

PERSONAL REPRESENTATIVES' DEED

THIS DEED is made by Kathryn Firth, Robin Riley and Sally Squires as the general co-personal representatives of the estate of James W. Howe, deceased, Grantors, to Norman Riley and Robin Riley, husband and wife, Grantees, whose address is 1623 West 3400 South, Rexburg, Idaho 83440.

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

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

THEREFORE, for valuable consideration received, Grantors sell and convey to Grantees the following described real property in Madison County, Idaho:

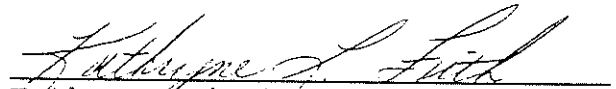
A tract of land described as follows which is situated in Sections 2, 3, 10 and 11, in Township 5 North, Range 40 East, Boise Meridian.

Beginning at the Northwest corner of said Section 2, and running thence South 89°57' East 1331 feet, to the Northeast corner of Lot 4 of said Section 2; thence South 0°02' East 599.76 feet, along the sixteenth line, to the Northeasterly corner of the property owned or formerly owned by Wes Howe; thence along the boundaries of said property the following two (2) courses: (1) South 69°58'25" West 541.60 feet; thence (2) South 32°16'56" East 953.83 feet, to said sixteenth line; thence South 0°02' East 118.67 feet along said line, to its intersection with the West side of a county road; thence along said West side the following three courses: (1) South 32°15' East 1483.2 feet; thence (2) South 0°10'

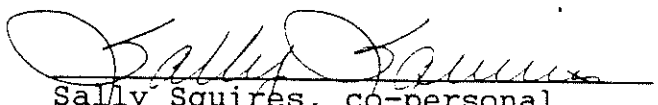
East 735 feet; thence (3) South 39°08' East 671.2 feet; thence South 23°10' West 258.6 feet; thence South 14°45' West 251.9 feet; thence South 0°44' East 262.8 feet; thence South 2°48' West 240.9 feet; thence South 7°50' West 200 feet; thence South 11°29' West 286.6 feet; thence South 10°17' West 154.2 feet; thence South 7°08' West 260 feet; thence South 12°50' West 200.8 feet; thence South 19°00' West 153 feet; thence South 9°07' West 100 feet; thence South 2°23' East 247.1 feet; thence South 28°40'30" East 495.5 feet (deed shows South 28°50' East 484.5 feet); thence South 2°57' East 65.8 feet; thence North 89°57' West 3156.6 feet; thence North 0°01'14" West (deed shows North) 7281.2 feet to the North line of said Section 3; thence South 89°49' East 787.3 feet along the Section line to the point of beginning.

with all appurtenances and water, water rights, ditch and ditch rights.

EXECUTED this 27th day of October, 1992.

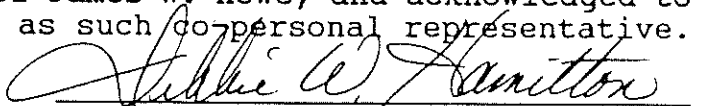

Kathryne Firth, co-personal
representative of the estate of
James W. Howe, deceased.


Robin Riley, 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)
County of Bonneville) ss.

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