

RECEIVED

AUG - 2 2004

DEPARTMENT OF WATER RESOURCES

STATE OF IDAHO

IDAHO DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

Call IDWR for assistance and/or appointment at (208)525-7161.

RECEIVED

JUL 30 2004

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 Number(s) A74-01660, A74-1661, A74-01662, A74-01663, A74-01664, A74-01665, A74-02025A, A74-02263, A74-02266, A74-10166
74-7250B

Adjudication Claim Number(s) _____

2. The following **REQUIRED** information must be submitted with this form.

- fees

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 for parcel of ten acres or less. (These are usually on file with the county.)

OR

C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency (formerly ASCS) AERIAL PHOTO with irrigated acres outlined and point(s) of diversion clearly marked.

3. Name and Address of Former Owner/Claimant(s) Robert L. Thomas & Kelly Thomas & Lenice Thomas
HC 68 Box 19, Leadore, ID 83464

4. New Owner/Claimant(s) Adrian Rand Robison & Dorothy H. Robison
 Name connector (Check one): ☒ AND, ☐ OR, ☐ AND/OR
 New Mailing Address 15 West 100 South, P.O. Box 95

City, State and ZIP Code Rexburg, ID 83440

New Telephone Number (208) 356-6478

5. Date you acquired the property 3/10/99

6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.

Number of acres actually irrigated 456 Number and type of stock Cattle/horses

Diversion rate in CFS 14.07 Number of homes 1 Other uses _____
cubic feet per second

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.

7. Signature of New Owner/Claimant(s) Adrian Rand Robison Date 3/10/99

Dorothy H. Robison Date 3/10/99

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

8. For Snake River Basin Adjudication Claims: If you are represented by an attorney and you want IDWR to correspond directly with your attorney for all matters related to your claims, please attach a Notice of Appearance completed by your attorney.

7/94

For Office Use Only
 \$25 Filing Fee
 Receipt# _____
 Date _____

STATE OF IDAHO
 DEPARTMENT OF WATER RESOURCES
 ASSIGNMENT OF PERMIT

I, KELLY THOMAS, hereby assign to A RAND & Dorothy Kobisch
 of, PO Box 95 Rexburg ID 83440 208-356-6478
(Full Address) (Phone)

All my right, title, and interest in and to Permit No. 74-07250B to appropriate the public waters of the State of Idaho.

Q (for partial assignments)

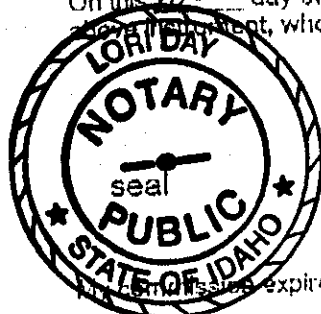
The following described portion of my right, title, and interest in and to Permit No. 74-07250B to appropriate the public waters of the State of Idaho. (Describe portion of the permit assigned listing the number of acres in each 40 acre subdivision, point of diversion location, and the amount of water in cubic feet per second.)

Made this 10th day of MARCH, 1998.

Kelly Thomas
 Permit Holder

State of Idaho)
 County of Bingham) ss

On this 10th day of March, 1998, personally appeared before me the signer(s) of the _____, who duly acknowledged to me that he (she) (they) executed the same.



M. Blackfoot
 Notary Public residing at _____

My Commission expires: 10/31/2003



First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

TABLE OF CONTENTS

	Page
AGREEMENT TO ISSUE POLICY	1
SCHEDULE A	
1. Commitment Date	2
2. Policies to be Issued, Amounts and Proposed Insureds	2
3. Interest in the Land and Owner	2
4. Description of the Land	2
SCHEDULE B-1 -- Requirements	3
SCHEDULE B-2 -- Exceptions	4
CONDITIONS	

other side of 1

THE ATTACHED COMMITMENT HAS BEEN REVIEWED:

A. Rand Robinson
Robert J. Belis
YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

EXHIBIT "A"

All that certain real property situated in the County of Lemhi, State of Idaho, more particularly described as follows:

Lot Four (4) of Section Three (3); Lots One (1), Two (2), and Three (3); the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$), the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$), and the Southeast Quarter ($SE\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$), the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$), the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$), of Section Four (4); the West Half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) of Section Nine (9); Lot One (1) and the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of Section Five (5); all in Township 16 North, Range 25 East of the Boise Meridian.

The Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}SW\frac{1}{4}$), the Southeast Quarter ($SE\frac{1}{4}$), of Section Thirty-three (33); Lot Four (4) of Section Thirty Four (34); All that part of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$), of Section Thirty-three (33); Township Seventeen (17) North, Range Twenty-Five (25) East of Boise Meridian, situate in the County of Lemhi, State of Idaho, and described as follows, to-wit:

Beginning at the Southeast Corner (SE) of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$); thence running West Eighty (80) rods to the Southwest Corner of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$); thence running North Forty (40) rods; thence running Southeasterly to the point of beginning at the Southeast Corner of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$), of Section Thirty-three (33); Township Seventeen (17) North, Range 25 East of the Boise Meridian.

EXCEPTING AND RESERVING THEREFROM ALL that parcel of land heretofore deeded for Railroad, Telephone and Highway purposes.

An irregular parcel of land in Lot 2, Lot 1, $SW\frac{1}{4}NE\frac{1}{4}$ and $SE\frac{1}{4}NE\frac{1}{4}$ of Section 4, Township 16 North, Range 25 East, Boise Meridian, described as follows, to-wit:

Beginning at a point approximately 995.0 feet South 1302.0 feet West from the Northeast Corner of Section 4, Township 16 North, Range 25 East, Boise Meridian, Which point is also South $35^{\circ} 49' 30''$ West - 50.0 feet distant from Station 1982+85.2 in the center line of State Highway No. 28 -project No. S-6873 (1) Highway Survey; thence South $54^{\circ} 10' 30''$ East, parallel with and 50.0 feet distant Southwesterly from said Highway Survey center line, for a distance of 1064.8 feet to a point opposite Station 1993+50 of said Highway Survey line; thence South $35^{\circ} 49' 30''$ West, 240.0 feet; thence North $64^{\circ} 10' 30''$ West-243.3 feet; thence South $85^{\circ} 49' 30''$ West - 340.3 feet; thence North $74^{\circ} 49' 30''$ West - 185.0 feet; thence North $29^{\circ} 10' 30''$ West - 500.0 feet; thence North $45^{\circ} 49' 30''$ East 358.8 feet to the point of beginning.

FAX 208-525 7177

**ADDENDUM TO PURCHASE AND SALE AGREEMENT
(RELINQUISHED PROPERTY)**

This Addendum shall become a part of the Agreement, dated February 10, 1999, between Kelly Jj. And S. Lenice Thomas, as Seller, and Adrian Rand and Dorothy H. Robison, as Purchaser, whereby Seller agrees to sell to Purchaser the property known as: A portion of Sections 3, 4, 9, & 5, T16N. R 23 E.B.M. and Sections 33, 34, T17N, R 25 E.B.M. Lemhi County, Idaho. Notwithstanding anything to the contrary contained in said Agreement, Purchaser and Seller agree that Exchange Services, Inc., an Idaho Corporation, shall be substituted for Seller as a party to the Agreement. Purchaser and Seller acknowledge that the purpose of this substitution is to accommodate an exchange of like kind properties by Seller, pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and the regulations thereunder.

Although Exchange Services, Inc. is substituted as a party to the Agreement, title to the Property will be conveyed directly from Seller to Purchaser. If title is acceptable to Purchaser as required by the terms of the Agreement, Purchaser agrees to accept conveyance of title from Seller. All other terms and provisions of the Agreement shall remain in full force and effect.

Dated this 18th day of February, 1999.

Seller

A. Rand Robison
Purchaser

Seller

Dorothy H. Robison
Purchaser

Seller

Purchaser

EXCHANGE SERVICES, INC.

BY: _____

ITS _____



1999

14. **DEFAULT:** If Buyer defaults in the performance of this Agreement, Seller has the option: (1) accepting the Earnest Money as liquidated damages or (2) pursuing any other lawful right or remedy to which Seller may be entitled. If Seller elects to proceed under (1), Seller shall make demand upon the holder of the Earnest Money, upon which demand said holder shall pay from the Earnest Money the costs incurred by Seller's Broker on behalf of Seller and Buyer related to the transaction, including, without limitation, the costs of title insurance, escrow fees, credit report fees, inspection fees and attorney's fees; and said holder shall pay any balance of the Earnest Money, one-half to Seller and one-half to Seller's Broker, provided that the amount to be paid to Seller's Broker shall not exceed the Broker's agreed to commission. Seller and Buyer specifically acknowledge and agree that if Seller elects to accept the Earnest Money as liquidated damages, such shall be Seller's sole and exclusive remedy, and such shall not be considered a penalty or forfeiture. If Seller elects to proceed under (2), the holder of the Earnest Money shall be entitled to pay the costs incurred by Seller's Broker on behalf of Seller and Buyer related to the transaction, including, without limitation, the costs of brokerage fee, title insurance, escrow fees, credit report fees, inspection fees and attorney's fees, with any balance of the Earnest Money to be held pending resolution of the matter. If Seller defaults, having approved said sale and fails to consummate the same as herein agreed, Buyer's Earnest Money deposit shall be returned to him/her and Seller shall pay for the costs of title insurance, escrow fees, credit report fees, inspection fees, brokerage fees and attorney's fees, if any. This shall not be considered as a waiver by Buyer of any other lawful right or remedy to which Buyer may be entitled.
15. **EARNEST MONEY DISPUTE / INTERPLEADER:** Notwithstanding any termination of this contract, Buyer and Seller agree that in the event of any controversy regarding the Earnest Money and things of value held by Broker or closing agency, unless mutual written instructions are received by the holder of the Earnest Money and things of value, Broker or closing agency shall not be required to take any action but may await any proceeding, or at Broker's or closing agency's option and sole discretion, may interplead all parties and deposit any moneys or things of value into a court of competent jurisdiction and shall recover court costs and reasonable attorney's fees.
16. **TITLE CONVEYANCE:** Title of Seller is to be conveyed by warranty deed or _____ deed, and is to be marketable and insurable except for rights reserved in federal patents, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, rights of way and easements established or of record and any other liens, encumbrances or defects approved by Buyer.
17. **RISK OF LOSS:** Should the Property be materially damaged by fire or other cause prior to closing, unless Buyer has taken possession prior to closing by Agreement, this Agreement shall be voidable at the option of Buyer.
18. **CONDITION OF PROPERTY AT CLOSING:** Buyer agrees to purchase the Property in as is condition, where is, with all faults. Buyer will assume all obligations with respect to the Property. Seller shall maintain the Property until the closing in its present condition, ordinary wear and tear excepted, and loss by casualty. The heating, ventilating, air conditioning, plumbing, elevators, loading doors and electrical systems shall be in present operating order and condition at the time of closing, unless otherwise agreed to in writing.
19. **INSPECTION:** Buyer hereby acknowledges further that Buyer has not received or relied upon any statements or representations by the Broker or Broker's representatives or by Seller which are not herein expressed. Buyer has entered into this Agreement relying upon information and knowledge obtained from Buyer's own investigation or personal inspection of the Property.
20. **ADDITIONAL PROVISIONS:** Additional provisions of this Real Estate Purchase and Sale Agreement, if any, are attached hereto by an Addendum consisting of _____ page(s).
21. **NOTARY PUBLIC:** It is recommended signatures be notarized with a notary statement attached hereto.
22. **ENTIRE AGREEMENT:** This Agreement, including any Addendums or exhibits, constitutes the entire Agreement between the parties and no warranties, including any warranty of habitability, Agreements or representations have been made or shall be binding upon either party unless herein set forth.
23. **TIME IS OF THE ESSENCE IN THIS AGREEMENT.**
24. **ACCEPTANCE:** Buyer's offer is made subject to the acceptance of Seller on or before (Date) 2-10-99 and (Time) 5:00. If Seller does not accept this Agreement within the time specified, the entire Earnest Money shall be refunded to Buyer on demand.

25. **OTHER TERMS:** 1. Seller may have Possession of Home up to May 30-1999
2. Seller has 30 days after closing to sell cattle and remove all personal items
3. Buyer has complete access of Ranch day of closing
4. \$25,000 Commission to be paid and split between selling and listing office \$20,000
5. \$5,000 Referral Fee to be paid to Patrick Bate Realty
6. Bruce McConnell to provide a letter stating Buyer will have a Dutch Right to install a main line

☐ SEE ATTACHED BUYER'S ADDENDUM(S): _____ (Specify number of Buyer Addendum(s) attached.)

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 2 of 2 Pages.

143 Buyer Signature _____	Buyer Signature _____
144 Buyer (Print Name) _____	Buyer (Print Name) _____
145 Date _____ Time _____ Phone # _____	Date _____ Time _____ Phone # _____
146 Address _____	Address _____
147 City _____ State _____ Zip _____	City _____ State _____ Zip _____

On this date, I/We hereby approve and accept the transaction set forth in the above Agreement and agree to carry out all the terms thereof on the part of the Seller. I/We further acknowledge receipt of a true copy of this Agreement signed by both parties.

- ☐ SIGNATURE(S) SUBJECT TO COUNTER OFFER ☐ SEE ATTACHED ADDENDUM(S)
- ☐ SEE ATTACHED COUNTER OFFER(S)

152 Seller Signature _____	Seller Signature _____
153 Seller (Print Name) _____	Seller (Print Name) _____
154 Date _____ Time _____	Date _____ Time _____
155 Address _____	Address _____
156 City _____ State _____ Zip _____	City _____ State _____ Zip _____
157 Hm. Ph. _____ Bus. Ph. _____	Hm. Ph. _____ Bus. Ph. _____

A true copy of the foregoing Agreement, signed by Seller and containing the full and complete description of the premises, is hereby received on this _____ Day of _____, 19____.

This form is printed and distributed by the Ada County Association of REALTORS®, Inc. / Idaho Association of REALTORS®, Inc. This form has been designed for and is provided only for use by real estate professionals licensed by the Idaho Real Estate Commission who are also members of the National Association of REALTORS®. USE BY ANY OTHER PERSON IS PROHIBITED.

Copyright Ada County Association of REALTORS®, Inc. / Idaho Association of REALTORS®, Inc. All rights reserved.
C-RE 21 Revised - 12/97
Page 2 of 2



COMMERCIAL/INVESTMENT REAL ESTATE
PURCHASE AND SALE AGREEMENT

