

T09N, R03W,
S16, SWSW

Well



2605

V55 TOPO

T09N, R03W,
S21

NWNW

NENW



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 65-22488
Date Received: 5/24/01
Receipt No: W027804
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

FRED C HUMPHREYS ESTATE Phone: (208)642-7137

10495 STONE QUARRY RD
PAYETTE ID USA 83661

2. Date of Priority: 01/17/1978

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
09N	03W	16	SW SW	PAYETTE	

5. Description of diverting works:

Artesian well, 6" casing, valved. 2,000' deep 4" buried mainline. Then split to home with 1 1/2" buried line.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
DOMESTIC	01/01	12/31	0.04	

7. Total Quantity Appropriated is:

0.04 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

Number of homes: 1

10. Place of use:

Township	Range	Section	1/4 of 1/4 Lot	Use	Acres
09N	03W	21	NW NW	DOMESTIC	

NE

NW

DOMESTIC

11. Place of use in counties: PAYETTE

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

13. Other Water Rights Used: 65-3974

14. Remarks:

This is the same well as 65-12050.

15. Basis of Claim: Beneficial Use

DISTRICT COURT-SRBA Fifth Judicial District County of Twin Falls - State of Idaho	
OCT - 8 2002	
By _____	Clerk
_____	Deputy Clerk

**IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS**

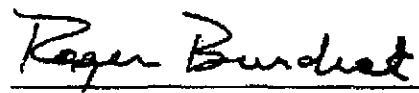
In Re SRBA	)	
	)	ORDER OF PARTIAL DECREE
Case No. 39576	)	
	)	For Water Right 65-22488 and 65-22353
_____	)	

On August 27, 2002, a *Special Master's Report and Recommendation* was filed for the above water right. No Challenges were filed to the *Special Master's Report and Recommendation* and the time for filing Challenges has now expired.

Pursuant to I.R.C.P. 53(e)(2) and *SRBA Administrative Order 1*, Section 13f, this Court has reviewed the Findings of Fact and Conclusions of Law contained in the *Special Master's Report* and wholly adopts them as its own.

Therefore, IT IS ORDERED that water right 65-22488 and 65-22353 is hereby decreed as set forth in the attached *Partial Decree* Pursuant to I.R.C.P. 54(b).

DATED October 8, 2002



ROGER S. BURDICK
Presiding Judge
Snake River Basin Adjudication

DISTRICT COURT-SRBA
Fifth Judicial District
County of Twin Falls - State of Idaho
OCT - 8 2002
By _____ Clerk

Deputy Clerk

By _____ Clerk
 _____ Deputy Clerk

PAGE 1
Jun-04-2002

2002 OCT 08 PM 02:00
DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO
FILED _____

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Case No. 39576

)
)
)
)
CERTIFICATE OF MAILING

Water Right(s): 65-22488

CERTIFICATE OF MAILING

I certify that a true and correct copy of the PARTIAL DECREE
PURSUANT TO I.R.C.P. 54(b) for WATER RIGHT 65-22488 was mailed
on October 08, 2002, with sufficient first-class postage prepaid
to the following:

DIRECTOR OF IDWR
PO BOX 83720
BOISE, ID 83720-0098

FRED C HUMPHREYS ESTATE
10495 STONE QUARRY RD
PAYETTE, ID 83661
Phone: 208-642-7137

ROBBIN HALL
Chief Deputy Clerk

RECEIVED

AUG 28 2002

Department of Water Resources

2002 AUG 27 AM 9:3

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

FILED
TWIN FALLS CO IDAHO

In Re SRBA

Case No. 39576

) SPECIAL MASTER'S REPORT

) FINDINGS OF FACT AND
) CONCLUSIONS OF LAW

) FOR WATER RIGHT 65-22488
) and 65-22353

I. FINDINGS OF FACT

A notice of claim was filed for these water rights pursuant to I.C. § 42-1409. The Director of the State of Idaho Department of Water Resources examined the water system for this reporting area. The *Director's Report* contained a recommendation or abstract for the elements of these water rights.

On October 12, 2001, Douglas A and Sharon Coats filed an *Objection* to subcase 65-22353. Subcase 65-22488 is an unobjected to overlap of 65-22353. Subsequently, a *Standard Form 5/Stipulated Elements of a Water Right* was filed in subcase 65-22353. An *Amended Director's Report* was attached to the SF5. Objections to the *Amended Director's Report* were due June 28, 2002. No objections were filed to the *Amended Director's Report* and the time for filing has expired.

II. CONCLUSIONS OF LAW

Therefore, based on the file and record herein and pursuant to the *Standard Form 5*, IT IS RECOMMENDED that these water rights be decreed with the elements as set forth in the attached *Recommendation for Partial Decrees Pursuant to I.R.C.P. 54(b) for Water Rights 65-22353 and 65-22488*

DATED August 27, 2002.


THOMAS R. CUSHMAN
Special Master
Snake River Basin Adjudication

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
Case No. 39576)
_____)

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 65-22488

2002 AUG 27 AM 9:39

DISTRICT COURT - SRBA
TWIN FALLS CO., IDAHO
FILED

RECEIVED

AUG 28 2002

NAME AND ADDRESS: FRED C HUMPHREYS ESTATE
10495 STONE QUARRY RD
PAYETTE, ID 83661

Department of Water Resources

SOURCE: GROUND WATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 01/17/1978

POINT OF DIVERSION: T09N R03W S16 SWSW Within Payette County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Domestic	01-01 TO 12-31	0.04 CFS

PLACE OF USE:	Domestic	Within Payette County
	T09N R03W S21 NWNW	NWNW

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

Roger Burdick
Presiding Judge of the
Snake River Basin Adjudication

RECOMMENDATION

AUG 27 2002

SPECIAL MASTER

RECEIVED

AUG 28 2002

Department of Water Resources

2002 AUG 27 AM 9:39

FILED
TWIN FALLS CO. IDAHO
ST-SRBA

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)

Case No. 39576)
_____)

CERTIFICATE OF MAILING

Water Right(s): 65-22353
65-22488

CERTIFICATE OF MAILING

I certify that a true and correct copy of the SPECIAL MASTER'S REPORT, SPECIAL MASTER'S RECOMMENDATION FOR PARTIAL DECREE and NOTICE OF ISSUANCE OF SPECIAL MASTER'S REPORT AND RECOMMENDATION were mailed on August 27, 2002, with sufficient first-class postage prepaid to the following:

DIRECTOR OF IDWR
PO BOX 83720
BOISE, ID 83720-0098

FRED C HUMPHREYS ESTATE
10495 STONE QUARRY RD
PAYETTE, ID 83661
Phone: 208-642-7137

DOUGLAS A COATES
SHARON COATES
7100 LITTLE WILLOW RD
PAYETTE, ID 83661
Phone: 208-642-2071

CERTIFICATE OF MAILING


DEBBIE LASH
Deputy Clerk

PAGE 1
08/27/02

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

06/12/2001

RIGHT NUMBER: 65-22488

NAME AND ADDRESS: FRED C HUMPHREYS ESTATE
10495 STONE QUARRY RD
PAYETTE, ID 83661

SOURCE: GROUND WATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED
13,000 GALLONS PER DAY.

PRIORITY DATE: 01/17/1978

POINT OF DIVERSION: T09N R03W S16 SWSW Within PAYETTE County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
DOMESTIC 1 HOMES	01-01 12-31	0.04 CFS

PLACE OF USE:

<u>DOMESTIC Within PAYETTE County</u>			
T09N R03W S21	NENW	T09N R03W S21	NWNW

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE
EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE
ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER
THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6),
IDAHO CODE.

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use

IDAHO DEPARTMENT OF WATER RESOURCES

REFERENCE ONLY

T09N R03W S16 and S21

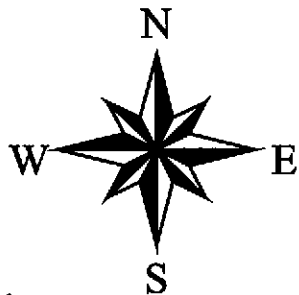
WATER RIGHT(S): New Claim

PREPARED BY: Chris Duncan

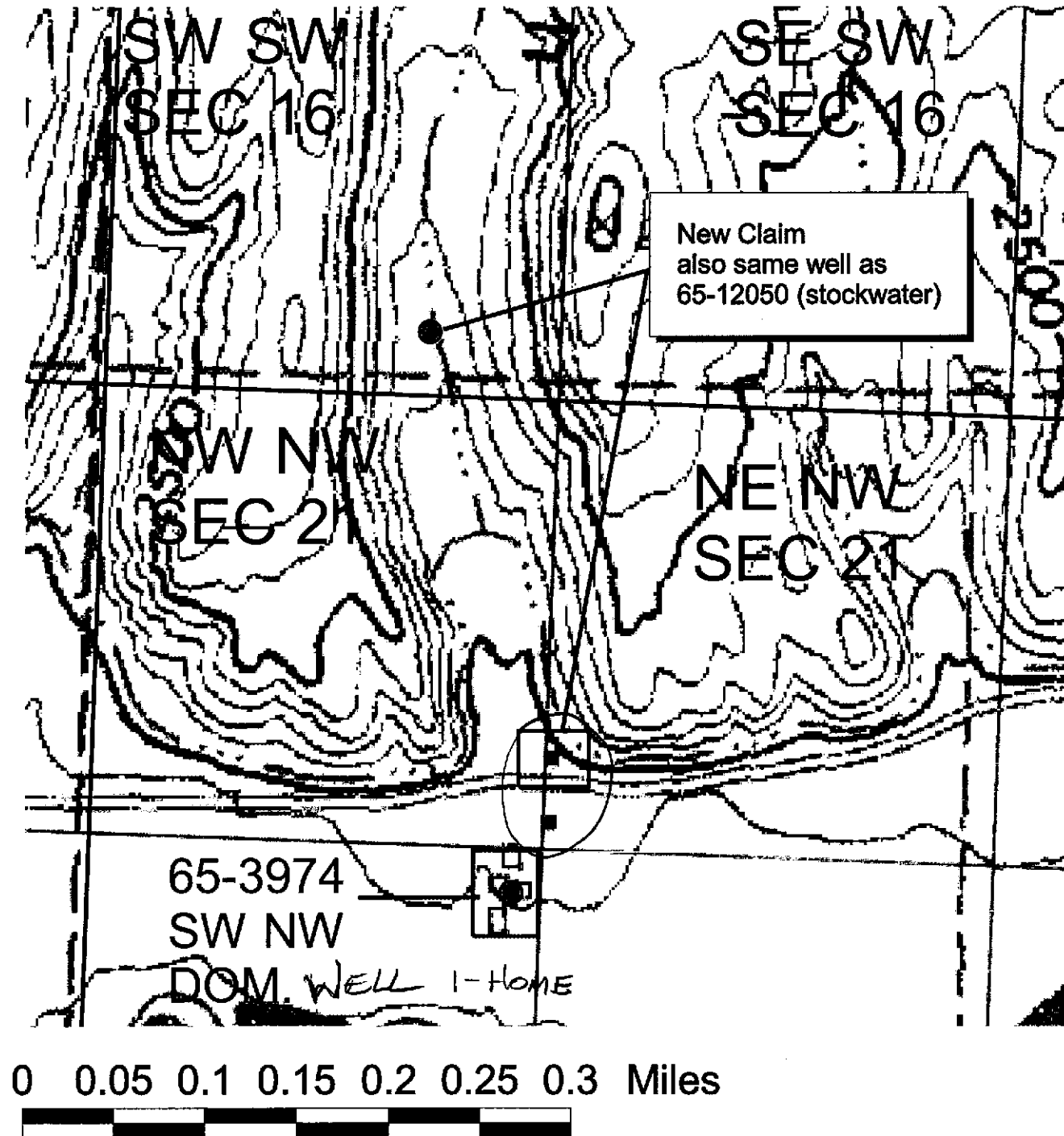
2 MAY 2001

- POINT OF DIVERSION
- PLACE OF USE
- SECTION Boundary Lines
- QQ Boundary Lines

~~NOTICE OF ERROR:~~
~~Claimed as Federal Reserve Lands~~



USGS QUAD





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

May 19, 2001

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

Christine Humphreys, Representative
Fred C. Humphreys Estate
10495 Stone Quarry Road
Payette, ID 83661

Mrs Humphreys:

The enclosed Notice of Claim to a Water Right submitted to our office on April 5, 2001 requires a 25.00 dollar fee for processing. Please resubmit with a fee payable to the Idaho Dept. of Water Resources by the first week of June 2001 to the address list above.

If you have any questions or concerns, please contact me at (208) 334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Duncan', with a long horizontal flourish extending to the right.

Chris Duncan
Water Resource Agent
Western Regional Office

DATE: June 12, 2001
TO: File
FROM: Chris Duncan, Water Resource Agent C.D.
SUBJECT: Review of claims 65-22353 and 65-22488

On March 28, 2001, Sharon Coats filed a beneficial use claim for domestic use, 65-22353. Subsequently, the land was sold to Fred C. Humphreys Estate before the claim was recommended. A change of ownership form was completed for a number of water rights owned by Sharon Coats. However, claim 65-22353 was not listed on the change of ownership form, but the place of use for was part of the land sale.

On March 29, 2001, the Fred C. Humphreys Estate filed a beneficial use claim for domestic use, 65-22488, which was a duplicate of 65-22353. The legal description of the place of use was confirmed as part of the land sale from the sales contract between Sharon Coats and the Humphreys Estate.

Based on the above findings, claim 65-22353 was disallowed under a PO1 condition and claim 65-22488 was recommended as claimed.

RECEIVED

APR 09 2001

WATER RESOURCES
WESTERN REGIONIN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLSIN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Identification No. 65-22488
Date Received 5/24/01
Receipt Number UW027804NOTICE OF CLAIM
TO A
WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day.

Filing Fee \$25

Please type or print clearly

1. Name of Claimant (s) Fred C. Humphreys Estate Phone (208) 642-7137
Mailing Address 10495 Stone Quarry Rd., Payette Zip 836612. Date of Priority (Only one per claim) 01-17-1978 Month/Day/Year3. Source of water supply (Check one) (☒ Groundwater or Other () (a) _____
which is tributary to (b) _____ Name or kind of source4. Location of point of diversion is: Township T09N Range R03W
Section 16, 1/4 of SW 1/4 of SW 1/4, Govt. Lot _____, BM.,
County of Payette

Additional points of diversion if any: _____

5. Description of existing diversion works (Ditches, Wells, Pumps, Pipelines, Headgate Etc.), including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well. Artisian well - 6 inch casing. Valved. 2000 ft. deep
4 inch buried mainline. Then split to home with 1/2 inch
buried line.

6. Water is claimed for the following: (limited to Domestic and/or Stockwater only. See Instructions.)

For domestic purposes from 0-1/01 to 12-31- amount 0.04 (cfs)
(Both dates are inclusive)
For _____ purposes from _____ to _____ amount _____7. Total quantity claimed 0.04 (cfs)8. Total consumptive use claimed is de minimus9. Non-irrigation uses. Describe fully. (Domestic: give number of households served if single ownership; Stockwater: Type and Number of livestock) domestic / home

10. Place of use is: Township: 9N Range 3W
Section 21, NW 1/4 of NW and NE NW 1/4, Govt. Lot _____, B.M.,
for (Circle One) Domestic Stock Domestic and Stock
Additional places of use, if any _____

11. In which county (ies) are lands listed above as place of use located? Payette

12. Do you own the property listed above as place of use? Yes ☒ No _____
If your answer is No, describe in Remarks below the authority you have to claim this water right.

13. Describe any other water rights used at the same place and for the same purposes as described above.
() None or yes, water right #65-3974

14. Remarks: This is the same well as well #65-12050

15. Basis of Claim (Circle One) Beneficial Use Posted Notice License Permit Decree

Court _____ Decree Date _____ Plaintiff vs Defendant _____

If applicable provide IDWR Water Right Number _____

16. Signature (s)
(a.) By signing below, I/We acknowledge that I/We have received, read and understood 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 do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) Christine Humphreys, Representative Date 3.29.01
_____ Date _____

For Organizations: I do solemnly swear or affirm that I am _____

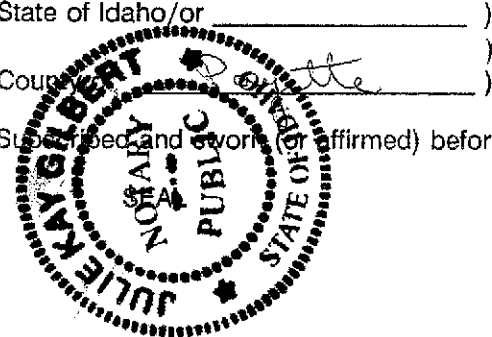
of n/a Title _____, that I have signed the foregoing
document in the space below as _____ of _____
Title Organization
and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent n/a Date _____

Title and Organization _____

State of Idaho/or _____)
County Payette) SS.

Subscribed and sworn (or affirmed) before me this 29th day of March 2001



NOTARIZATION REQUIRED FOR EACH CLAIM

Notary Public Julie K. Gilbert

Residing at Payette

My Commission Expires May 29 2003

Last Name _____ Ident No. _____

Copies: White-State, Yellow-Claimant

T09N, R03W,
S16, SWSW
WEN

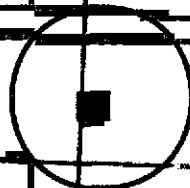
2605

V55 TOPO

T09N, R03W,
S21

NWNW

NENW





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

May 19, 2001

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

Christine Humphreys, Representative
Fred C. Humphreys Estate
10495 Stone Quarry Road
Payette, ID 83661

Mrs Humphreys:

The enclosed Notice of Claim to a Water Right submitted to our office on April 5, 2001 requires a 25.00 dollar fee for processing. Please resubmit with a fee payable to the Idaho Dept. of Water Resources by the first week of June 2001 to the address list above.

If you have any questions or concerns, please contact me at (208) 334-2190.

Sincerely,

Chris Duncan
Water Resource Agent
Western Regional Office

*Check # 3963
is enclosed
Christine Humphreys*

RECEIVED

APR 06 2001

WATER RESOURCES
WESTERN REGION

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
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, 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
OK						
CD	65-3974					
CD	65-7030					
CD	65-3975					
CD	65-3971					
CD	65-12050					
	65-22353	CD				

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 right(s) or claim(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 of your water right(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) are 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(s)	<u>Douglas A & Sharon Coates Family Trust</u> <u>7100 Little Willow Rd - Payette Idaho</u>
4.	New Owner/Claimant(s)	<u>The Estate of Fred C. Humphreys</u> Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
	New Mailing Address	<u>10495 Stone Quarry Rd.</u>
	City, State and ZIP Code	<u>Payette Idaho 83661</u>
	New Telephone Number	<u>(208) 642-7137</u>
5.	Date you acquired the property	<u>March 7, 2001</u>

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)

Christine Humphreys
Representative, Fred C. Humphreys Estate

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only

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

MEMORANDUM OF CONTRACT OF SALE

DATED: March 2, 2001

BETWEEN: Douglas A. Coates, Trustee of The Douglas A. Coates Family Trust
and Sharon Coates, Trustee of The Sharon Coates Family Trust, as Seller

AND: Christine Humphreys, W. Michael Humphreys, and James W. Humphreys, Co-
Personal Representatives of the Estate of Fred C. Humphreys, as Buyer

Pursuant to a Contract of Sale dated March 2, 2001, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller sold to Buyer certain property located in Payette County, Idaho, more specifically described on Exhibit A, attached hereto.

BUYER: The Estate of Fred C. Humphreys

By: Christine Humphreys
Christine Humphreys, Co-Personal Representative

By: W. Michael Humphreys
W. Michael Humphreys, Co-Personal Representative

By: James W. Humphreys
James W. Humphreys, Co-Personal Representative

292498

STATE OF IDAHO } SS
County of Payette }

I hereby certify that this instrur
was filed for record at the reques

SELLER: The Douglas A. Coates Family Trust

By: Douglas A. Coates
Douglas A. Coates, Trustee

The Sharon Coates Family Trust

By: Sharon Coates
Sharon Coates, Trustee

ALLIANCE TITLE & ESCROW CORP

Time 4:34 PM

Date March 9, 2001

Instrument # 292498

LAURA L. STIGLE

By: Deborah Stigle
Deputy

Fee \$21.00

Until notice, tax statements should be sent to:
The Estate of Fred C. Humphreys
10495 Stone Quarry Road
Payette, ID 83661

After recording, return to:
Alliance Title & Escrow, Corp.
34 South Main
Payette, ID 83661

292498

MEMORANDUM OF CONTRACT OF SALE

DATED: March 2, 2001.

BETWEEN: Douglas A. Coates, Trustee of The Douglas A. Coates Family Trust
and Sharon Coates, Trustee of The Sharon Coates Family Trust, as Seller

AND: Christine Humphreys, W. Michael Humphreys, and James W. Humphreys, Co-
Personal Representatives of the Estate of Fred C. Humphreys, as Buyer

Pursuant to a Contract of Sale dated March 2, 2001, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller sold to Buyer certain property located in Payette County, Idaho, more specifically described on Exhibit A, attached hereto.

BUYER: The Estate of Fred C. Humphreys

By: Christine Humphreys
Christine Humphreys, Co-Personal Representative

By: W. Michael Humphreys
W. Michael Humphreys, Co-Personal Representative

By: James W. Humphreys
James W. Humphreys, Co-Personal Representative

SELLER: The Douglas A. Coates Family Trust

By: Douglas A. Coates
Douglas A. Coates, Trustee

The Sharon Coates Family Trust

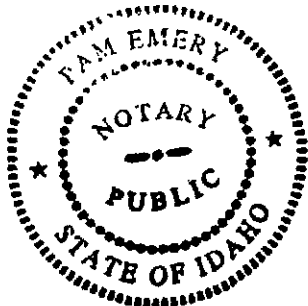
By: Sharon Coates
Sharon Coates, Trustee

Until notice, tax statements should be sent to:
The Estate of Fred C. Humphreys
10495 Stone Quarry Road
Payette, ID 83661

After recording, return to:
Alliance Title & Escrow, Corp.
34 South Main
Payette, ID 83661

STATE OF IDAHO)
) ss.
 County of Payette)

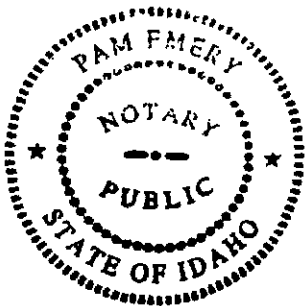
On the 6th day of March, 2001, personally appeared Douglas A. Coates and acknowledged to me that the foregoing instrument was his voluntary act and deed as Trustee of The Douglas A. Coates Family Trust.



Pam Emery
 Notary Public for Idaho
 My Commission expires: 11-16-05

STATE OF IDAHO)
) ss.
 County of Payette)

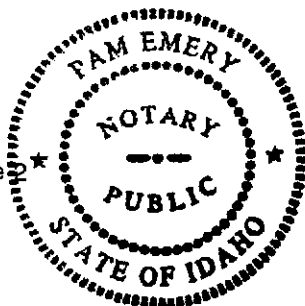
On the 6th day of March, 2001, personally appeared Sharon Coates and acknowledged to me that the foregoing instrument was her voluntary act and deed as Trustee of The Sharon Coates Family Trust.



Pam Emery
 Notary Public for Idaho
 My Commission expires: 11-16-05

STATE OF IDAHO)
) ss.
 County of Payette)

On the 6th day of March, 2001, personally appeared Christine Humphreys, and acknowledged to me that the foregoing instrument was her voluntary act and deed as a Co-Personal Representative of the Estate of Fred C. Humphreys.



Pam Emery
 Notary Public for Idaho
 My Commission expires: 11-16-05

STATE OF IDAHO)
) ss.
 County of Payette)

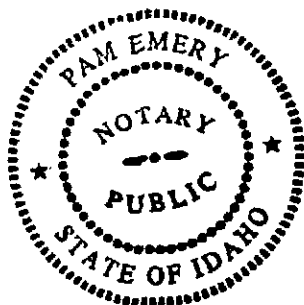
On the ____ day of _____, 2001, personally appeared W. Michael Humphreys, and acknowledged to me that the foregoing instrument was his voluntary act and deed as a Co-Personal Representative of the Estate of Fred C. Humphreys.

 Notary Public for Idaho
 My Commission expires: _____

STATE OF IDAHO)
) ss.
 County of Payette)

On the 16th day of March, 2001, personally appeared James W. Humphreys, and acknowledged to me that the foregoing instrument was his voluntary act and deed as a Co-Personal Representative of the Estate of Fred C. Humphreys.

Pam Emery
 Notary Public for Idaho
 My Commission expires: 11-16-05



292498

MASSACHUSETTS

STATE OF ~~MASSACHUSETTS~~) MIDDLESEX
County of ~~Plymouth~~) ss.
)

On the 27th day of March, 2001, personally appeared W. Michael Humphreys, and acknowledged to me that the foregoing instrument was his voluntary act and deed as a Co-Personal Representative of the Estate of Fred C. Humphreys.

Notary Public for ~~Idaho~~

My Commission expires: 4/6/01

STATE OF IDAHO)
) ss.
County of Payette)

On the ____ day of _____, 2001, personally appeared James W. Humphreys, and acknowledged to me that the foregoing instrument was his voluntary act and deed as a Co-Personal Representative of the Estate of Fred C. Humphreys.

Notary Public for Idaho

My Commission expires: _____

The W1/2 of Sec. 21, Twp. 9 N., R. 3 W., B.M., Payette County, Idaho; EXCEPTING THEREFROM the following described parcels:

In Sec. 21, Twp. 9 N., R. 3 W., B.M.;

Beginning at a point 100 feet North and 100 feet East of the Southeast corner of the NW1/4NW1/4 of said section;

thence North 215 feet to the right of way of the Little Willow Irrigation Ditch;

thence Northwesterly along the right of way 458 feet;

thence West 140 feet;

thence South 600 feet;

thence East 220 feet to the point of beginning;

ALSO EXCEPTING that portion of the NW1/4 of said Sec. 21 lying North of the right of way of Little Willow Creek Road and South and West of the centerline of the Little Willow Creek Ditch (aka Bolton Ditch).

In Twp. 9 N., R. 3 W., B.M., Payette County, Idaho:

Sec. 10: SE1/4NW1/4, E1/2SW1/4, SW1/4SE1/4 and E1/2SE1/4

Sec. 11: W1/2SW1/4

Sec. 14: NW1/4NW1/4, and Tax 1, described as follows:

Beginning at the Southwest corner of the SW1/4NW1/4;

thence North on the Quarter Section line 1294 feet, more or less, to the Northwest corner of the aforesaid Quarter Section;

thence East along the said Quarter Section line 132 feet;

thence South 1294 feet;

thence West 132 feet to the place of beginning.

Sec. 15: NE1/4, E1/2NW1/4, and Tax 2, described as follows:

NE1/4SE1/4, EXCEPTING THEREFROM the following portion thereof;

Beginning at the Northeast corner of the NE1/4SE1/4 of Sec. 15;

thence South 1299 feet, more or less, to the Southeast corner of said forty acre tract;

thence West 303 feet;

thence North 8 degrees 10' East 1307 feet to the North side line of said forty acre tract;

thence East 109.5 feet to the place of beginning;

AND, Tax 3, described as follows:

Beginning at a point located 195 feet North of the Southwest corner of the SE1/4SE1/4;

thence North 70 degrees 8' East 817.5 feet;

thence South 74 degrees 20' East 125 feet;

thence North 8 degrees 10' East 845 feet to a point located 303 feet West of the Northeast corner of the SE1/4SE1/4;

thence West 1011 feet, more or less, to the Northwest corner of the SE1/4SE1/4;

thence South 1104 feet, more or less, to the point of beginning.

- continued -

In Twp. 9 N., R. 2 W., B.M., Payette County, Idaho:

Sec. 7: SE1/4SE1/4, S1/2SE1/4SW1/4, S1/2SW1/4SE1/4, S1/2 of Lot 4.
Sec. 8: S1/2SW1/4.
Sec. 17: NW1/4, S1/2
Sec. 18: E1/2, E1/2W1/2 and Lots 1, 3, and 4.
Sec. 19: NE1/4NE1/4.
Sec. 20: N1/2NW1/4, E1/2NE1/4.
Sec. 21: N1/2NW1/4, S1/2NW1/4, SW1/4, W1/2SE1/4.
Sec. 28: SW1/4NE1/4, NW1/4SE1/4.

Including all of Seller's right, title, and interest in all water, water rights, ditches, ditch rights, minerals, mineral rights, and any and all of Seller's irrigation rights associated with the above property.