

DE Log Steve Ball
OK 5-19-97

5/22/97

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.

RECEIVED

MAY 15 1997

Department of Water Resources
Eastern Region

1. Water Right Number(s) 22-07168

Adjudication Claim Number(s)

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 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)

Reid Brower
881 N Hwy 32
Tetonia ID 83452

4. New Owner/Claimant(s)

Warren and Ben Kaufman

Name connector (Check one): ☐ AND, ☐ OR, ☐ AND/OR

New Mailing Address

PO Box 495

City, State and ZIP Code

Driggs ID 83422

New Telephone Number

(307) 353 - 2780

5. Date you acquired the property

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 N/A Number and type of stock

Diversion rate in CFS

cubic feet per second

Number of homes

Other uses

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)

WARREN KAUFMAN

Date 5-2-97

BEN KAUFMAN

Date 5/13/97

(Corporations or other organizations must submit a 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.



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

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

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



Form No. 1344-A(1982)
ALTA Plain Language Commitment

SCHEDULE A

1. Commitment Date: March 10, 1997 at 8:00 a.m. Commitment No. T-6320

2. Policy or Policies to be issued:	Policy	Premium
() Owners Policy Form 1402.92 (10-17-92) Proposed Insured:	\$	\$ <i>S/B 356 905</i>
(X) Mortgage Standard Loan Policy Form 1056.92 (10-17-92) Proposed Insured: EASTERN IDAHO AGRICULTURAL CREDIT ASSOCIATION	\$325,000.00	\$1,246.25
() Endorsements:	\$	
() Simultaneous Issue	\$	

3. A fee simple interest in the land described in this Commitment is owned, at the Commitment Date, by

BEN KAUFMAN, also known as BEN V. KAUFMAN, and MARGARET E. KAUFMAN, husband and wife, and WARREN KAUFMAN and TINA KAUFMAN, husband and wife

4. The Land referred to in this Commitment is described as follows:

SEE ATTACHED SCHEDULE C



SCHEDULE B - SECTION 1

Requirements

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) If certian exceptions shown in Schedule B, Section II, hereof are to be deleted from a title policy when issued, the following documents or information satisfactory to us must be provided to us or recorded:

- (1) To delete Exception 15, record correction deeds

For further information regarding this report please contact:

FIRST AMERICAN TITLE COMPANY
81 NORTH MAIN
P.O. BOX 42
DRIGGS, IDAHO 83422
PHONE: (208) 354-2771
FAX: (208) 354-8825

TITLE OFFICER: Layne W. Price



SCHEDULE B - SECTION 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART 1:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

PART 2:

7. General taxes for the year 1997 are an accruing lien, but are not yet due or payable.
Tract 1 - RP-06N44E132400-A
Tract 2 - RP-06N44E134800-A
Tract 3 - RP-06N44E147200-A
Tract 4 - RP-06N44E240010-A
8. Easement of ingress and egress granted by Parley S. Rammell, a widower; and Leon Rammell and Fay Rammell, husband and wife, to Adrian H. Cook and Martha W. Cook, husband and wife, and Ralph W. Ure and Goldie F. Ure, husband and wife, recorded December 15, 1965, Recorder's No. 63356, Records of Teton County, Idaho. (See Copy) (Tract 4, only)



SCHEDULE B CONTINUED
ORDER NO. T-6320
PAGE 2

9. Exceptions and reservations in the Deed from the State of Idaho to Veronique R. Beard; recorded January 30, 1969, Recorder's No. 66616, Records of Teton County, Idaho, wherein mineral rights, including sand and gravel, are reserved to the State. (See Copy) (Tracts 1 & 2, only)
10. Exceptions and reservations in the Deed from the State of Idaho to Reid Brower; recorded March 5, 1976, Recorder's No. 76857, Records of Teton County, Idaho, wherein mineral rights, are reserved to the State. (See Copy) (Tract 2, only)
11. Exceptions and reservations in the Deed from the State of Idaho to Leon Rammell, Max Rammell and Merrill R. Rammell, brothers; recorded April 15, 1976, Recorder's No. 77108, Records of Teton County, Idaho, wherein Mineral rights are reserved to the State. (See Copy) (Tracts 2 & 4, only)
12. Exceptions and reservations in the Deed from the State of Idaho to Reid Brower; recorded September 22, 1977, Recorder's No. 79772, Records of Teton County, Idaho, wherein Mineral rights, including geothermal resources and their associated by-products, are reserved to the State. (See Copy) (Tract 1, only)
13. A Real Estate Mortgage dated September 27, 1989, to secure an indebtedness in the principal sum of \$256,500.00, and any other amounts and/or obligations secured thereby.
Recorded: September 27, 1989, Instrument No. 104830
Mortgagor: Ben and Margaret E. Kaufman, and Warren and Tina Kaufman
Mortgagee: Valley Bank
RERECORDED TO CORRECT LEGAL DESCRIPTION, recorded March 9, 1990, Recorder's No. 105714, Records of Teton County, Idaho.
(Tracts 2, 3 and 4, only)
14. A Real Estate Mortgage dated March 11, 1991, to secure an indebtedness in the principal sum of \$26,082.00, and any other amounts and/or obligations secured thereby.
Recorded: April 11, 1991, Instrument No. 107790
Mortgagor: Ben and Margaret Kaufman, and Warren and Tina Kaufman
Mortgagee: Valley Bank
(Tract 1, only)
15. A legal description error in a deed granted by JJJ&D Corporation to Valley Bank, recorded December 27, 1979, Recorder's No. 84784, Records of Teton County, Idaho, and in a deed granted by Valley Bank to Ben Kaufman, et al, recorded September 27, 1989, Recorder's No. 104831, Records of Teton County, Idaho. (See Copies) (Tract 4, only)



SCHEDULE B CONTINUED
ORDER NO. T-6320
PAGE 3

NOTES:

- a. General taxes for the year 1996 are paid in full in the following amounts:
 - Tract 1 - \$390.22
 - Tract 2 - \$519.58
 - Tract 3 - \$308.98
 - Tract 4 - \$811.22
- b. In the event that this transaction fails to close, a fee will be charged to comply with the state insurance code.

END OF SCHEDULE B



SCHEDULE C

The land referred to in this policy is situated in the State of Idaho and is described as follows: County of Teton

Tract 1:

TOWNSHIP 6 NORTH, RANGE 44 EAST BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 13: NW1/4

Tract 2:

TOWNSHIP 6 NORTH, RANGE 44 EAST BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 13: SW1/4, SW1/4SE1/4

Tract 3:

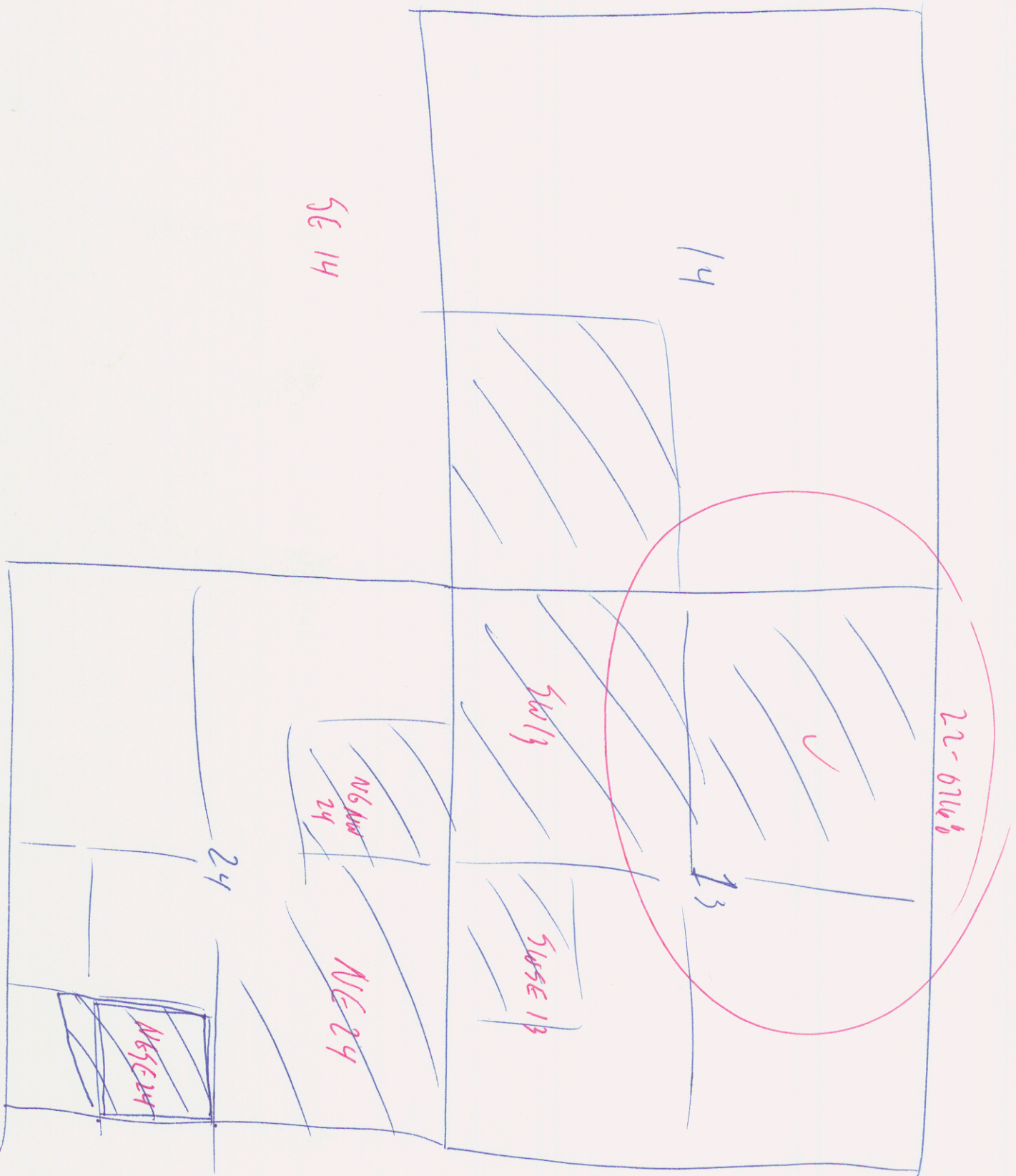
TOWNSHIP 6 NORTH, RANGE 44 EAST BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 14: SE1/4

Tract 4:

TOWNSHIP 6 NORTH, RANGE 44 EAST BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 24: NE1/4, NE1/4NW1/4

Also: A portion of the NE1/4 SE1/4, Section 24, Township 6 North, Range 44 East Boise Meridian, Teton County, Idaho, more particularly described as follows:

Beginning at the East 1/4 Corner of Section 24, running thence West 1320 feet; thence South 1400 feet; thence Northeasterly about 30 degrees more or less to the East line of said Section 24; thence North 700 feet to the POINT OF BEGINNING.



6N 44E

SE 14

A22-12075

IRR 160

KARIMAN

SW 13

A22-07164

IRR 140

KARIMAN

SWSE 13

A22-06464 - 39 ✓ IRR 39

465 - 39 ✓ IRR 39

- 071408 - ✓ IRR 39

A22-12077 ✓ IRR 39

NE-NW 24

~~06465 - 40~~
A22 12077 ✓ IRR 40

~~422-06464 ✓~~
- 00465 ✓ IRR 40

~~NE-NW 24~~

12075 ✓ 40

~~NE-NW 24~~

00665 ✓ 40

NE 24

12679

07164 — 34

00664

12077 — 40

00464 — 40

NESE 24

A22-07164

26 C

KARIMAN