

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A22-02194A
Date Received: 8/16/1988
Receipt No: E001320
Received By: _____

COPY FOR
YOUR FILES

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

COPY FOR
YOUR FILES

1. Name: CORNELISON & OLSEN
Address: AN IDAHO GENERAL PARTNERSHIP
PO BOX 817
REXBURG ID 83440
208-356-0396

2. Date of Priority: NOV 15, 1960

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
05N	40E	26	SW	SE			MADISON

5. Description of diverting works:
WELL AND PUMP TO SPRINKLERS

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	11/01	2.070		

7. Total Quantity Appropriated is:
2.070 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 462.5 Acre Feet Per Annum.

9. Non-irrigation uses:
NONE

11/09/94

NOV 9 8 1994

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
05N	40E	26	NW	NE		IRR	36.0
			SW	NE		IRR	40.0
			NW	SE		IRR	40.0

10. Place of Use: Continued

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
05N	40E	26	SW	SE		IRR	40.0
						Section Acres	156.0
		35	NW	NE		IRR	39.0
						Section Acres	39.0
						Total Acres	195.0

11. Place of use in counties: MADISON

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:
CHANGED OWNERSHIP 11/9/94/JT/GT

15. Basis of Claim: LICENSE

Water Right Number: 222194

MADE/FILED
NOV 08 1994

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A22-02194A
Date Received: 8/16/1988
Receipt No: E001320
Received By: HWT

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: MITCHELL B. WEBSTER
Address: 224 APACHE
REXBURG, ID

83440

2. Date of Priority: NOV 15, 1960

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
05N	40E	26		SW	SE		MADISON

5. Description of diverting works:
WELL AND PUMP TO SPRINKLERS

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	11/01	2.070		

7. Total Quantity Appropriated is:
2.070 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 462.5 Acre Feet Per Annum.

9. Non-irrigation uses:
NONE

10. Place of Use:

Township	Range	Section	1/4 of	1/4 of	Lot	Use	Acres
05N	40E	26	NW	NE		IRR	36.0
			SW	NE		IRR	40.0
			NW	SE		IRR	40.0

A22-02194A

Page

1

Date: 08/16/88

A2202194A



OCT 29 1988

10. Place of Use: Continued

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
05N	40E	26	SW	SE		IRR	40.0
						Section Acres	156.0
		35	NW	NE		IRR	39.0
						Section Acres	39.0
						Total Acres	195.0

11. Place of use in counties: MADISON

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
NONE

14. Remarks:

15. Basis of Claim: LICENSE
Water Right Number: 222194

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not x wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): x Mitchell B. Webster Date: x 8-16-88

Date: _____

State of Idaho)
County of Bonneville) SS.

Subscribed and sworn (or affirmed) before me this 16th day
of August 19 88

Betty J. Thompson
Notary Public

Seal

Residing at Idaho Falls

My Commission Expires 6-94

AJ0749NP
No. A22-02194A

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT
(REGIONAL)

DATE: 03/28/00
PAGE: 1

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=====
OWNER          PRIORITY      USE PERIOD      DIVERSION      DIVERSION
CODE          NAME & ADDRESS    DATE          WATER USE      FROM    TO      RATE      VOLUME
-----
C  R & S WEBSTER ENTERPRISES LLC    11/15/1960  IRRIGATION      04-01  11-01      2.070 CFS
  PO BOX 671
  REXBURG ID 83440
  (208) 356-0367
                                     TOTAL DIVERSION: 2.070 CFS
                                     CONSUMPTIVE USE: 462.50 AFA
=====
```

Water Source: GROUNDWATER

Tributary to:

Stage: LICENSE

Point(s) of Diversion:

T05N R40E S26

SWSE

MADISON County

Place of use Legal Description for: IRRIGATION

NE												NW				SW				SE																																							
		NENE		NWNE		SWNE		SENE		: NENW		NWNW		SWNW		SENW		: NESW		NWSW		SWSW		SESW		: NESE		NWSE		SWSE		SESE		:	SUM																								
T	R	S	: Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	: Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	: Lt	Ac	Lt	Ac	Lt	Ac	: Lt	Ac	Lt	Ac	Lt	Ac	Lt	Ac	:																										
05N	40E	26	:			36		40		:								:							:		40		40			:	156.0																										
05N	40E	35	:			39				:								:							:							:	39.0																										
																												TOTAL ACRES		195.0																													

POU County: MADISON

Non-Irrigation Uses: NONE

Other Rights: NONE

Remarks: GEN CHANGED OWNERSHIP 11/9/94/JT/GT
CHANGED OWNERSHIP JC/3-28-00

Dates: Exam Made Date:

Verified Date:

Objection Filed Date:

Misc: Water District Number:

Field Inspection Flag:
Presumption Flag:

S88°52'00"E 412.50'
 N89°56'13"E 342.00'
 N89°26'17"W 412.50'
 N89°26'17"W 412.50'
 S89°54'52"W 342.00'

A 22-02194A

R40E

Tom

Broce

N88°44'42"W
2637.85'

Parcel 4
160.0.0 ac.

Broce

S88°52'00"E 5282.877'

2641.43'

Road

N89°58'25"W 5275.24'

1897.62'

2048.00'

987.62'

Tom

Mitch

Parcel 2 52.0 ac.

Parcel 3 50.12 ac.

200

110

Fowler 160

TSN

SOUTH

5307.97'

N0°07'06"W

5305.00'

26

350A

Well
SUSE

S0°07'06"E

5301.79'

N0°16'13"W 5300.28'

N0°16'13"W 5299.75'

N0°16'17"W 5295.62'

N0°16'20"W 5291.50'

Mitch

160

Broce

4456.78'

N89°26'17"W 5283.78'
LOS WELFARE

N89°56'13"E 5303.34'

1911.67'

2048.00'

1001.67'

34

35

36

37

38

39

40

41

42

43

44

45

46

47

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60

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66

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68

69

70

N0°18'40"W 1326.27'

2048.00'

S0°18'41"E 1325.46'

N0°13'56"W 5299.73'

1324.93'

1325.07'

1324.93'

1325.07'

1324.93'

1325.07'

1324.93'

S89°54'52"W

35
Tom

Mitch

S89°50'50"W

S89°50'49"W

5288.70'

5288.70'

202 26 102

Log for claim 22-02194A

Spatial Dynamics LTD

6/26/01

TR	SEC	QQ	Acres Claimed	Acres Found	COMMENT
05n40e	26	NWNE	36	38	
05n40e	26	SWNE	40	39	
05n40e	26	NWSE	40	39	
05n40e	26	SWSE	40	40	
05n40e	35	NWNE	39	38	
Totals:			195	194	



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A, Idaho Falls, Idaho 83402-1718 - (208) 525-7161- Fax (208) 525-7177

EASTERN REGION

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

March 28, 2000

R & S WEBSTER ENTERPRISES LLC
PO BOX 671
REXBURG ID 83440

RE: NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP
NOTICE OF CLAIM TO A WATER RIGHT A22-02194A,
A22-10939

Dear Mr. Webster:

The request for Change of Water Right Ownership concerning the above-referenced Notice of Claim has been processed and the Department's records updated to reflect you as the new claimant.

The enclosed report shows this change along with the elements of the water right being claimed. Please review this report and contact this office if there are corrections or questions.

Please keep this report for your records.

Respectfully yours,

Jennifer Crabtree
Technical Records Specialist

Enclosure

DC/3-27-00
DELOE *DR*

RECEIVED

MAR 24 2000

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Department of Water Resources
Eastern Region

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
 Incomplete forms will be returned.

1. Water Right No(s): _____
 Adjudication Claim No(s): A22-02194A A22-10939

2. The following **REQUIRED** information must be submitted with this form:
 - A. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
AND
 - B. **PLAT OF PROPERTY** or **SURVEY MAP** showing the location of the place of use of the water right(s) or claim(s). (These are usually attached to your deed or on file with the county.)
OR
 - C. If your water right or adjudication claim is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant CORNELISON & OLSEN, AN IDAHO GEN. PARTNERSHIP
PO Box 817, REXBURG ID 83440

4. New Owner/Claimant(s) R & S WEBSTER ENTERPRISES, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
 New Mailing Address PO Box 671
 City, State and ZIP Code REXBURG ID 83440
 New Telephone Number (208) 356-0867

5. Date you acquired the property 2-4-2000

6. Did you acquire all of the former owner's property? If you did, skip this item and go to item 7. If you acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). Describe in detail your portion of each water right or adjudication claim in the spaces in the box below only if the water right(s) or claim(s) need to be split between owners. If necessary, attach additional pages. If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.

Number of acres you irrigate with this water right _____ Number and type of stock _____

Diversion rate in CFS _____ Number of homes you acquired _____ Other uses _____

7. Signature of New Owner(s) or Claimant(s) *Shane Webster* *Partner*

Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign form.

8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

INSTRUCTIONS

This form has been prepared to assist new owners of property to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. Section 42-248 requires certain property holders to notify the Department of Water Resources (IDWR) of any change in mailing address or ownership of all or part of a water right record on file with IDWR. Section 42-1409(6) provides that new property owners must notify IDWR of any change in ownership of a water right during an adjudication of water rights. Required claims may be filed by a new owner.

Separate brochures are available from IDWR describing the adjudication of water rights and the requirement to notify IDWR of changes in ownership. Please contact your nearest IDWR office, or call 1-800-451-4129, if you would like more information or need help completing this form. Please attach additional sheets to the form if you require additional space to describe or explain any of the items on the form.

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). Please enter these number(s) at **Item 1**. If you or the seller believes there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at **Item 2** is required, since IDWR cannot process the requested change without documentation of ownership. The preferred types of documentation are shown; contact IDWR if you have difficulty obtaining this information. Do not obtain a new survey for purposes of this form before contacting IDWR.
3. Please provide the name and address of the former owner of the water right and/or adjudication claim at **Item 3**.
4. The name, mailing address, and telephone number of the new owner(s) is entered at **Item 4**. Please indicate the relationship between multiple owners by using the connector 'and', 'or', or 'and/or'. If an 'and' is used, all parties must sign this form. If an 'and/or' or 'or' is used, all parties may sign. However, only one of the named parties is required to sign.
5. At **Item 5**, please provide the date the property in question was acquired. This may be the date of "closing" in the case of a real estate transaction or the date of court order for other types of ownership changes.
6. You may be purchasing only a portion of the total water right held by the seller. This means the water right held by the seller may be "split" to provide your share of the right in question. Be sure to include a description of the portion of the water right you have purchased at **Item 6**.

Please provide as much detail as possible concerning your portion of the water right: include the number of homes you acquired, number of acres irrigated with your portion of the right, if it is more than 1/2 acre, type and number of stock if your portion of the right includes stockwater, etc. In the absence of information to the contrary, IDWR will assume the intent is to split the rights *proportionately*.

7. The new owner(s) must sign the form in the space(s) provided at **Item 7**. Corporations and other organizations must submit a list of directors or officers demonstrating the authority of the director or officer to sign the form.
8. There is no filing fee. When complete, you should retain a copy and return the original of the form to the IDWR office nearest you:

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380
(208) 736-3033

IDWR Northern Region
1910 Northwest Blvd., Suite 210
Coeur d'Alene, ID 83814-2615
(208) 769-1450

2625

Transferred to Fremont
County

ST 1900'
1/2 SEC 26

75.8
6 NHFL

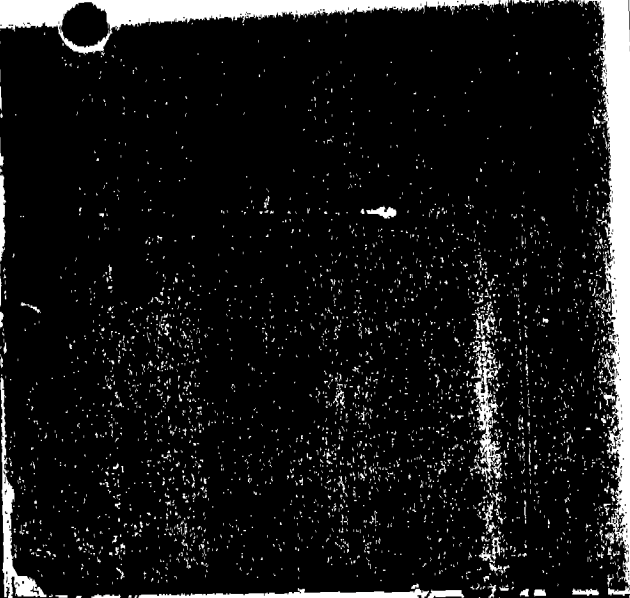
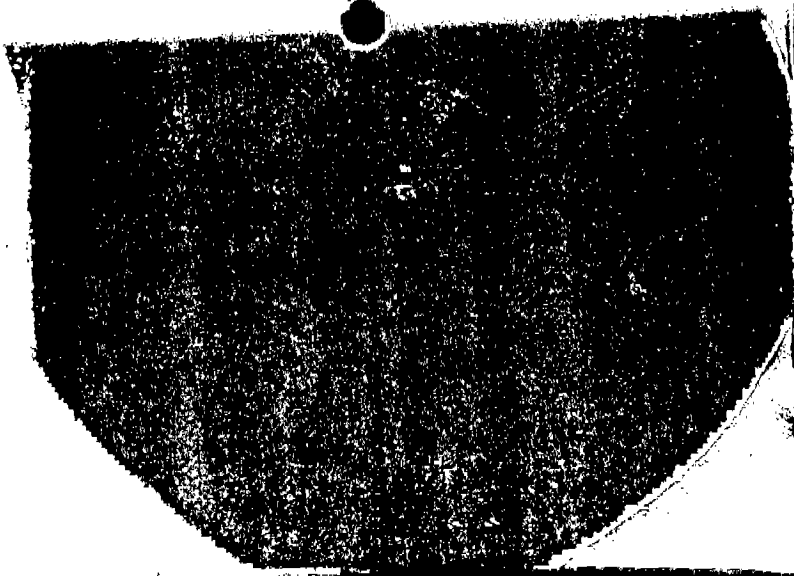
NW

P/O

TSN
R40E

2
35

74.4
7 NHFL



26 25

Transferred to Fremont
County

ST 1900'
1/2 SEC 26

75.8
6 NHRL

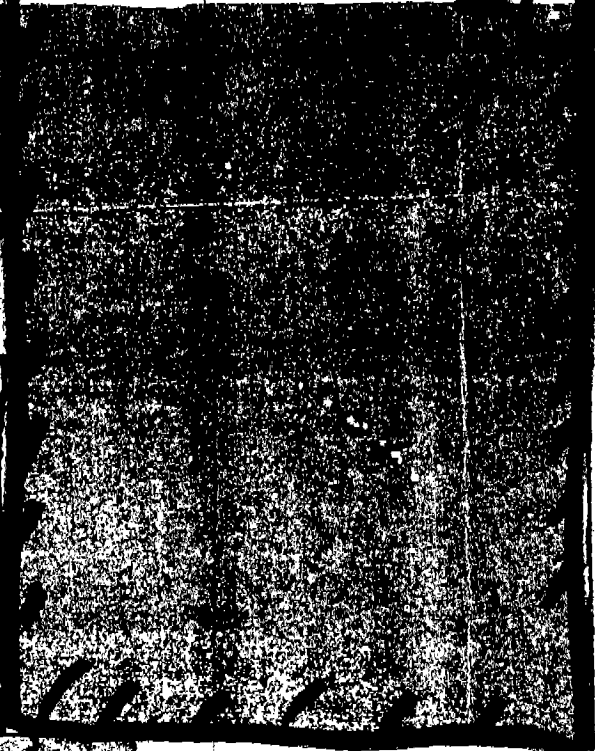
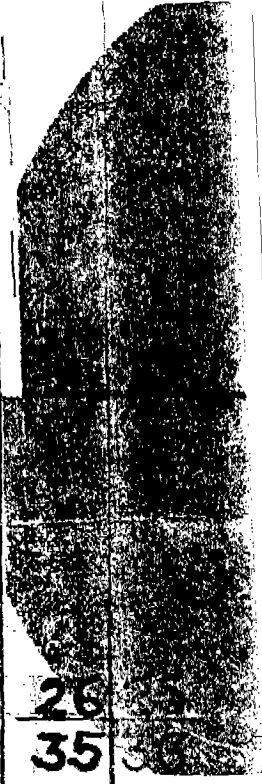
NW

P/D

TSN
240E

26 35
35 38

74.4
7 NHRL



ST 1900'
1/2 SEC 26

26785

WARRANTY DEED

FOR VALUE RECEIVED, Cornelison & Olsen Partnership, an Idaho general partnership, consisting of Keith Cornelison and Ronald Olsen whose mailing address is P.O. Box 396, Rexburg, Idaho, 83440, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey to R & S Webster Enterprises, LLC whose mailing address is 430 Yale Avenue, Rexburg, Idaho 83440, hereinafter termed Grantee, the following described real property located in Madison County, State of Idaho, particularly described as follows, to-wit:

PARCEL 1: A parcel of land situated in Madison County, State of Idaho, Township 5 North, Range 40 East of the Boise Meridian, Sections 26 and 35, more particularly described as follows:

Commencing 1900 feet East of the Northwest corner of Section 26, Township 5 North, Range 40 East, Boise Meridian, Madison County, State of Idaho, and running thence South 5280 feet to the South boundary line of said Section 26; thence continuing on South 1320 feet into Section 35, Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho; thence East 2048 feet; thence North 6600 feet to the North boundary line of Section 26, Township 5 North, Range 40 East, Boise Meridian; thence West 2048 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or appertaining, **SUBJECT HOWEVER**, to all easements and rights-of-way-appearing on such premises or of record, reservations in favor of the United States or the State of Idaho.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does covenant to and with the said Grantees that it is the owner in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that it will warrant and defend the same from all lawful claims whatsoever.

Dated this 4th day of February, 2000.

GRANTOR

CORNELISON & OLSEN, PARTNERSHIP

by: *Keith Cornelison*
Keith Cornelison, General Partner

by: *Ronald Olsen*
Ronald Olsen, General Partner

Microfilm No. 282300
Day FEB 04 2000 At 1625
MARILYN R. RASMUSSEN
MADISON COUNTY RECORDER
Fee \$ 6-- 72 Deputy
Recorded At Request of
First American Title Company

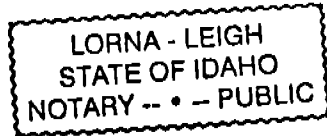
STATE OF IDAHO)

282400

ss.

County of Madison)

On this 4th day of February, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared, Keith Cornelison and Ronald Olsen, known to me to be the general partners of CORNELISON & OLSEN PARTNERSHIP, the general partnership that executed the foregoing instrument and acknowledged to me that such general partnership executed the same.



Lorna - Leigh
Notary Public for Idaho

Residing at Frement Co.

My Comm. Expires: 3-16-2001

NOVEMBER 9, 1994

CORNELISON & OLSEN
AN IDAHO GENERAL PARTNERSHIP
PO BOX 817
REXBURG ID 83440

RE: CHANGE IN OWNERSHIP FOR A22-11034, -02273, -02194A, -
02194B, 10982, & -10979

Dear Sirs:

The request for Change in Ownership concerning the
Notice(s) of Claim in the above reference has been
processed and the Notice(s) modified to reflect you as
the new owner.

Enclosed are typed Notices with your name shown as the
current owner. Review the forms and if there are other
corrections or questions, feel free to contact this
office.

If there are no questions or corrections, please keep
these Notices for your records.

Respectfully submitted,

Jo Thompson
Adjudication Secretary

Enclosure: Notice of Claim

cc: Charles Homer/copy of letter

RECEIVED
NOV 06 1994

Law Offices
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

FRED J. HAHN
KENT W. FOSTER
ROBERT E. FARNAM
WILLIAM D. FALER
STEPHEN E. MARTIN
CHARLES A. HOMER
GARY L. MEIKLE
GAYLE A. SORENSON, P.A.
DONALD L. HARRIS, P.A.
DALE W. STORER
MARIE T. TYLER
JOHN G. SIMMONS, P.A.
ROBERT M. FOLLETT
FREDERICK J. HAHN, III
JAMES K. SLAVENS

WEST ONE BANK BLDG.
330 SHOUP AVENUE, THIRD FLOOR
P.O. BOX 50130
IDAHO FALLS, IDAHO 83405

TELEPHONE (208) 523-0620
TELEFAX (208) 523-9518

Arthur W. Holden
(1877-1967)
Robert B. Holden
(1911-1971)
Terry L. Crapo
(1939-1982)
William S. Holden
(1907-1988)

November 4, 1994

Idaho Department of Water Resources
900 North Skyline Drive
Idaho Falls, Idaho 83402-1718

RECEIVED

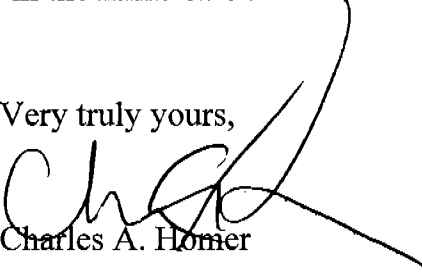
NOV 07 1994

Department of Water Resources
Eastern District Office

Gentlemen:

Enclosed is a "New Property Owner Notice of Change of Water Right Ownership" form which we are submitting on behalf of our client, Cornelison & Olsen Partnership. You will note that the enclosed form is executed by the General Partner of Cornelison & Olsen and has attached thereto a copy of the recorded Warranty Deeds transferring title on the subject property to Cornelison & Olsen. I presume that you will now process the relevant water rights to show that the filing is now in the name of Cornelison & Olsen. Please call if you have any questions.

Very truly yours,


Charles A. Homer

Enclosure

G:\WPDATA\CAH\8470\IDWR1104.LTR:srs

NOV 08 1994

NOV 08 1994

RECEIVED
NOV 07 1990

**NEW PROPERTY OWNER
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP**

Department of Water Resources
Eastern District Office

DATE OF CLOSING: January, 1990

LEGAL DESCRIPTION OF PROPERTY: Township _____, Range _____, Section _____, _____ 1/4 of _____ of _____ 1/4 of _____ 1/4, Govt. Lot _____, BMLot _____, Block, _____, Subdivision/Townsite _____.

See attached copy of Schedule "A" from Title Insurance Policy

[] Served Only by a Public Service Water Supply (all water is received from a city or company who maintains water supply system, owns the water right, and bills the customer on a regular basis)

[X] Water Rights Number(s) ^{No R} A22-11034, ^{No R} A22-02273, ^{No R} A22-02194A,
Assigned by IDWR: ^{No R} A22-02194B, A22-10982, A22-10979 ^{↑ R} ^{↑ R}

[X] Name and Address of Former Owner/Claimant(s)(Seller): Webco Farms, Inc., Mitch B. & Marilyn
P. Webster and Valley Bank, c/o Kevin
T. Sullivan, Esq. P.O. Box 51718
Idaho Falls, Idaho 83405

[X] New Owner/Claimant (Purchaser): Cornelison & Olsen, an Idaho
General Partnership

[X] New Mailing Address: P.O. Box 817
Rexburg, Idaho 83440

[X] New Telephone Number: (208) 356-0396

[X] Does the change in ownership result in a splitting of the water right owned/claimed?
_____ yes X no. If yes, then describe the portion of the water right that is now owned/claimed by the new owner:

_____ NOV 06 1990

- [X] Attach proof of ownership,
describe proof attached: See attached Warranty Deed
(proof of ownership must describe either the property conveyed or include the claim
number. Proof of ownership is not required if this form is signed by the former
owner/claimant.)

CORNELISON & OLSEN PARTNERSHIP

- [X] Signature of New
Owner/Claimant(s)

By: *Leith Cornelison* Date: 11/03/94
Its: General Partner

- [] Signature of Former
Owner/Claimant(s)

Date: _____
Date: _____

(Signature of former claimant(s) is not required if proof
of ownership is attached)

FOR IDWR USE ONLY:

Initial Review and Data-Entry

Date: _____ By: _____

Further Action Needed:

Further Action Taken

Date: _____ By: _____

Final Review and Data-Entry

Date: _____ By: _____

Claim Number of Split, if any:

Original to be mailed to Idaho Department of
Water Resources. Copies to Former Owner and
New Owner

NOV 08 1994

NOV 06 1950

also has an obligation to pay one-half of the power, maintenance, repair and replacements associated with the well and pump. The well pumps approximately 20 gallons per hour. *M.N.?*

2. An easement in favor of Webco Farms, Inc. to transport one-half of the water rights arising from the well located on the property being transferred by this Deed to the property of Webco Farms, Inc. lying immediately to the East of the property that is the subject of this Deed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate right, title and interest in and to the said property, as well in law as in equity, of the party of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the party of the second part, and to party of the second part's heirs and assigns forever. And the said party of the first part, and said party of the first part's heirs shall and will warrant and by the presents forever defend the said premises in the quiet and peaceable possession of the said party of the second part and party of the second part's heirs and assigns, against the said party of the first part and party of the first part's heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same.

In construing this deed and where the context so requires, the singular includes the plural.

This Amended Corporation Warranty Deed is given to correct an error in the legal description in the Warranty Deed recorded as Instrument No. 231998. This Amended Corporation Warranty Deed shall replace such prior Warranty Deed recorded as Instrument No. 231998.

IN WITNESS WHEREOF, the said party of the first part hereunto has set its corporate name and seal by its duly authorized officer.

RECORDED

NOV 06 1998



VALLEY BANK

By:

R. James Meikle
R. James Meikle, President

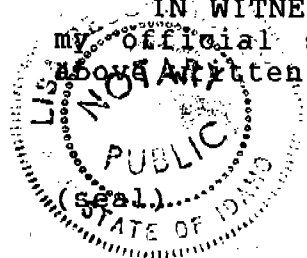
ATTEST:

Marilyn H. Holley
Marilyn H. Holley, Secretary

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 12th day of January, 1990, before me, the undersigned, a Notary Public in and for said state, personally appeared R. JAMES MEIKLE, known or identified to me to be the President of Valley Bank, the corporation that executed the foregoing instrument and the person who executed the same on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Don Bell
Notary Public for Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 3-3-93

#8470
5655h/rfs

MICROFILMED

3 - AMENDED CORPORATION WARRANTY DEED

State of Idaho }
County of Madison, } ss.
I hereby certify that the within Instrument was
filed JAN 31 1990
19 at 9:25 A M., and
recorded on Film 100-061550 Fee 9.00
by MARIE B. HOOPES, Recorder
B. S. Smith Deputy
At the request of Heiden, Kidwell,
Hahn, Capro

CORPORATION WARRANTY DEED

THIS INDENTURE, made this 23rd day of January, 1990, between WEBCO FARMS, INC., a corporation duly organized and existing under the laws of the State of Idaho, and having its principal office in Idaho at Rexburg in the County of Madison, State of Idaho, the party of the first part, and CORNELISON & OLSEN, a General Partnership having as its General Partners Keith Cornelison and Ronald Olsen, whose mailing address is P. O. Box 817, Rexburg, Idaho 83440, the party of the second part.

WITNESSETH, that the party of the first part having been hereunto duly authorized by resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, to it in hand paid by the party of the second part hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the party of the second part, and to party of the second part's successors and assigns forever, all the following described real estate situated in County of Madison, State of Idaho, to-wit:

PARCEL 1.

Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho:

Section 26: The East 342 feet of said Section;
Section 35: The East 342 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$;
Section 25: W $\frac{1}{2}$; SE $\frac{1}{4}$. LESS THE FOLLOWING
PROPERTY: Starting at the point of the Southwest corner of the SE $\frac{1}{4}$ of Section 25, then running North 275 feet; thence East 160 feet; thence South 275 feet; thence West 160 feet to the point of beginning.

Section 24:

Commencing at a point approximately 1419 feet East of the Northwest corner of the Southwest Quarter and running thence South 30°9' East approximately 974 feet; thence South 22°40' East 970 feet; thence South 49° East 145 feet; thence South 1°18' East 805 feet, more or less, to the South line of said Section; thence South 89°6' East 380 feet to the Southeast corner of the Southwest Quarter; thence North approximately 2640 feet to the center of said Section; thence West approximately 1221 feet to the point of beginning.

NOV 06 1990

ALSO: Commencing at a point approximately 792 feet East of the Northwest corner of the Southwest Quarter and running thence East 627 feet; thence South 30°09' East approximately 974 feet; thence South 22°40' East 970 feet; thence South 49° East 145 feet; thence South 1°18' East 805 feet, more or less, to the South line of said Section; thence West 363 feet to the East line of the County Road; thence Northwesterly along the East line of said County Road 2871 feet, more or less, to the point of beginning.

Section 36: $W\frac{1}{2}$.

PARCEL 2:

Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho:

Section 24: $SE\frac{1}{4}$

Township 5 North, Range 41 East, Boise Meridian, Madison County, Idaho:

Section 30: Lots 2, 3 and 4; $SE\frac{1}{4}$ $NW\frac{1}{4}$; $E\frac{1}{2}$ $SW\frac{1}{4}$.

SUBJECT TO THE FOLLOWING:

1. The effect of and conditions contained in State Deeds dated May 8, 1923, recorded June 12, 1944, in Book 60, Page 344; and dated November 5, 1943, recorded December 22, 1943, in Book 155, Page 43, as follows:

"Subject to the provision of Section 56-504, Idaho Code Annotated, which grants over all lands belonging to the State a right of way for ditches, tunnels and telephone and transmission lines, constructed by authority of the United States; and to the provisions of Section 46-701, Idaho Code Annotated, Reserving to the State all mineral rights in lands sold subsequent to the 8th day of May, 1923." Parcel 1: Section 36.

2. Pole Line Easement to Utah Power & Light Company recorded May 16, 1961, in Book 187, Page 255. Said Easement being for electric transmission lines. Parcel 1: Section 25 and 26.

3. Pole Line Easement to Utah Power & Light Company recorded August 20, 1965, as Instrument No. 127418. Said

easement being for pole line easement being for electric transmission lines. Parcel 1: Section 25 and 36.

4. Pole Line Easement to Utah Power & Light Company recorded August 20, 1965, as Instrument No. 127419. Said easement being for pole line easement being for electric transmission lines. Parcel 2: Section 24.

5. Pole Line Easement to Utah Power & Light Company recorded August 20, 1965, as Instrument No. 127427. Said easement being for pole line easement being for electric transmission lines. Parcel 1: Section 25 and 26.

6. Pole Line Easement to Utah Power & Light Company recorded August 20, 1965, as Instrument No. 127428. Said easement being for pole line easement being for electric transmission circuits. Parcel 1: Section 26.

7. Pole Line Easement to Utah Power & Light Company recorded August 20, 1965, as Instrument No. 127429. Said easement being for pole line easement being for electric transmission circuits. Parcel 1: Section 26.

8. Pole Line Easement to Utah Power & Light Company recorded October 21, 1965, as Instrument No. 127761. Said easement being for pole line easement being for electric transmission circuits. Parcel 1: Section 25 and 36.

9. Pole Line Easement to Utah Power & Light Company recorded August 21, 1965, as Instrument No. 127763. Said easement being for pole line easement being for electric transmission circuits. Parcel 1: Section 26.

10. Pole Line Easement to Utah Power & Light Company recorded July 13, 1967, as Instrument No. 131609. Said easement being for pole line easement being for electric transmission lines. Parcel 1: Section 36.

11. Grant of Right of Way from William L. Webster to Pauline E. Smith, dated October 25, 1972, recorded November 2, 1972, as Instrument No. 147045. Said easement being for roadway. Parcel 1: Section 25; and Parcel 2: Section 24 and 30.

12. Easement to Utah Power & Light Company recorded March 9, 1973, as Instrument No. 148244. Said easement being for roadway. Parcel 1: Section 25.

RECORDED
NOV 08 1973

13. Easement to Utah Power & Light recorded March 9, 1973, as Instrument No. 148245. SAid easement being for transformer pad. Parcel 1: Section 36.

14. Easement to Utah Power & Light Company recorded September 9, 1973, as Instrument No. 168752. Said easement being for underground duct line. Parcel 1: Section 25.

15. Easement to Utah Power & Light recorded September 9, 1977, as Instrument No. 168751. Said easement being for underground duct line. Parcel 2: Section 30.

16. The effect of and conditions contained in Quitclaim Deed between Bruce B. Webster and Julia Webster, husband and wife, and Valley Bank, dated November 10, 1987, recorded October 26, 1988, as Instrument No. 227312.

17. Right, title and interest of the public in and to that portion of the above described premises falling within the bounds of roads and highways, dedicated and/or otherwise used by public, and subject to all easements and restrictions attendant pertinent to said highways.

TOGETHER with all and singular the building and improvements appurtenant thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate right, title and interest in and to the said property, as well in law as in equity, of the party of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the party of the second part, and to party of the second part's assigns forever. And the said party of the first part, and said party of the first part's assigns shall and will warrant and by the presents forever defend the said premises in the quiet and peaceable possession of the said party of the second part and party of the second part's assigns, against the said party of the first part and party of the first part's assigns, and against all and every person and persons whomsoever, lawfully claiming or to claim the same.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the said party of the first part hereunto has set its corporate name by its duly authorized officer.

WEBCO FARMS, INC.

By

Mitch B. Webster

Its

Treasurer

STATE OF IDAHO

)

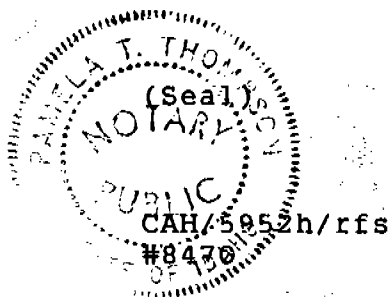
)ss.

County of Bonneville

)

On this 23rd day of January, in the year 1990, personally appeared Mitch B. Webster, known to me to be the Treasurer of WEBCO FARMS, INC., the Corporation that executed the foregoing instrument and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Pamela T. Thompson
Notary Public for Idaho

Residing at Idaho Falls, Idaho

My commission expires 1-14-93

MICROFILMED

State of Idaho
County of Madison,

} SS 232608

I hereby certify that the within Instrument was
filed FEB. 20 1990

19 at 1:05 P M., and

recorded on Film 232608

Fee 15.00

by MARIE B. HOOPES, Recorder

Deputy

Deputy

At the request of

Holburn Kidwell

WARRANTY DEED

THIS INDENTURE, made this 23rd day of January 1990, by MITCH B. WEBSTER and MARILYN P. WEBSTER, husband and wife, the party of the first part, and CORNELISON & OLSEN, a General Partnership having as its General Partners Keith Cornelison and Ronald Olsen, whose mailing address is P.O. Box 817, Rexburg, County of Madison, State of Idaho 83440, the party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and OTHER GOOD AND VALUABLE CONSIDERATION, to the party of the first part in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents, does grant, bargain, sell, convey and confirm unto the party of the second part, and to the party of the second part's heirs and assigns, forever, all of the following described real estate situated in the County of Madison, State of Idaho, to-wit:

A parcel of land situated in Madison County, State of Idaho, Township 5 North, Range 40 East of the Boise Meridian, Sections 26 and 35, more particularly described as follows:

Commencing 1900 feet East of the Northwest corner of Section 26, Township 5 North, Range 40 East, Boise Meridian, Madison County, State of Idaho, and running thence South 5280 feet to the South boundary line of said Section 26; thence continuing on South 1320 feet into Section 35, Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho; thence East 2048 feet; thence North 6600 feet to the North boundary line of Section 26, Township 5 North, Range 40 East, Boise Meridian; thence West 2048 feet to the point of beginning.

SUBJECT TO:

1. Easement to Utah Power & Light Co. recorded August 20, 1965, as Instrument No. 127429. Said easement being for 3 guy anchor and 14 poles.
2. Easement to Utah Power & Light Co. recorded August 21, 1965, as Instrument No. 127763. Said easement being for 1 guy anchor and 5 poles.

RECORDED

NOV 10 1990

3. Right, title and interest of the public in and to that portion of the above premises falling within the bounds of roads and highways, dedicated and/or otherwise used by public, and subject to all easements and restrictions attendant pertinent to said highways.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, of the party of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the party of the second part, and to the party of the second part's heirs and assigns forever. The party of the first part and the party of the first part's heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of the party of the second part, and the party of the second part's heirs and assigns, against the party of the first part, and the party of the first part's heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the party of the first part hereunto has set their hand the day and year first above written.

Mitch B. Webster
Mitch B. Webster

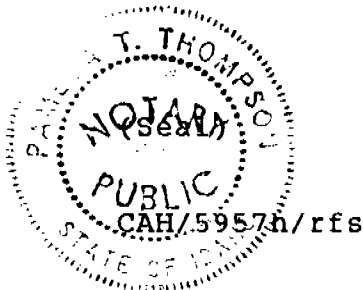
Marilyn P. Webster
Marilyn P. Webster

RECORDED
NOV 16 1956

STATE OF IDAHO,)
)ss.
County of Bonneville.)

On this 23rd day of January, in the year 1990, before me, the undersigned Notary Public in and for said state, personally appeared MITCH B. WEBSTER and MARILYN P. WEBSTER, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Pamela T. Thompson
Notary Public for Idaho
Residing at Idaho Falls, Idaho
My commission expires 1-14-93

MICROFILMED
State of Idaho } SS 232607
County of Madison, }
I hereby certify that the within instrument was
filed FEB. 20 1990
19__ at 1:00 P M., and 06 1990
recorded on Film 232607
Fee 9.00
by MARIE B. HOOPES, Recorder
Diaper Deputy
At the request of Holden Richard Halm + Crapo
PO Box 50130
IF ID 83405

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

CASE NUMBER
5-8040-V

DATE OF POLICY
March 20, 1990 at 3:15 p.m.

OWNER'S POLICY

AMOUNT OF INSURANCE
\$600,000.00

ENDORSEMENTS

POLICY NUMBER
113-00-055171

1. Name of insured:

CORNELISON & OLSEN, a General Partnership, having
as its General Partners, KEITH CORNELISON AND RONALD OLSEN

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

CORNELISON & OLSEN, a General Partnership, having
as its General Partners, KEITH CORNELISON AND RONALD OLSEN

4. The land referred to in this policy is described as follows:

2h Webster
property

A parcel of land situated in Madison County, State of Idaho. Township 5 North, Range 40 East of the Boise Meridian, Sections 26 and 35, more particularly described as follows:

Commencing 1900 feet East of the Northwest corner of Section 26, Township 5 North, Range 40 East Boise Meridian, Madison County, State of Idaho, and running thence South 5280 feet to the South boundary line of said Section 26; thence continuing on South 1320 feet into Section 35, Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho; thence East 2048 feet; thence North 6600 feet to the North boundary line of Section 26, Township 5 North, Range 40 East, Boise Meridian; thence West 2048 feet to the point of beginning.

A22-02194A

RECORDED

NOV 06 1990

AMERICAN LAND TITLE COMPANY

By:

Victor A. Hanson

Countersignature Authorized Officer or Agent

REXBURG, IDAHO

Issued at (Location)

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A cont'd.

W/60 Property

PARCEL 1

Township 5 North, Range 40 East, Boise Meridian Madison County, Idaho

Section 26: The East 342 feet of said Section;

Section 35: The East 342 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Section 25: W $\frac{1}{2}$; SE $\frac{1}{4}$

A22-02194B

LESS THE FOLLOWING PROPERTY:

Starting at the point of the Southwest corner of the SE $\frac{1}{4}$ of Section 25, then running North 275 feet; thence East 160 feet; thence South 275 feet; thence West 160 feet to the point of beginning.

Section 24:

Commencing at a point approximately 1419 feet East of the Northwest corner of the Southwest Quarter and running thence South 30°9' East approximately 974 feet; thence South 22°40' East 970 feet; thence South 49° East 145 feet; thence South 1°18' East 805 feet, more or less, to the South line of said Section; thence South 89°6' East 380 feet to the Southeast corner of the Southwest Quarter; thence North approximately 2640 feet the center of said Section; thence West approximately 1221 feet to the point of beginning.

ALSO: Commencing at a point approximately 792 feet East of the Northwest corner of the Southwest Quarter and running thence East 627 feet; thence South 30°09' East approximately 974 feet; thence South 22°40' East 970 feet; thence South 49° East 145 feet; thence South 1°18' East 805 feet, more or less, to the South line of said Section; thence West 363 feet to the East line of the County Road; thence Northwesterly along the East line of said County Road 2871 feet, more or less, to the point of beginning.

Section 36: W $\frac{1}{2}$;

W/60 Property

PARCEL 2:

Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho

Section 24: SE $\frac{1}{4}$

Township 5 North, Range 41 East, Boise Meridian, Madison County, Idaho

Section 30: Lots 2, 3 and 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$;

CONTINUED ON NEXT PAGE

NOV 06 1938

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

PARCEL 3:

valley and property

SCHEDULE A cont'd.

Section 36: $W\frac{1}{2}$;

Township 5 North, Range 40 East, Boise Meridian, Madison County, Idaho
Section 25: Commencing at the Southwest Corner of the Southeast
Quarter and running thence North 275 feet; thence East 160 feet;
thence South 275 feet; thence West 160 feet to the point of beginning.



RECORDED

NOV 11 1938

Schedule _____ Page _____ No. _____