

ALL WEST REALTY



COPY

20 SOUTH MAIN ST.  
OFFICE (208) 354-8601

RICHARD T. KNIGHT, BROKER

DRIGGS, IDAHO 83422  
HOME (208) 354-2976

10 April, 1989

State of Idaho  
Department of Water Resources

Dear Sir; Attention Mr. Dave Shaw

The water rights shown on the enclosed legal description were not filed by the due date of 6 October, 1988.

The property was sold by William O'Brien on a Contract of Sale dated October 15, 1979 to Carl and Kristine Brunson.

An assignment of Contract was taken by Richard T. and Barbara A. Knight on October 12, 1987.

Richard and Barbara Knight did not know the water rights had not been filed until the property was sold to Richard J. and Susan M. Levin (set for closing April 15, 1989). This sale took place on 9 March, 1989.

It is the request of Richard and Barbara Knight that an extension be allowed and the water rights be filed in the name of the new owners, Richard J. and Susan M. Levin as soon as possible.

Richard T. Knight, writing this letter is also the Broker for All West Realty handling the sale of the property to the Levin's.

Upon your receiving this letter please call All West Realty (208-354-8601) collect if you have any questions.

During the time the Water Resources Board was set up in Driggs, I spent considerable time filing rights for many out of state clients. Their water rights would be protected by my efforts, and had this 30 acres not sold at the present time, I may have lost these decreed rights.

I wish to thank you in advance for your attention to this matter.

Sincere and kindest regards,

*Richard T. Knight*  
Richard T. Knight

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NOV 04 1992

## WARRANTY DEED

For Value Received CARL A. BRUNSON, III and KRISTINE BRUNSON

the grantors, do hereby grant, bargain, sell, and convey unto

RICHARD J. LEVIN and SUSAN M. LEVIN, husband and wife  
3300 Ridge Pike, Eagleville, Pa. 19403

the grantees, the following described premises, to-wit:

Beginning at a point 990 feet West of the East quarter corner of Section 27, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and running thence South 400 feet; thence East 400 feet; thence North 400 feet; thence West 400 feet to the point of beginning.

Beginning at the East quarter corner of Section 27, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho and running thence South 1320 feet; thence West 990 feet; thence North 920 feet; thence East 400 feet; thence North 400 feet; thence East 590 feet to the point of beginning.

Together with twelve (12) inches of 1891 Decree and forty (40) inches of 1916 Decree in the North Leigh Creek, and all water and water rights, ditches and ditch rights, used thereon or appurtenant thereto.

Together with all mineral, gas, oil and geothermal rights thereon.

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 prorated between the parties hereto

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that said premises are free from all incumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: April 14, 1989

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Carl A. Brunson, III

Kristine Brunson

CONTRACT OF SALE

CONTRACT OF SALE

THIS AGREEMENT, between WILLIAM J. O'BRIEN and VELMA  
O'BRIEN, husband and wife, of Tetonía, Idaho, hereinafter  
referred to as SELLERS, and CARL A. BRUNSON III and KRISTINE  
BRUNSON, husband and wife, of General Delivery, Driggs, Idaho 83422  
~~Box XXXXXXXXXX Basin Creek Road~~ Basin Creek Road  
~~XXXXXXX~~ hereinafter referred to as BUYERS,

WITNESSETH:

The Sellers have sold and do by these presents agree to sell and convey to the Buyers, and the Buyers agree to purchase the following described property, to-wit:

Beginning at the East Quarter Corner of  
Section 27, Township 6 North, Range 45  
East, Boise Meridian, Teton County, Idaho,  
and running thence South 1320 feet; thence  
West 990 feet; thence North 1320 feet;  
thence East 990 feet to the point of  
beginning.

Together with twelve (12) inches of 1891 Decree and forty (40) inches of 1916 Decree in the North Leigh Creek and all water and water rights, ditches and ditch rights, used thereon or appurtenant thereto.

Together with all mineral, gas, oil, and  
general rights thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging.

Subject to Oil and Gas Lease, recorded 2/23/72,  
Encumbrance No. 70660, and 2/23/72, recorded

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