

RECEIVED

APR 09 2007

DEPARTMENT OF
WATER RESOURCES

April 5, 2007

Don Shaff
Idaho Dept. of Water Resources
322 E. Front St.
P.O. Box 83720
Boise, ID 83720-0098

Subject: Notice of Change in Water Right Ownership
Water Right/Claim Nos.: 73-4017, 73-12064, 73-12065, 73-12066, 73-7017,
73-76, 73-81

Dear Don,

Enclosed on behalf of River Valley Ranch, LLC, Donald Gregory and Patricia Gunther is a *Notice of Change in Water Right Ownership* document. There is no fee for the change to these water rights.

I have enclosed a split analysis spreadsheet to clarify this change in ownership for water rights 73-12064, 73-12065 and 73-12066. I previously submitted a change in ownership form for River Valley Ranch LLC; they now own the remainder of the rights formerly owned by G.M. Bowles, who is now deceased.

Please let me know if there are any questions concerning this change.

Sincerely,



Roxanne Brown
Water Rights Specialist

Cc: Donald Gregory
River Valley Ranch

Enclosures
Change in Ownership form
Deed
Map

SPF file number: 586.0010

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

RECEIVED

APR 09 2007

DEPARTMENT OF
WATER RESOURCES

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 (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
_____	73-00076	N	_____	73-12064	Y
_____	73-00081	N	_____	73-12065	Y
_____	73-04017	N	_____	73-12066	Y
_____	73-07017	N	_____	_____	_____

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) 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(s) G.M. Bowles Trust
505 Sansome St., Suite 1975, San Francisco, CA 94111
4. New Owner/Claimant(s) River Valley Ranch LLC
Name Connector (Check one): ☐ and, ☐ or, ☒ and/or
 New Mailing Address c/o Steven Lawrence, 60 Jennifer Ln.
 City, State and ZIP Code Almo, CA 94507
 New Telephone Number (415) 421-4800
- New Owner/Claimant(s) Donald M. Gregory, Jr.
Name Connector (Check one): ☐ and, ☐ or, ☒ and/or
 New Mailing Address 2741 Union St.
 City, State and ZIP Code San Francisco, CA 94123
 New Telephone Number (415) 433-3887
- New Owner/Claimant(s) Patricia D. Gunther
Name Connector (Check one): ☐ and, ☐ or, ☒ and/or
 New Mailing Address 2739 Broderick St.
 City, State and ZIP Code San Francisco, CA 94123
 New Telephone Number (415) 433-3887
5. Date you acquired the property 2006

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	See Split Analysis	
Domestic	_____	_____
Other	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) _____
 (include title if applicable)
- 8th flr, owner*
Phylicia D. Gremmen 3-21-07
Dale M. Gregory, Jr. 3/21/09
60 Jennifer Ln.
Alamo CA. 94507 925 766 1216

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 _____
Receipted by _____	Date _____	Receipt No. _____
Processed by _____ AJ	Date _____	WR _____ Date _____

No. W 50105	Due no later than April 30, 2007 Annual Report Form		2. Registered Agent and Office NO PO BOX CAPITOL CORPORATE SERVICES 355 W MYRTLE STE 102 BOISE, ID 83702		
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	1. Mailing Address - Correct in this box, if applicable RIVER VALLEY RANCH, LLC STEVEN LAWRENCE 60 JENNIFER LANE ALAMO, CA 94507		3. <u>New</u> Registered Agent Signature		
4. Limited Liability Companies: Enter Names and Addresses of Members.					
<u>Office held</u>	<u>Name</u>	<u>Street or P.O. Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
member	Steven Lawrence	60 Jennifer Ln	Alamo	CA	94507
member	Philip Bowles	505 Sansome St. #175	San Francisco	CA	94111
5. Organized Under the Laws of: IDAHO W 50105		6. Signature <u><i>Steven Lawrence</i></u> Name (Typed or Printed) <u>Steven Lawrence</u>		Date <u>2-11-07</u> Title <u>member</u>	

Issued 02/01/2007

Do Not Tape or Staple

200704008669

Water Right Number:

73-12064

Diversion Rate:

1.65 CFS

Prepared by:

SPF Water Engineering, LLC

Date:

23-Feb-07

[illegible]

"Partners" refers to Donald M. Gregory, Jr., Patricia D. Gunther, and River Valley Ranch (each with an undivided 1/3 tenant-in-common interest)

Water Right Number:

73-12065

Diversion Rate:

0.8 CFS

Prepared by:

SPF Water Engineering, LLC

Date:

23-Feb-07

[illegible]

"Partners" refers to Donald M. Gregory, Jr., Patricia D. Gunther, and River Valley Ranch (each with an undivided 1/3 tenant-in-common interest)

Water Right Number:

73-12066

Diversion Rate:

1 CFS

Prepared by:

SPF Water Engineering, LLC

Date:

23-Feb-07

"Partners" refers to Donald M. Gregory, Jr., Patricia D. Gunther, and River Valley Ranch (each with an undivided 1/3 tenant-in-common interest)

Recording Requested By and
When Recorded Return to:

Charles G Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

235852
Hawley-Troxel & Emms & Hawley
Time 1:10 PM 12/29/06
Barbara C. Brecklow, Clerk
Lura Baker 1/2 00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 28 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman")

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

the remainder over to Remainderman, its successors and assigns, in fee simple, all of G M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G.M. BOWLES TRUST

By: _____

Philip E. Bowles, Co-Trustee

By: _____

Steven E. Lawrence, Co-Trustee

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NE1/4NW1/4, SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 EAST, BOISE MERIDIAN, CUSTER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 A DISTANCE OF 1350.96 FEET ON A BEARING OF SOUTH $89^{\circ} 46' 57''$ WEST ALONG THE SECTION LINE; THENCE SOUTH $0^{\circ} 12' 35''$ EAST, 1044.81 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH $0^{\circ} 12' 35''$ EAST 277.60 FEET; THENCE NORTH $89^{\circ} 44' 54''$ EAST, 327.02 FEET TO A POINT IN THE CENTER OF A DITCH; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG CENTERLINE OF SAID DITCH; THENCE NORTH $24^{\circ} 31' 56''$ WEST 129.57 FEET; THENCE NORTH $43^{\circ} 40' 58''$ WEST, 67.74 FEET; THENCE NORTH $86^{\circ} 51' 05''$ WEST, 100.13 FEET; THENCE NORTH $48^{\circ} 41' 25''$ WEST, 156.41 FEET TO THE REAL POINT OF BEGINNING.

20557

235853

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

Hawley Trovelli Ennis & Hawley
Time 1:30 P.M. 12/15/07
Barbara C. Bradlowe, Clerk
Luna Balle 12:00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 29 day of December, 2006, by and between PHILIP E BOWLES AND STEVEN E LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman").

RECITALS:

WHEREAS, Philip E. Bowles and Steven E Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

the remainder over to Remainderman, its successors and assigns, in fee simple, all of G.M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer and the County of Lemhi, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property.

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written

G.M. BOWLES TRUST

By: [Signature]
Philip E. Bowles, Co-Trustee

By: [Signature]
Steven E. Lawrence, Co-Trustee

State of Idaho) SS No. 270557
County of Lemhi)
This instrument was filed for record at the request
of Hawley Howell
at 1:31 o'clock P.m. 2-5 2007
and duly filed and indexed in the records of Lemhi
County Terri J. Morton
Ex-Officio Recorder
By [Signature] Deputy
Fee 125
Return to Hawley Howell

20557

285853

EXHIBIT A

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, AND THE PORTION OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ LYING AND BEING WEST OF THE PAHSIMEROI RIVER IN CUSTER COUNTY, ALL IN SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., B.M.;

ALSO, THE FOLLOWING DESCRIBED PROPERTY IN LEMHI COUNTY, IDAHO, TO WIT:

ALL OF THAT PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., B.M., THAT LIES IN LEMHI COUNTY, IDAHO, AND ALL OF THAT PART OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 21 E., WHICH LIES IN LEMHI COUNTY, IDAHO.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 7, T. 15 N., R. 21 E., B.M., CUSTER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, A DISTANCE OF 1350.96 FEET ON A BEARING OF S. 89° 46' 57" W., ALONG THE SECTION LINE; THENCE S. 0° 12' 35" E., 1044.81 FEET TO THE REAL POINT OF BEGINNING. THENCE S. 0° 12' 35" E., 277.60 FEET; THENCE N. 89° 44' 54" E., 327.02 FEET TO A POINT IN THE CENTER OF A DITCH; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG CENTERLINE OF SAID DITCH:
N. 24° 31' 56" W., 129.57 FEET;
N. 43° 40' 58" W., 67.74 FEET;
N. 86° 51' 05" W., 110.13 FEET;
THENCE N. 48° 41' 25" W., 156.41 FEET TO THE REAL POINT OF BEGINNING.

270558

235854

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

Cluster County P. 11
Nancy Troxell Ennis & Hanky
Time LIP 11 29/07
Barbara C. Bradshaw, Clerk
Lina Balle 12:00
P. 11

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 28 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman").

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

Pursuant to the powers vested in the Co-Trustees under the Uniform Trustees' Powers Act, particularly Idaho Code § 68-106, Grantor, BY THESE PRESENTS, quitclaims, transfers and conveys, for and during Grantees' natural life to benefit Grantees in equal shares while both are living, and then the survivor of them exclusively, and upon the death of the second of them,

235854

the remainder over to Remainderman, its successors and assigns, in fee simple, all of G M Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer and the County of Lemhi, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

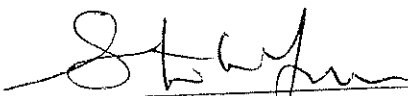
TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G M. BOWLES TRUST

By: 
Philip E. Bowles, Co-Trustee

By: 
Steven E. Lawrence, Co-Trustee

270558

State of Idaho) SS No. _____
County of Lemhi)
This instrument was filed for record at the request
of Hawley Topell
at 9:20 o'clock AM 2-5 2007
and duly filed and indexed in the records of Lemhi
County Terri J. Morton
Ex-Officio Recorder
By Jana Eagle Deputy
Fee 12-
Return to Hawley Topell

270558

235854

EXHIBIT A

TRACT 1:

Parcel 3

THAT PART OF THE NW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 N., R. 21 E., B.M., SITUATED IN LEMHI COUNTY, IDAHO AND THE SE1/4SE1/4 OF SECTION 6, TOWNSHIP 15 N., R. 21 E., B.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE SE CORNER OF SAID SECTION, THENCE NORTH 1320 FEET, MORE OR LESS, TO THE NE CORNER OF THE SE1/4SE1/4 OF SAID SECTION 6, THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4SE1/4 985 FEET TO THE EASTERLY BANK OF A DITCH, THENCE SOUTHERLY ALONG THE EASTERLY BANK OF SAID DITCH TO THE INTERSECTION OF THE SOUTH LINE OF SAID SE1/4SE1/4, THENCE EAST ALONG SAID SOUTH LINE OF SAID SE1/4SE1/4 435 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

THAT PART OF THE SW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, SITUATED IN LEMHI COUNTY, IDAHO.

ALSO, PART OF LOT 2 AND PART OF THE SW1/4NE1/4 OF SECTION 6, TOWNSHIP 15 NORTH; RANGE 21 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER OF THE PRESENT COUNTY ROAD AND THE SOUTH LINE OF SAID SW1/4NE1/4 OF SAID SECTION 6 AT A POINT 136 FEET WEST OF THE SE CORNER THEREOF, THENCE ALONG SAID COUNTY ROAD AS FOLLOWS: NORTH 28° WEST 730 FEET, THENCE NORTH 32° WEST 443 FEET, NORTH 26° WEST 345 FEET, NORTH 38° WEST 520 FEET, NORTH 64° WEST 195 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, AND THE WEST LINE OF THE SAID SW1/4NE1/4 1750 FEET MORE OR LESS, TO THE SW CORNER OF SAID SW1/4NE1/4, THENCE EAST ALONG THE SOUTH LINE OF SAID SW1/4NE1/4 1184 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO A PART OF THE NE1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF SAID NE1/4SE1/4 OF SECTION 6, THENCE EAST ALONG THE SOUTH LINE OF SAID NE1/4SE1/4 533 FEET TO THE CENTER OF THE PRESENT COUNTY ROAD, THENCE ALONG THE SAID COUNTY ROAD NORTH 28° WEST 480 FEET, NORTH 3° WEST 115 FEET, NORTH 23° WEST 433 FEET, NORTH 32° WEST 210 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4SE1/4 OF SAID SECTION 6, THENCE SOUTH ALONG THE WEST LINE OF THE SAID NE1/4SE1/4 1120 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TRACT 2:

Parcel 11

THAT PART OF THE NW1/4SE1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 21 EAST OF THE BOISE MERIDIAN, SITUATED IN CUSTER COUNTY, IDAHO, AND THAT PART OF THE SW1/4SE1/4 OF SAID SECTION 6, SITUATED IN SAID CUSTER COUNTY, IDAHO, AND LOT 7, AND THE SE1/4SW1/4 OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 23 EAST OF THE BOISE MERIDIAN.

Recording Requested By and
When Recorded Return to:

Charles G. Stephenson
Tufts Stephenson & Kasper, LLP
The Russ Building
235 Montgomery Street, Suite 1035
San Francisco, CA 94104-3008

235955
Custer County Reg. of
Howley, Trexell, Emms & Howley
Time 11:24 A.M. Date 12/9, 2007
Barbara C. Breedlove, Clerk
Wanda Baker \$ 12
Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

(Life Estate With Remainder Over)

THIS TRUSTEE'S DEED is made this 29 day of December, 2006, by and between PHILIP E. BOWLES AND STEVEN E. LAWRENCE, CO-TRUSTEES OF G.M. BOWLES TRUST ("Grantor"); DONALD M. GREGORY, JR., an unmarried man, whose address is 2741 Union Street, San Francisco, CA 94123, and PATRICIA D. GUNTHER, a married woman dealing with her sole and separate property, whose address is 2739 Broderick Street, San Francisco CA 94123, as distributees of a joint and survivor life estate (hereinafter and collectively referred to as "Grantees"); and RIVER VALLEY RANCH, LLC, an Idaho limited liability company, whose address is c/o Steven Lawrence, 60 Jennifer Lane, Alamo, CA 94507 ("Remainderman")

RECITALS:

WHEREAS, Philip E. Bowles and Steven E. Lawrence are the duly qualified Co-Trustees pursuant to Article VII of the Second Restatement of G.M. Bowles Trust, as successor Co-Trustees to George M. Bowles, the original and former Trustee of G.M. Bowles Trust, who died on June 8, 2005; and

WHEREAS, pursuant to the terms of Subparagraph (4) of paragraph (b) of Article IV as added by the Second Amendment to Second Restatement of G.M. Bowles Trust Agreement, if either or both Grantees survive George M. Bowles, then either or both Grantees are entitled to a joint and survivor life estate in the Property with remainder to Remainderman at the death of the second of them to die; and

WHEREAS, both Grantees survived George M. Bowles.

WITNESSETH:

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the remainder over to Remainderman, its successors and assigns, in fee simple, all of G.M. Bowles Trust's interest (which is an undivided one-third (1/3) tenant-in-common interest), the following described parcel of real property situated in the County of Custer, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS
REFERENCE INCORPORATED HEREIN.

TOGETHER with all easements, rights and appurtenances thereto ("Property").

TO HAVE AND TO HOLD said life estate, during which Grantees shall have and enjoy the full use, control, income and possession of the Property.

During the term of said life estate, Grantees, or the survivor of them, shall pay all expenses owed by and perform other duties of a life tenant under Idaho law, and shall specifically pay all real estate taxes and assessments which become due and owing on the Property after the date this deed is recorded. Additionally, Grantees, or the survivor of them, shall pay for homeowner's and fire insurance to adequately insure the residence located upon the Property from loss, routine maintenance and all utilities.

IN WITNESS WHEREOF, Grantor executed this instrument on the day and year herein first above written.

G M. BOWLES TRUST

By: 
Philip E. Bowles, Co-Trustee

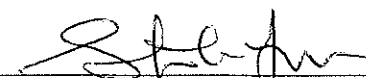
By: 
Steven E. Lawrence, Co-Trustee

EXHIBIT A

A parcel of land located in NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, T. 15 N., R. 21 E., B.M., Custer County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 7, a distance of 1350.96 feet on a bearing of S: 89°46'57" W, along the section line; thence S. 0°12'35" E., 357.42 feet to the REAL POINT OF BEGINNING;

Thence S. 0°12'35" E., 965.00 feet;
 Thence N. 89°44'54" E., 858.61 feet;
 Thence N. 30°36'09" W., 399.76 feet;
 Thence N. 51°14'44" W., 245.72 feet;
 Thence N. 55°59'10" W., 337.41 feet;
 Thence N. 34°18'12" W., 332.39 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land located in NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, T. 15 N., R. 21 E., B.M., Custer County, Idaho, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 7, a distance of 1350.96 feet on a bearing of S. 89°46'57" W. along the section line; thence S. 0°12'35" E., 1044.81 feet to the REAL POINT OF BEGINNING

Thence S. 0°12'35" E., 277.60 feet;

Thence N. 89°44'54" E., 327.02 feet to a point in the center of a ditch;

Thence the following courses and distances along centerline of said ditch:

N 24°31'56" W., 129.57 feet;

N. 43°40'58" W., 67.74 feet;

N 86°51'05" W., 110.13 feet;

Thence N. 48°41'25" W., 156.41 feet to the REAL POINT OF BEGINNING.

TOGETHER WITH the water rights appurtenant thereto pursuant to Idaho Water Right No 73-7017 (Snake River Adjudication No. A73-07017A.)

EXCEPTING THEREFROM an undivided one-half (1/2) of all minerals, including oil and gas, that may be on, in, under or produced from the property being conveyed, said one-half having been reserved to Grantor's Grantor's Grantor, DONALD A. BLATZ and VIRGINIA M. BLATZ.

