

When recorded, mail to:

Kate Lahey
Van Cott, Bagley, Cornwall & McCarthy
P. O. Box 45340
Salt Lake City, Utah 84145

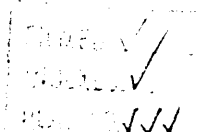
WARRANTY DEED

COMMUNICATIONS INVESTMENT CORPORATION, a Delaware corporation, grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants to TETON VALLEY RANCHES, INC., a Nevada corporation with its offices at 2185 South 3600 West, Salt Lake City, Utah 84119 (hereinafter referred to as "TVR"), grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, all of the surface and an undivided one-half of the oil, gas and other minerals in those certain lands located in Teton County, State of Idaho, which are more particularly described in Exhibit "A" attached hereto, together with all water and water rights appurtenant thereto, and together with all of the executive rights to all of the oil, gas and other minerals in said lands it being the intent of the parties that TVR shall be the sole owner of said executive rights and that TVR shall have sole discretion to determine whether to grant leases, exploration rights or other rights of entry upon said lands, and that TVR shall have the right to prevent any and all exploitation of said oil, gas and other minerals in said lands.

IN WITNESS WHEREOF, the undersigned executed this Warranty Deed on the 22 day of JUNE, 1987.

COMMUNICATIONS INVESTMENT CORPORATION

101057



George C. Hatch
By George C. Hatch
Its President

Patrick A. Shea
By Patrick A. Shea
Its Assistant Secretary

First American
15 11 a
July 9, 1987
E. Wayne Schuess
Ara Hill

STATE OF UTAH)

ss.

COUNTY OF SALT LAKE)

On the 2nd day of June, in the year 1987,
before me Norma Oliver, personally appeared
GEORGE C. HATCH and PATRICK A. SHEA, known or identified to me
(or proved to me on the oath of GEORGE C. HATCH and PATRICK A.
SHEA) to be the President and Assistant Secretary of
Communications Investment Corporation, the corporation that
executed the above instrument or the persons who executed the
instrument 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.

Norma Oliver
Notary Public, residing at Salt Lake City, UT.
My commission expires on June 1987
1987

5608L
031987

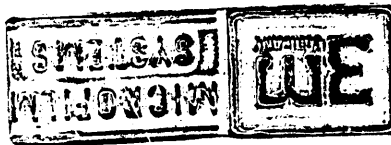


EXHIBIT "A"
(continued)

Parcel 2

Township 5 North, Range 45 East, Boise Meridian

Section 1: N $\frac{1}{2}$
Section 2: E $\frac{1}{2}$ NE $\frac{1}{4}$; and BEGINNING 33-1/2 rods East
from the Southwest corner of the
Northeast Quarter of said Section 2;
and running thence East 46-1/2 rods;
thence North 126-1/2 rods; thence
West 46-1/2 rods; thence South
126-1/2 rods to the point of

5608L
031987



EXHIBIT "A"
(continued)

Parcel 2

Township 5 North, Range 45 East, Boise Meridian

Section 1: N $\frac{1}{2}$
Section 2: E $\frac{1}{2}$ NE $\frac{1}{2}$; and BEGINNING 33-1/2 rods East from the Southwest corner of the Northeast Quarter of said Section 2; and running thence East 46-1/2 rods; thence North 126-1/2 rods; thence West 46-1/2 rods; thence South 126-1/2 rods to the point of beginning.

Township 5 North, Range 46 East, Boise Meridian
Section 6: NW $\frac{1}{4}$ NW $\frac{1}{4}$ (also known as Lot 4);
N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$

(containing 516.76 acres, more or less)

Parcel 3

Township 5 North, Range 45 East, Boise Meridian

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

Subject to a road right of way held by the State of Idaho over and across a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, granted by an instrument recorded July 13, 1935 in Book 62 at Page 523, as Instrument No. 27833, and an instrument recorded August 26, 1935 in Book 62 at Page 559, as Instrument No. 27995.

(containing 400.00 acres, more or less)

EXHIBIT "A"

Parcel 1

Township 5 North, Range 45 East, Boise Meridian
Section 1: E $\frac{1}{2}$ SE $\frac{1}{2}$

Township 5 North, Range 46 East, Boise Meridian
Section 6: S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{2}$; SW $\frac{1}{2}$ EXCEPTING THEREFROM:
BEGINNING at the South quarter corner of said Section and running thence North 800 feet; thence West 700 feet; thence South 800 feet; thence East 700 feet to the point of beginning;
AND LESS: BEGINNING at a point 66 feet North and 1035 feet East of the Southwest corner of said Section, running thence North 200 feet; thence North 65° East 1000 feet, more or less, to the West line of the Idaho State gravel pit; thence South 600 feet to the County road right of way; thence West 900 feet to the point of beginning.

Subject to the interest, if any, owned by the State of Idaho to the South 4 rods of the West 1940 feet of the SW $\frac{1}{2}$ of Section 6 in Township 5 North, Range 46 East, as evidenced by a deed recorded December 15, 1953 in Book 77, at Page 396, as Instrument No. 52108.

(containing 248.88 acres, more or less)

...continued on next page...



5-7241-2
 REBUND, IDAHO 84119

102175
 FILED

AT THE REQUEST OF

American Land

AT 15 MINUTES PAST 3 P. M.

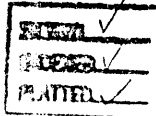
DATE Feb. 26, 1988

E. Wayne Schies

CLERK OF RECORDER

BY Nora Hill

DEPUTY



When recorded, return to:

4. P. v. Nash
 KIV Properties
 2185 S. 3600 West
 Salt Lake City, UT 84119

WARRANTY DEED

TETON VALLEY RANCHES, INC., (Grantor), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, hereby conveys and warrants to TETON VALLEY RANCHES CORPORATION, (Grantee), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of the surface and an undivided one-half of the oil, gas and other minerals, together with all water and water rights appurtenant thereto, and together with all of the executive rights to all of the oil, gas and other minerals, in those certain lands located in Teton County, State of Idaho, which are more particularly described as follows:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho
 Section 2: W1/2 SE1/4

(Contains 30.00 acres, more or less.)

subject to any and all exceptions and reservations of record.

It is the intent of the parties that TETON VALLEY RANCHES CORPORATION shall be the sole owner of said executive rights and that TETON VALLEY RANCHES CORPORATION shall have sole discretion to determine whether to grant leases, exploration rights or other rights of entry upon this parcel, and that TETON VALLEY RANCHES CORPORATION shall have the right to prevent any and all exploitation of said oil, gas and other minerals upon this parcel.

IN WITNESS WHEREOF, the undersigned executed this Warranty Deed on the

26 day of February, 1987

TETON VALLEY RANCHES, INC.
 (Grantor)

BY George C. Hatch
 George C. Hatch, President

BY Patrick A. Shea
 Patrick A. Shea, Asst. Secretary

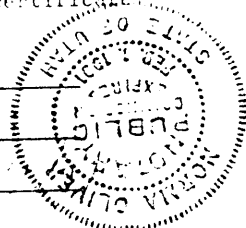
STATE OF UTAH
 COUNTY OF SALT LAKE

On this 26 day of February, 1987, before me, George C. Hatch, personally appeared George C. Hatch and Patrick A. Shea, known or identified to me (or proved to me on the oath of George C. Hatch and Patrick A. Shea) to be the President and Asst. Secretary of Teton Valley Ranches, Inc., the corporation that executed the above instrument or the persons who executed the instrument on behalf of the 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.

(Notary)

Notary Public
 Residing at

My commission expires:





AME. LAND TITLE CO.
P. O. BOX 732
REXBURG, IDAHO 83440

FILED

AT THE REQUEST OF

105322

When recorded, return to:

Mr. Barry Nash
KUTV Properties
2185 S. 3600 West
Salt Lake City, UT 84119

RECEIVED
JAN 2 1990
KUTV

American Land
25 JAN 2 1990 2 PM
E. Wayne Schiess
Nora Hill

WARRANTY DEED

TETON VALLEY RANCHES CORPORATION, (Grantor), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, hereby conveys and warrants to TETON WEST CORPORATION, (Grantee), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of the surface and an undivided one-half of the oil, gas and other minerals, together with all water and water rights appurtenant thereto, and together with all of the executive rights to all of the oil, gas and other minerals, in those certain lands located in Teton County, State of Idaho, which are more particularly described as follows:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho
Section 2: W1/2 SE1/4

(Contains 80.00 acres, more or less.)

Subject to any and all exceptions and reservations of record.

It is the intent of the parties that TETON WEST CORPORATION shall be the sole owner of said executive rights and that TETON WEST CORPORATION shall have sole discretion to determine whether to grant leases, exploration rights or other rights of entry upon this parcel, and that TETON WEST CORPORATION shall have the right to prevent any and all exploitation of said oil, gas and other minerals upon this parcel.

IN WITNESS WHEREOF, the undersigned executed this Warranty Deed on the _____ day of _____, 1989.

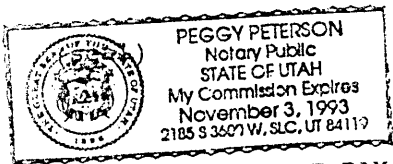
TETON VALLEY RANCHES CORPORATION
(Grantor)

by *George C. Hatch*
George C. Hatch, President

by *Patrick A. Shea*
Patrick A. Shea, Asst. Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 28 day of January, 1989, before me, *Peggy Peterson*, personally appeared George C. Hatch and Patrick A. Shea, known or identified to me (or proved to me on the oath of George C. Hatch and Patrick A. Shea) to be the President and Asst. Secretary of Teton Valley Ranches Corporation, the corporation that executed the above instrument or the persons who executed the instrument on behalf of the 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.



(Code: TVRC--DDE.RAM)

Peggy Peterson
Notary Public
Residing at *Boise*
My commission expires: 11/3/93

RECEIVED
JAN 27 1994

115136

American Land Title Co.
P.O. Box 644
Driggs, ID 83422

TETON Co. Id.
Clerk/Recorder

CORPORATION WARRANTY DEED

THIS INDENTURE is made this 17th day of January, 1994, between TETON WEST CORPORATION, a Nevada corporation duly authorized to do business in the State of Idaho, and having its principal office in Idaho at Driggs in the County of Teton, State of Idaho, the "GRANTOR", and M. EILEEN UPHOFF, AS TRUSTEE OF THE M. EILEEN UPHOFF TRUST, whose mailing address is 3483 Foxcroft Road, Cheyenne, Wyoming 82001, the "GRANTEE".

WITNESSETH, that GRANTOR, having been 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 consideration, to it in hand paid by GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto GRANTEE and to GRANTEE's heirs and assigns forever, all the following described property in the County of Teton, State of Idaho, to-wit:

Township 5 North, Range 45 East, Boise Meridian.
Section 2: Beginning at the Southwest corner of the Northwest Quarter Southeast Quarter of said Section 2, and running thence East 940 feet, thence North 1043 feet, thence West 740 feet, thence South 545 feet, thence West 200 feet, thence South 498 feet to the point of beginning. Less: State Highway Right-of-Way.

ALSO BEING DESCRIBED BY SURVEY AS:
Beginning at the S 1/4 corner of said Section 2, thence N 00°56'06" E. 1344.87 feet to a point on the Eastern Right-of-Way of State Hwy. 33, the true point of beginning. Thence N. 00°44'14" W. 472.95 feet along said highway right-of-way to a point; Thence N. 89°56'46" E. 200.00 feet to a point; thence N. 00°44'14" W. 545.00 feet to a point; thence S. 89°48'36" E. 771.24 feet to a point; thence S. 00°07'53" W. 1016.19 feet to a point; thence N. 89°56'59" W. 955.81 feet to the true point of beginning. Subject to a 20 foot farm lane and irrigation easement across the south side.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, also any reversions, remainders, rents, issues and profits therefrom, and all estate, right, title and interest in and to said property, as well in law as in equity, of the GRANTOR.

115136

TO HAVE AND TO HOLD, the above described premises and appurtenances unto the GRANTEE and to GRANTEE's heirs and assigns forever. The GRANTOR shall warrant and defend said premises in the quiet and peaceable possession of the GRANTEE against GRANTOR and GRANTOR's successors, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

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

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be affixed by its duly authorized officer.

TETON WEST CORPORATION

By: George C. Doherty
Its President

ATTEST:

James A. Carr
Assistant Secretary

(Corporate Seal)

115136

FILED

AT THE REQUEST OF

American Land

AT 40 MINUTES PAST 3 P. M.

DATE January 27, 1994

Asa J. Drake

CLERK OF RECORDERS

BY Bonnie Steele

DEPUTY

STATE OF UTAH

COUNTY OF Idaho

On this 27th day of January, in the year 1994, before me, the undersigned, a notary public in and for said state, personally appeared George C. Doherty and James A. Carr, known or identified to me to be the President and Assistant Secretary, respectively, of Teton West Corporation, and the persons who executed the instrument 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.

(Seal)

Bonnie Steele
Notary Public for Utah
Residing at Sub-Edin City, UT, Utah
My Commission Expires: 2/1/95

116750

RECEIVED

INSTRUMENT No.

JUN 28 1994

QUITCLAIM DEED

TETON Co. Id.
Clerk Recorder

For Value Received, I, M. EILEEN UPHOFF, as Trustee of the
M. EILEEN UPHOFF TRUST, do hereby convey, release, remise and
forever quit claim unto Peter Anderson and Jean Marie Anderson,
husband and wife, whose address is P.O. Box 565, Driggs, Idaho 83422
the following described premises, to-wit:

A portion of the NW 1/4 SE 1/4 Section 2, Twp. 5N., Rng. 45E.,
B.M., Teton County, Idaho, being further described as:

From the S 1/4 corner of said Section 2, N 89°54'38"E, 39.24
feet along the southern section line to the eastern right-of-
way line of State Highway 33; thence N 00°44'14"W, 2362.72 feet
along said right-of-way line; thence N 89°59'46"E, 200.00 feet;
thence S 89°48'36"E, 395.72 feet to the true point of
beginning; thence S 89°48'36"E, 375.52 feet to a point; thence
S 00°07'53"W, 579.54 feet to a point; thence N 89°56'59"W,
375.52 feet to a point; thence N 00°07'53"E, 580.45 feet to the
point of beginning.

Contains 5.00 acres more or less.

Together with a 60 foot road and utility easement being
described as:

Beginning at the SW property corner: thence S 00°07'53" W,
23.16 feet; thence S 89°59'46"W, 526.54 feet; thence
S 00°44'14"E, 413.03 feet; thence N 89°56'59"W, 60.01 feet;
thence N 00°44'14"W, 472.96 feet; thence N 89°59'46"E, 587.46
feet; thence S 00°07'53"W, 21.84 feet to the point of
beginning.

together with their appurtenances.

Dated: June 23, 1994

M. EILEEN UPHOFF TRUST

By: M. Eileen Uphoff

Trustee

116750

STATE OF WYOMING, COUNTY OF LARAMIE, ss.

On this 23 day of June, 1994, before me personally
appeared M. EILEEN UPHOFF, known to me to be the person
whose name is subscribed to the foregoing instrument as
Trustee of the M. EILEEN UPHOFF TRUST and acknowledged to
me that she executed the same as such Trustee.

Benedict D. Thierweller
Notary Public
Residing at 721 E. 16th St., Cheyenne, WY 82001
Comm. Expires 11-18-95



STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at
the request of B D Truerweiler

at 27 minutes past 5 o'clock P.M.,
this 28 day of June
1994, in my office, and duly recorded in Book
of Deeds at page

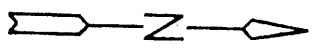
Donna J. Wraide
Ex-Officio Recorder

By: P. J. O'Neil
Deputy.

Fees \$
Mail to:

Filed ☒
Indexed ☒
Platted ☒

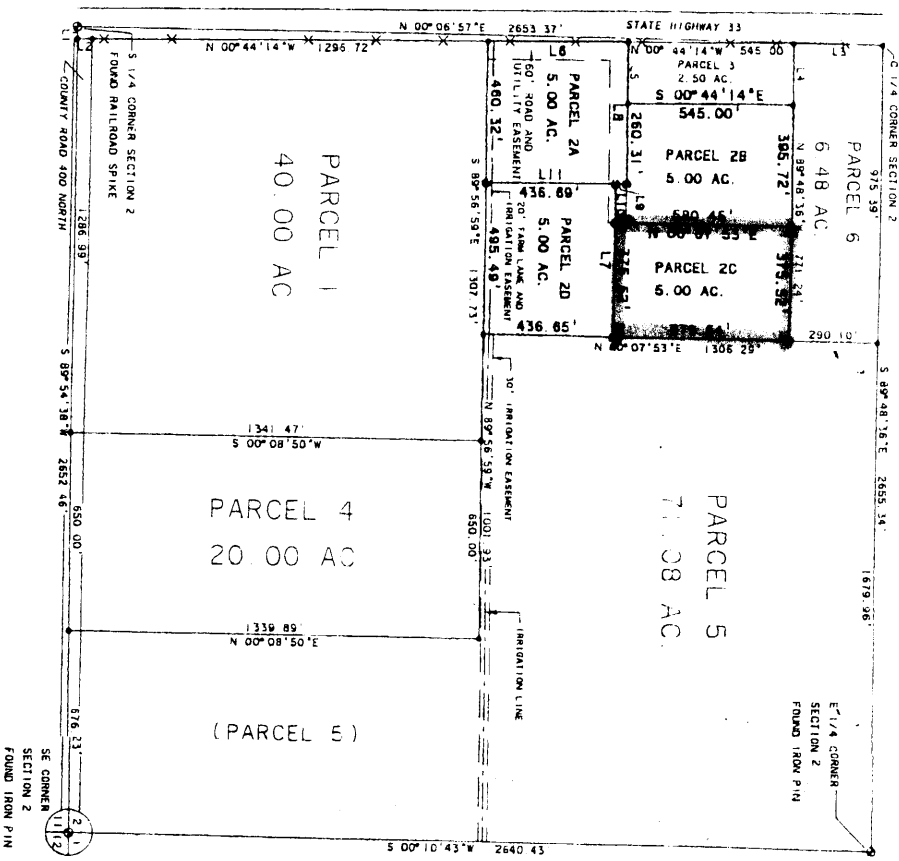
116750



SCALE 1" = 300'

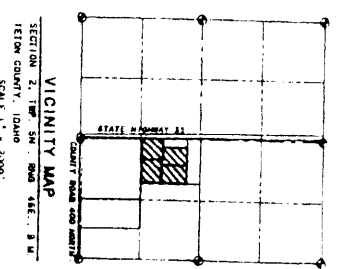
LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 89° 54' 14" E	48.02'
L 2	N 00° 44' 14" W	260.81'
L 3	N 89° 54' 14" E	200.00'
L 4	N 00° 44' 14" W	200.00'
L 5	N 89° 54' 14" E	200.00'
L 6	N 00° 44' 14" W	200.00'
L 7	N 89° 54' 14" E	200.00'
L 8	N 00° 44' 14" W	200.00'
L 9	N 89° 54' 14" E	200.00'
L 10	N 00° 44' 14" W	200.00'



FAMILY TO FAMILY PARCEL DIVISION

THE ALLOCATION OF LAND ON A ONE-TIME BASIS TO THE "IMMEDIATE FAMILY" MEANING HUSBAND, WIFE, DAUGHTERS AND SONS. THIS ALLOCATION IS SUBJECT TO THE PRE-APPLICATION PROCEDURE TO INSURE PARCELS BEING TRANSFERRED CAN MEET THE REQUIREMENTS OF THE DISTRICT HEALTH DEPARTMENT AND ALL LOCAL ORDINANCES TO INSURE USABILITY AS STIPULATED IN ARTICLE 11, SECTION B, TETON COUNTY SUBDIVISION ORDINANCE AS AMENDED.



LEGEND

- SECTIONAL CORNER FOUND AS NOTED
- SET 1/2" IRON PIN WITH 1/2" ALUMINUM CAP
- INSURBED: AM ENG 2860 PREVIOUS SURVEY
- SET 1/2" IRON PIN WITH 1/2" ALUMINUM CAP
- INSURBED: AM ENG 2860 THIS SURVEY
- IRRIGATION LINE
- EASEMENT - TYPE AND WIDTH AS NOTED
- FENCE LINE

PROPERTY DESCRIPTIONS

PARCEL 2A

A PORTION OF THE NW 1/4 OF SECTION 2, TWP. 36N., RANG. 46E., B.M. FROM THE S 1/4 CORNER OF SAID SECTION 2, N 89° 54' 14" E, 48.02' FEET TO THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, 134.79' FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2B

A PORTION OF THE NW 1/4 OF SECTION 2, TWP. 36N., RANG. 46E., B.M. FROM THE S 1/4 CORNER OF SAID SECTION 2, N 89° 54' 14" E, 48.02' FEET TO THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, 134.79' FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2C

A PORTION OF THE NW 1/4 OF SECTION 2, TWP. 36N., RANG. 46E., B.M. FROM THE S 1/4 CORNER OF SAID SECTION 2, N 89° 54' 14" E, 48.02' FEET TO THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, 134.79' FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2D

A PORTION OF THE NW 1/4 OF SECTION 2, TWP. 36N., RANG. 46E., B.M. FROM THE S 1/4 CORNER OF SAID SECTION 2, N 89° 54' 14" E, 48.02' FEET TO THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, 134.79' FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOODS, ENGINEER, BEING A REGISTERED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED ACCORDING TO THE LAWS OF THE STATE OF IDAHO.



RECORD OF SURVEY

THE SE 1/4 SECTION 2, TWP. 36N., RANG. 46E., B.M.	TETON COUNTY, IDAHO
SUBMITTED FOR:	M. ELLEN UPHOFF
DATE FOR GROUT	P.O. BOX 139
DATE FOR GROUT	VICTOR, IDAHO 83455
DATE FOR GROUT	208-787-2952
DRAWN	N.C.
DATE	04-07-94
PROJECT	34 - 041

FILED 116045

AT THE REQUEST OF

DATE 04/10/94

BY [Signature]