Board of Commissioners on the 16<sup>th</sup> day of November, 2023.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Brock the Board resolves as follows:

**WHEREAS**, Idaho Code § 31-808 governs the sale of county property, including property acquired by tax deed;

**WHEREAS**, the County has acquired certain property by tax deed, as described in Exhibit "A", incorporated by reference herein;

**WHEREAS**, the Board of Commissioners previously authorized the sale of said excess properties by approving and publishing a notice of auction of said properties, as required by law;




**WHEREAS**, a public auction was held on November 8, 2023, where said properties were sold to the highest bidder; and

**NOW THEREFORE**, the Board of Commissioners resolves that upon confirmation of payment of the bid amount, quitclaim deeds will be issued conveying the County's interest in said properties to the highest bidders as described in Exhibit "B".

IT IS FURTHER RESOLVED BY THE BOARD, that this resolution shall be effective this 16th day of November, 2023.

CANYON COUNTY BOARD OF COMMISSIONERS

☒ Motion Carried Unanimously  
☐ Motion Carried/Split Vote Below  
☐ Motion Defeated/Split Vote Below

Vote	Yes	No	Did Not
 _____ Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: CHRIS YAMAMOTO, CLERK

By:   
\_\_\_\_\_  
Deputy Clerk

## **SURPLUS PROPERTY ACQUIRED BY TAX DEED**

### **PARCEL 1**

PIN: 02530525 0

ADDRESS: 214 PHOENIX LN, CA, ID

01-3N-3W NE HAPPY DAY BUS CENTER TX 17611 DESCRIBED AS A PORTION OF LOTS 37 AND 38, BLOCK 3, A PORTION OF THE VACATED RIGHT-OF-WAY OF WOLFE STREET AND A PORTION OF THE VACATED RIGHT-OF-WAY OF TIMBRE DRIVE OF HAPPY DAY BUSINESS CENTER SUBDIVISION AS FILED IN BOOK 17 OF PLATS AT PAGE 45, RECORDS CANYON COUNTY, IDAHO LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 1, T 3N, R3W, B.M., CALDWELL, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 33, BLOCK 3 OF SAID HAPPY DAY BUSINESS CENTER SUBDIVISION, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAYE LANE; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID BLOCK 3 NORTH 46°19'00" WEST, 360.00 FEET; THENCE LEAVING THE NORTHEASTERLY BOUNDARY LINE OF SAID BLOCK 3 SOUTH 43° 41'00" WEST, 167.50 FEET TO THE REAL POINT OF BEGINNING; THENCE CONTINUING SOUTH 43°41'00" WEST, 112.50 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID BLOCK 3; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY LINE NORTH 46°19'00" WEST, 48.69 FEET; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE SOUTH 43°41'00" WEST, 25.00 FEET TO THE CENTERLINE OF THE SAID VACATED TIMBRE DRIVE; THENCE ALONG SAID CENTERINE NORTH 46°19'00" WEST, 186.31 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED WOLFE STREET, THENCE ALONG SAID CENTERLINE NORTH 43°41'00" EAST, 137.50 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 46°19'00" EAST 235.00 FEET TO THE REAL POINT OF BEGINNING. CONTAINING 31,095 SQUARE FEET ACRES, MORE OR LESS IN LTS 37 & 38 BLK 3.

ACRES: 0.71

MINIMUM BID AMOUNT: \$4,718.11

PREVIOUS OWNER(S): GRAYE CANYON INDUSTRIAL PARK LLC.

### **PARCEL 2**

PIN: 24418000 0

ADDRESS: N MIDDLETON RD, NA, ID

08-3N-2W NW MIDWAY SUB TX 2 DESCRIBED AS ALL OF THAT CERTAIN PIECE OF LAND IN SECTION EIGHT (8) TOWNSHIP THREE (3) N R TWO (2) W.B.M. IN CANYON COUNTY, IDAHO, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION EIGHT (8) AND RUNNING SOUTH ON SECTION LINE BETWEEN SAID SECTIONS 8 AND 7, 286 FEET; THENCE EAST 90 FEET TO A POINT OF INDIAN CREEK; THENCE NORTH 290 FEET TO A POINT ON SECTION LINE BETWEEN SECTIONS 5 AND 8; THENCE 46 FEET WEST TO THE NORTHWEST CORNER OF SAID SECTION 8, BEING PLACE OF BEGINNING, CONTAINING 46/100 ACRES, MORE OR LESS. BEING PART OF DESCRIPTION IN BOOK 6 PROBATE RECORD, PAGE 489. NOTE: TO BEST OF KNOWLEDGE OF THIS OFFICE, THE CORRECT DESCRIPTION

SHOWS "EAST 96 FEET TO POINT OF INDIAN CREEK" BUT NOT SURE WHAT IT WAS TAKEN FROM. 12-11-41 LESS ROAD IN BLKS 2&3 LESS ROAD.

ACRES: 0.46

MINIMUM BID AMOUNT: \$761.09

PREVIOUS OWNER(S): NOEL CLAUDIO

PARCEL 3

PIN: 30729012 0

ADDRESS: 0 AMITY AVE, NA, ID

32-3N-1W NW TX 05745 DESCRIBED AS A PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼. SECTION 32, TOWNSHIP 3NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN IN CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED, TO-WIT: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 32: THENCE NORTH 89°39'00" WEST 993.67 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 32; THENCE SOUTH 0°08'50" EAST 344.00 FEET TO THE INITIAL POINT OF THIS DESCRIPTION; THENCE SOUTH 89°39'00" EAST 8.00 FEET; THENCE SOUTH 1°01'53" EAST 991.47 FEET TO A POINT ON THE SOUTHEARLY BOUNDARY OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE NORTH 89°36'39" WEST 23.3 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE NORTH 0°08'50" WEST 991.21 FEET TO THE INITIAL POINT OF THIS DESCRIPTION. THE ABOVE TRACT CONTAINS 0.356 ACRES MORE OR LESS. SUBJECT TO ALL EXISTING RIGHTS OF WAY AND EASEMENTS IN NENW.

ACRES: 0.36

MINIMUM BID AMOUNT: \$1,024.88

PREVIOUS OWNER(S): GARRY M ROSE  
JANICE L ROSE

PARCEL 4

PIN: 31135103 0

ADDRESS: 3557 E COMSTOCK AVE., NA, ID

13-3N-2W SW GATEWAY INDUST PARK 1 LT 1 BLK 3

ACRES: 0.78

MINIMUM BID AMOUNT: \$7,458.59

PREVIOUS OWNER(S): KNR NEWBY LLC

PARCEL 5

PIN: 35988000 0

ADDRESS: 0 HOWE RD, CA, ID

06-4N-4W NW SENW, LT 4-S OF DR #6, LT 5-1/2 MINERAL RIGHTS ONLY

ACRES: N/A

½ MINERAL RIGHTS SIT ON 91.36 ACRES

MINIMUM BID AMOUNT: \$374.22

PREVIOUS OWNER(S): WILLARD G MARTIN

**TAX DEED AUCTION - NOVEMBER 8, 2023 - 10:30 A.M.**  
**AUCTION RESULTS**

LEGAL DESCRIPTION		MINIMUM BID AT AUCTION 11/08/2023 (2019-2023)	SITUS ADDRESS	BUYER	PREVIOUS OWNER NAME(S)	ACREAGE	PURCHASE PRICE @ AUCTION	TENDERED PAYMENT	TOTAL AMOUNT DUE TO TAX COLLECTOR AS OF 11/8/2023	BALANCE OF EXCESS PROCEEDS
PIN										
1	01.3N-3W NE HAPPY DAY BUS CENTER TX 17611 IN LTS 37.8.38 BLK 3	\$	4,718.11 214 PHOENIX LN, CA	VURRY SHOTOLYUK - DENNIS KUZMENKO	GRAVE CANYON INDUSTRIAL PARK LLC	0.71	\$	29,000.00 WELLS FARGO BANK CASHIER'S CHECK #0405503711	\$	4,697.38 \$ 24,302.62
2	24418000 0 08.3N-2W NW MIDWAY SUB TX.2 IN BLKS 28.5 LS RD	\$	761.09 N MIDDLETON RD, NA	ERIC AND KRISTI BOOTH	NOEL CLAUDIO	0.46	\$	5,000.00 CASH	\$	759.32 \$ 4,240.68
3	30729012 0 32.3N-1W NW TX 05745 IN NENW	\$	1,024.88 0 AMITY AVE, NA	V & L RANCHES, LLC AN IDAHO LIMITED LIABILITY COMPANY	GARRY M ROSE JANICE L ROSE	0.36	\$	6,000.00 CASH	\$	1,023.78 \$ 4,976.22
4	31135103 0 13.3N-2W SW GATEWAY INDUST PARK1 LT 1 BLK 3	\$	7,458.59 3557 E COMSTOCK AVE, NA	ANTELOPE PROPERTY HOLDINGS, LLC	KIM NEWBY LLC	0.78	\$	63,000.00 KEY BANK CASHIER'S CHECK #091322805 \$63,000.00**	\$	8,000.00 \$ 55,000.00
5	06-4N-4W NW SENEV, LT 4.5 OF DR #6, LT 5 1/2 MINERAL RIGHTS ONLY	\$	374.22 0 HOWE RD, CA	V J HARBER	WILLARD G MARTIN	N/A (1/2 MINERAL RIGHTS SIT ON 91.36 ACRES)	\$	1,000.00 CASH	\$	357.94 \$ 642.06
							\$	104,000.00	\$	14,838.42 \$ 89,161.58
							CASHIER'S CHECK	5	92,000.00	
							CASH	5	12,000.00	
							TOTAL DEPOSIT	5	104,000.00	

Exhibit B