

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 22-221C
Date Received: 7/13/1988
Receipt No: E000723
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

TETON SPRINGS GOLF AND CASTING CLUB, LLC Phone: (208) 787-8000
ONE TETON SPRINGS PARKWAY
VICTOR ID USA 83455

2. Date of Priority: 09/01/1890

3. Source: TRAIL CREEK Trib. to: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	46E	19	SW SW SE	TETON	

5. Description of diverting works:

HEADGATE TO CANAL TO SPRINKLER SYSTEM

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/15	10/15	0.2	

7. Total Quantity Appropriated is:
0.2 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4 Lot	Use	Acres
03N	45E	13	NW SW	IRRIGATION	15
			SW SW	IRRIGATION	17
				Section Acres	32

03N	45E	14	NE	SE	IRRIGATION	38
			NW	SE	IRRIGATION	39
			SW	SE	IRRIGATION	40
			SE	SE	IRRIGATION	39

Section Acres 156

03N	45E	23	NE	NE	IRRIGATION	39
			NW	NE	IRRIGATION	40
			SW	NE	IRRIGATION	40
			SE	NE	IRRIGATION	39
			NE	SE	IRRIGATION	13
			NW	SE	IRRIGATION	8

Section Acres 179

03N	45E	24	NW	NW	IRRIGATION	19
			SW	NW	IRRIGATION	19
			NW	SW	IRRIGATION	2

Section Acres 40

Total Acres 407

11. Place of use in counties: TETON

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

13. Other Water Rights Used:

14. Remarks:

THIS RIGHT IS A PORTION OF 22-00221A THAT REMAINED ON THE ORIGINAL PLACE OF USE WHEN TRANS.#1905 WAS COMPLETED. THE RIGHT WAS EXPANDED TO COVER THE P/U UNDER THIS CLAIM.

15. Basis of Claim: Decreed

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: A22-00221C
Date Received: 7/13/1988
Receipt No: E000723
Received By: KCaw

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: MAX RAMMELL 208-356-8399
Address: 74 ASH 83440
REXBURG, ID
OR
Name: MERRILL RAMMELL 208-356-7963
Address: 330 YALE 83440
REXBURG, ID

2. Date of Priority: SEP 01, 1890

3. Source: TRAIL CREEK Trib. to: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
03N	46E	19	SW	SW	SE		TETON

5. Description of diverting works:
HEADGATE TO CANAL TO SPRINKLER SYSTEM

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/15	10/15	0.200		

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

8. Total consumptive use is 814.0 Acre Feet Per Annum.

9. Non-irrigation uses:
NONE

A2200221C



10. Place of Use:

Township	Range	Section	1/4	of	1/4	Lot	Use	Acres
03N	45E	13	NW		SW		IRR	15.0
			SW		SW		IRR	17.0
Section Acres								32.0
		14	NE		SE		IRR	38.0
			NW		SE		IRR	39.0
			SW		SE		IRR	40.0
			SE		SE		IRR	39.0
Section Acres								156.0
		23	NE		NE		IRR	39.0
			NW		NE		IRR	40.0
			SW		NE		IRR	40.0
			SE		NE		IRR	39.0
			NE		SE		IRR	13.0
			NW		SE		IRR	8.0
Section Acres								179.0
		24	NW		NW		IRR	19.0
			SW		NW		IRR	19.0
			NW		SW		IRR	2.0
Section Acres								40.0
Total Acres								407.0

11. Place of use in counties: TETON

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

13. Other Water Rights Used:
22-00222A/00435A/00145C

14. Remarks:
THIS RIGHT IS A PORTION OF 22-00221A THAT REMAINED ON THE ORIGINAL PLACE OF USE WHEN TRANS.#1905 WAS COMPLETED. THE RIGHT WAS EXPANDED TO COVER THE P/U UNDER THIS CLAIM.

15. Basis of Claim: DECREED
Case Number:
Court : SIXTH
Decree date: 12/16/1910

REXBURG IRRIGATION CO.
Decree Plaintiff
A22-00221C

vs
2

TETON IRRIGATION CANAL CO.
Decree Defendant
Date: 07/13/88

MICROFILMED

NOV 04 1982

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 ☒ 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): May Lammers Date: 7/13/88

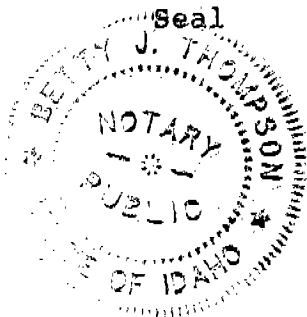
Date: _____

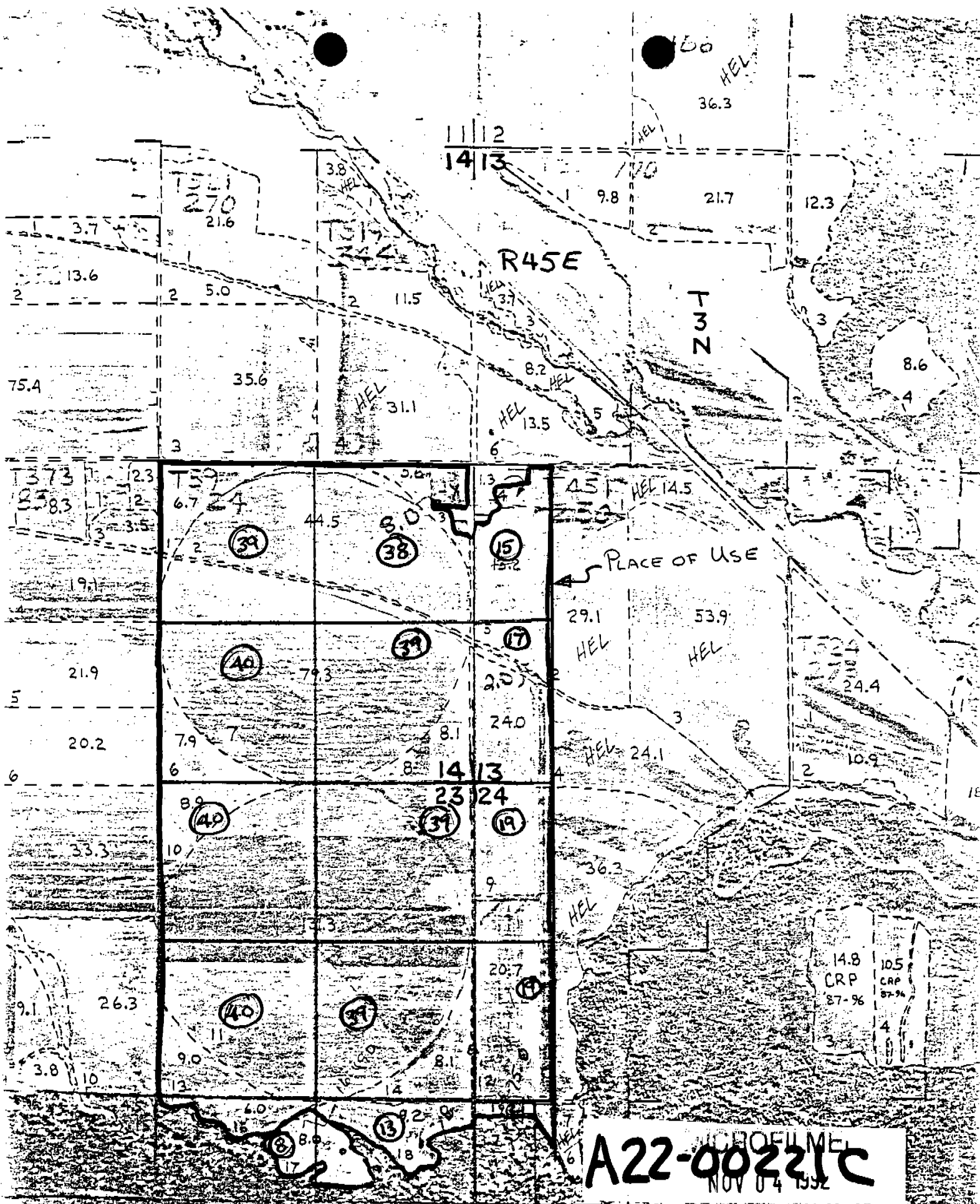
State of Idaho)
County of Bonneville) SS.

Subscribed and sworn (or affirmed) before me this 13th day
of July 19 88

Betty J. Thompson
Notary Public

Residing at Idaho Falls Id
My Commission Expires 6-94





A22-00221C
NOV 04 1992



A22-00221C

MICROFILMED

NOV 04 1992



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 • Phone: (208) 525-7161 FAX: (208) 525-7177

EASTERN REGION

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

September 18, 2003

KENT W FOSTER
US BANK BUILDING
330 SHOUP AVENUE, THIRD FLOOR
PO BOX 50130
IDAHO FALLS, ID 83405

RE: NOTICE(S) OF CHANGE OF WATER RIGHT OWNERSHIP
NOTICE(S) OF CLAIM TO A WATER RIGHT 22-221C, 22-222A,
22-435A, 22-12981

Dear Mr. Foster:

The request for Change of Water Right Ownership concerning the above-referenced Notice(s) 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 listing the elements of the water right being claimed. Please review this report and contact this office if there are corrections or questions.

Respectfully yours,

Kristen Forsgren
Office Specialist 1

Enclosure

cc: Teton Springs Golf and Casting Club, LLC

RECEIVED

JUN 23 2003

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region**Notice of Security Interest in a Water Right****And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right**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): 22-221C, 22-222A, 22-435A
Adjudication Claim No(s): 22-12981
2. The following **REQUIRED** information must be submitted with this form:
 - A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
 - B) A **FEE** of \$25.00 per water right or adjudication claim.
3. Name and Mailing Address of Person or Company holding Security Interest
Metwest Mortgage Services, Inc
601 West 1st Avenue
Dept 115000
Spokane, WA 99201-5071
4. Name of Water Right Owner/Claimant(s)
Teton Springs Golf & Casting Club, LLC
Teton Springs LLC
5. Expiration Date of Notification Period December 31, 2012
6. Is this a Renewal of Request for Notification? ☐ YES ☐ NO
7. Signature(s) (and title if applicable) Metwest Mortgage Services, Inc
by: [Signature]
its SECRETARY

For Office Use Only

Received by <u>JC</u>	Date <u>6-23-03</u>	Fee <u>\$125-</u>
Receipted by <u>JC</u>	Date <u>6-24-03</u>	Receipt No. <u>E028916</u>
Processed by _____	AJ Date _____	WR _____ Date _____

(Irrigation)

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

KENT W. FOSTER
ROBERT E. FARNAM
WILLIAM D. FALER
CHARLES A. HOMER
GARY L. MEIKLE
DONALD L. HARRIS
DALE W. STORER
MARIE T. TYLER
ROBERT M. FOLLETT
FREDERICK J. HAHN, III
KARL R. DECKER
THEL W. CASPER
SHAN B. PERRY
AMELIA A. SHEETS
DeANNE CASPERSON*
*Licensed in Missouri & Kansas

US BANK BUILDING
330 SHOUP AVENUE, THIRD FLOOR
P.O. BOX 50130
IDAHO FALLS, IDAHO 83405

TELEPHONE (208) 523-0620
FACSIMILE (208) 523-9518
E-MAIL KFOSTER@HOLDENLEGAL.COM

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

Of Counsel
Fred J. Hahn

February 7, 2003

Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

RE: Teton Springs Golf and Casting Club

Dear Jennifer:

Enclosed is a Notice of Change of Water Right Ownership for Teton Springs Golf and Casting Club. If everything is in order, please complete the change and return the new claims to our office. If a fee is required, please let us know and we will be happy to send you a check.

Thank you for your kind attention in this matter. If you have any questions please feel free to contact this office.

Sincerely,



Cheri Vandermeulen
Secretary for Kent W. Foster

Enclosures

G:\WPDATA\KWF\10495 TETON SPRINGS\UDWR ltr 020703.wpd.ccd

RECEIVED
FEB 10 2003
Department of Water Resources
Eastern Region

RECEIVED
FEB 10 2003
Department of Water Resources
Eastern Region

OK gc
9/17/03
RECEIVED
FEB 10 2003
Department of Water Resources
Boise, Idaho

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

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

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
	22-221 C				
	22-222A				
	22-435A				
	22-12981				

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. 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(s) or claims(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use your water rights(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county.)
OR
If your water right(s) and/or adjudication claim(s) 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 Merrill R. Rammell and Max H. Rammell
Teton Springs Golf and Fishing Club, LLC
4. New Owner/Claimant(s) Teton Springs Golf and Casting Club, LLC
Name connector (check one): [] and [] or, [] and/or
New Mailing Address One Teton Springs Parkway
City, State and ZIP Code Victor, ID 83455
New Telephone Number 208-787-8000
5. Date you acquired the property October 26, 2000

Form 02-20W(62-1409)(5) July, 2000

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number	Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)
		Description (acres, number and type of stock, homes, etc.)
	Irrigation	
	Stock	
	Domestic	
	Other	
TOTAL		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number	Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)
		Description (acres, number and type of stock, homes, etc.)
	Irrigation	
	Stock	
	Domestic	
	Other	
TOTAL		

7. Signature of New Owner(s) Or Claimant(s)
(include title if applicable)

Anthony J. Webb Managing Member

For Snake River Basin Adjudication Claims: Please attached 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.

For Office Use Only

Received by _____ Date _____ Fee _____
 Receipted by _____ Date _____ Receipt No. _____
 Processed by _____ Date _____ WR _____ Date _____

01WPD07AUCW710498 TETON SPRINGSINCO.mpr:cuv

002 25 00 01:18P

FIRST AMERICAN TITLE

002 25 00 01:18P

T-73A

139991

RECEIVED

p.2



WARRANTY DEED

OCT 27 2000

TETON CO. ID
CLERK RECORDER

For Value Received MERRILL R. RAMMELL and ROBERTA L. RAMMELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

TETON SPRINGS GOLF & FISHING CLUB, LLC, a Wyoming Limited Liability Company
whose address is: 2395 N PINKS WAY STE 102, WILSON, WY, 83014

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Commencing at a point which is South 89°42' W., along said Section line 634.63 feet, from the SE corner of Section 14, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence North 00°01' West 3640.0 feet, more or less, to the quarter line of Section 14; thence South 89°42' East, along said quarter line 1410.66 feet; thence South 00°01' East, 6181.41 feet; thence North 82°40' West, 4622.13 feet; thence North 00°01' West 3367.25 feet, more or less, to the point of beginning.

TOGETHER WITH fixtures, water mains and the pivot irrigation system ("as is" condition) and any and all water rights related thereto.

TOGETHER WITH any and all water rights of record and 5% of the mineral, oil, and gas rights.

IN ADDITION to the foregoing, the purchase price shall also include payment for all improvements and fixtures upon the Property ("improvements"). Regarding the mineral interests retained by Seller, in no case may such interest interfere with the intent of the parties concerning the substance of this agreement, that is, the development, marketing, sale and continuation of a high quality golf course and planned residential community with commercial amenities. The parties waive any right to mine gravel, coal or any mineral that would require disturbing the surface. If oil or gas is mined, it will only be done through a pooling agreement where exploration and extraction facilities are located off of the premises. Subject to reservations in United States and State Patents, existing and recorded right of ways, easements, zoning, building and subdivision ordinances, Taxes and Assessments as provided between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantee is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except: 1. Patent reservations, restrictions, easements of record, and assessments payable upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

GIVEN

MERRILL R. RAMMELL, BY MARK S. RAMMELL,
HIS ATTORNEY IN FACTROBERTA L. RAMMELL BY MARK S.
RAMMELL HER ATTORNEY IN FACT

STATE OF IDAHO

COUNTY OF TETON

On this 26th day of October, in the year 2000, before me, a Notary Public in and for said State, personally appeared MARK S. RAMMELL, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of MERRILL R. RAMMELL and ROBERTA L. RAMMELL, and acknowledged to me that he subscribed the name of MERRILL R. RAMMELL and ROBERTA L. RAMMELL therein as principal and his own name as attorney-in-fact.

FILED

AT THE REQUEST OF

LAYNE W. PRICE
A NOTARY PUBLIC &
STATE OF IDAHO

AT 2:00 PM 10/27/00

DATE 10/27/00

Teton County

Commission Expires 11-18-2004

Notary Public for Idaho
Residing at 1000
Commission Expires 11-18-2004

First American Title Company 139991

02/07/2003 10:10

208337 0820

FIRST AMERICAN TITLE

PAGE 03



WARRANTY DEED

OCT 27 2000

TETON CO. ID
CLERK RECORDER

For Value Received MAX H. RAMMELL and DENICE K. RAMMELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
TETON SPRINGS GOLF & FISHING CLUB, LLC, a Wyoming Limited Liability
Company
whose address is 3195 N PINES WAY SUITE 102, WILSON, WY, 83014

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Commencing at a point which is S 89°42' W, along said section line 834.82 feet, from the SE corner of Section 14, Township 3 North, Range 45 E.B.M., Teton County, Idaho, and running thence South 60°01' E., 1167.25 feet; thence North 82°40' W., 3205.54 feet; thence North 00°31' E., 110.0 feet; more or less, to the quarter line of Section 23; thence along said quarter line South 89°46' E., 2690.97 feet; thence North 0°01' W., along 1/16 line 1981.54 feet; thence North 89°42' W., 1320.0 feet, more or less, to the quarter line of said Section 23; thence North 0°01' W., along said quarter line 1300.06 feet, more or less, to the center pt. of Section 14; thence South 89°42' E., 1805.20 feet, along 1/4 line of said Section 14; thence South 00°01' E., 2640.0 feet, more or less, to the point of beginning.

ALSO,

The S1/2NW1/4NE1/4, SW1/4NE1/4 of section 23, Township 3 North, Range 45 E.B.M., Teton County, Idaho

TOGETHER WITH fixtures, water mains and the pivot irrigation system (as in condition) and any and all water rights related thereto.

TOGETHER WITH any and all water rights of record and sit of the mineral, oil, and gas rights.

IN ADDITION to the foregoing, the purchase price shall also include payment for all improvements and fixtures upon the Property ("improvements"). Regarding the mineral interests retained by Seller, in no case any such interest interfere with the intent of the parties concerning the substance of this agreement, that is, the development, marketing, sale and continuation of a high quality golf course and planned residential community with commercial amenities. The parties waive any right to mine gravel, coal or any mineral that would require disturbing the surface. If oil or gas is mined, it will only be done through a pooling agreement where exploration and extraction facilities are located off of the premises.

Subject to reservations in United States and State Patents, existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances, Taxes and Assessments as provided between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantee is the owner in fee simple of said premises; that said premises are free from all encumbrances except current taxes, liens, and assessments, and except (1) S. Patent reservations, and (2) easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same against all claims whatsoever.

Date 10-26-00

Max H. Rammell
MAX H. RAMMELL

Denice K. Rammell
DENICE K. RAMMELL

STATE OF IDAHO, COUNTY OF TETON

To-wit:

On this 26th day of October, in the year 2000, before me, a Notary Public in and for said State, personally appeared MAX H. RAMMELL and DENICE K. RAMMELL, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

139992

FILED

IN THE OFFICE OF

LAYNE M. PRICE
NOTARY PUBLIC
STATE OF IDAHO

Teton County

My Comm. Expires 11-19-2004

Notary Public of Idaho
Commission Expires 11-19-2000

Commission Expires 11-19-2000

First American Title Company 139992

RECEIVED

JUN 19 2002

TETON CO. ID
CLERK RECORDER

Recording requested by and after recording
return to: Holland & Hart LLP Attn: Teresa Buffington
2515 Warren Avenue, Suite 450, Cheyenne, WY 82001-1347

CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

148693**Instrument # 148693**

DRIGGS, TETON, IDAHO

2002-06-19

03:11:08 No. of Pages: 4

Recorded for: FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 12.00

Ex-Officio Recorder Deputy

Index to: DEED: SPECIAL WARRANTY

SPECIAL WARRANTY DEED
(Teton County, Idaho)

FOR VALUE RECEIVED, Teton Springs, LLC, a Wyoming limited liability company, fka Teton Springs Golf & Fishing Club, LLC, with such name change made by an amendment filed with the Wyoming Secretary of State on November 15, 2000 ("Grantor"), whose address is 3395 N. Pines Way, Suite 102, Wilson, Wyoming 83014, hereby grants, bargains, sells, and conveys unto Teton Springs Golf & Casting Club, LLC, a Wyoming limited liability company ("Grantee"), whose address is 25 West 950 South, Victor, Idaho 83455, the following described real property, to-wit:

The real property described in Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, which property is located in Teton County, State of Idaho.

TOGETHER WITH all of Grantor's right, title and interest in and to easements, fixtures, improvements and appurtenances belonging thereto and mineral and oil and gas rights thereon and thereunder,

TOGETHER WITH all water and water rights appurtenant thereto, including but not limited to ditches and ditch rights, storage rights, and reservoirs and reservoir rights appurtenant to, used on, or located on such real property,

TOGETHER WITH i) all other and singular tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, ii) all reversionary, underlying or other right, title and interest of Grantor in and to the rights-of-way of all public roads, streets, or ways, and of all railroads or easements, abutting upon said premises or any part thereof, and iii) all right, title and interest of Grantor in and to any and all lands lying beneath, or constituting the bed of any waterway or body of water, abutting upon said premises or any part thereof, and

SUBJECT TO all easements, restrictions, reservations, and other matters of record as of the date hereof.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever.

Grantor does hereby covenant that it and its successors shall and will WARRANT and DEFEND the title to said premises unto Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the matters above set forth.

148693

IN WITNESS WHEREOF, the Grantor has hereunto set its hand effective as of the 19th day of JUNE, 2002.

TETON SPRINGS, LLC (fka Teton Springs Golf & Fishing Club, LLC)

By: [Signature]

Name: JAMES E. EDEN

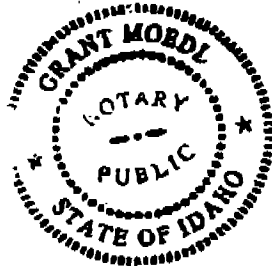
Title: MANAGER

State of Idaho, county of Teton, ss.

On this 19th day of June, in the year 2002, before me Grant Mordt, personally appeared James E. Eden, known or identified to me (or proved to me on the oath of _____), to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

2910816_2.DOC

WITNESS my hand and official seal.



[Signature]

Notary Public for Idaho

My Commission Expires: 8-2-2004

**Exhibit A
To
Special Warranty Deed**

Attached Legal Description

All of Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LOTS WITHIN
BLOCKS OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I AS FOLLOWS:**

Lots 5, Block 1, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 3, 4, 6, 7, 13 and 14, Block 2, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 11, 12, 13 and 14, Block 3, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 1, Block 4, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 2, 3, 4, 5, 6, 7 and 13, Block 5, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 2, 13, 14, 16 and 17, Block 6, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 8, 9, 10, 11, 13, 16, 21 and 22, Block 7, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 13, 15, 16, 17 and 18, Block 8, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 2, 4, 5, 6, 7, 8, 9 and 10 Block 9, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

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Lots 2 and 7, Block 11, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 5, 6, 7, 11 and 13, Block 12, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 4, 6, 7, 11, 12, 13, 14, 15, 16, 17, 20, 21 and 22 Block 14, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 3, 10 and 13, Block 16, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 3, and 4, Block 17, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:-

TRACT 15 HASTINGS' RANCH, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372, also being more particularly described as follows:

A PART OF THE NE1/4SW1/4 SECTION 14, TWP. 3N, RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE C 1/4 CORNER OF SAID SECTION 14, THENCE S 00 04'22" E, 30.00 FEET ALONG THE EAST LINE OF THE SW1/4 AND THENCE N 89 39'34" W, 191.84 FEET PARALLEL WITH THE NORTH LINE OF THE SE1/4 TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH, 300.34 FEET TO A POINT;

THENCE S 45 00'00" W, 223.43 FEET TO A POINT;

THENCE WEST, 342.82 FEET TO A POINT;

THENCE NORTH 461.31 FEET TO A POINT;

THENCE S 89 39'34" E, 500.82 FEET PARALLEL AND OFFSET 30 FEET SOUTH OF THE NORTH LINE OF SW1/4 OF SAID SECTION 14 TO THE POINT OF BEGINNING.

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