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ASSIGNMENT BY PERSONAL REPRESENTATIVES

THIS ASSIGNMENT BY PERSONAL REPRESENTATIVES, made this 27th day of October, 1992, is from Kathryn Firth, Robin Riley and Sally Squires as the general co-personal representatives of the estate of James W. Howe, deceased, (herein "Assignors"), in favor of Norman Riley and Robin Riley, husband and wife, (herein "Assignees"), whose address is 1623 West 3400 South, Rexburg, Idaho 83440.

WHEREAS, Assignors are the qualified co-personal representatives of said estate, filed as Probate Number SP-92-00042, in Madison County, Idaho; and

WHEREAS, this Assignment is executed pursuant to an Option Exercise and Purchase Agreement dated September 14, 1992, entered into by the Assignors and the Assignees and approved by the probate court by that certain Order Approving Purchase Agreements dated September 24, 1992;

NOW, THEREFORE, Assignors hereby ASSIGN, TRANSFER, AND CONVEY to Assignees, their successors and assigns, all rights, title and interest that the estate of James W. Howe has, whether directly or indirectly through partnership or otherwise, in and to the following:

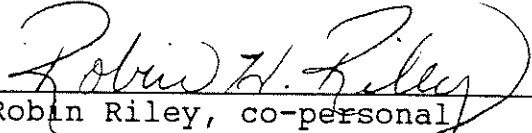
1. That certain Agreement, dated August 2, 1988, between Catherine Rowan as grantor and James Howe as grantee, and any interest in real property described therein including the described easement and the joint use of a well and accessories thereto located on property owned by Catherine Rowan. Said Agreement was recorded August 12, 1988, under File No. 226561 in Madison County.
2. An individual one-half interest and right to any water from the south main well located on Catherine Rowan's property as provided in that certain Correction Grant Deed dated August 10, 1988 and recorded August 11, 1988, under File No. 226539 in Madison County.
3. That certain Severance Agreement, dated August 2, 1988, between Catherine Howe Rowan and James W. Howe, regarding Bin No. 7.
4. State of Idaho Water License No. G-30510, and Water Application or Permit Nos. 22-7280 and 22-2223, and all associated rights.
5. State of Idaho Land Sale Certificate Nos. 25521 and 25522, and any interest in real property described therein.

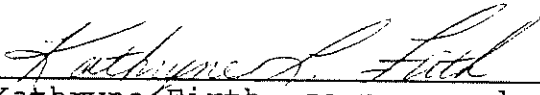
6. State of Idaho Land Lease No. 8845.

7. That certain Lease dated February 23, 1987, from Union Pacific Railroad Company as Lessor, and identified in the records of the Lessor as Agreement No. 821-78 regarding premises at Walker, Idaho.

All transfers herein are without warranty and are subject to any existing liens or encumbrances.

IN WITNESS WHEREOF, the Assignors have duly executed this Assignment as of the date first above written.

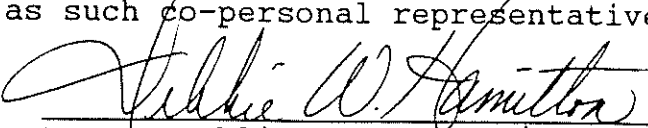

Robin Riley, co-personal
representative of the estate of
James W. Howe, deceased.


Kathryne Firth, co-personal
representative of the estate of
James W. Howe, deceased.


Sally Squires, co-personal
representative of the estate of
James W. Howe, deceased.

STATE OF IDAHO)
) ss.
County of Bonneville)

On the 27th day of October, 1992, before me, a notary public, personally appeared Kathryn Firth, known to me to be the person whose name is subscribed to the within instrument, as co-personal representative of the estate of James W. Howe, and acknowledged to me that she executed the same as such co-personal representative.


Notary Public
Residing at: Idaho Falls, Idaho

My commission expires:
April 11, 1993

STATE OF IDAHO)
County of Bonneville) ss.

On the 27th day of October, 1992, before me, a notary public, personally appeared Sally Squires, known to me to be the person whose name is subscribed to the within instrument, as co-personal representative of the estate of James W. Howe, and acknowledged to me that she executed the same as such co-personal representative.

Sallie W. Hamilton
Notary Public
Residing at: Idaho Falls, Idaho

My commission expires:
April 11, 1993

STATE OF IDAHO)
County of Bonneville) ss.

On the 27th day of October, 1992, before me, a notary public, personally appeared Robin Riley, known to me to be the person whose name is subscribed to the within instrument, as co-personal representative of the estate of James W. Howe, and acknowledged to me that she executed the same as such co-personal representative.

Sallie W. Hamilton
Notary Public
Residing at: Idaho Falls, Idaho

My commission expires:
April 11, 1993