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990015L

GRANT DEED

75-10023
75-14159

THIS INDENTURE is made this 3 day of November, 1999, between Daryl A. Becker Estate, Robert E. Farnam, Personal Representative, the "Grantor", and Sean R. Babcock and Jacqueline L. Babcock, husband and wife, whose mailing address is 18935 N.W. Auora Street, Portland, Oregon 97229, the "Grantee".

WITNESSETH, that the Grantor, 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 the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs and assigns forever, all of the following described property in the County of Lemhi, State of Idaho, to-wit:

Parcel 1:

Lot 3, The Becker Estates Subdivision to Lemhi County, Idaho, according to the recorded plat thereof.

Together with 24.02% of water rights from Hughes Creek appurtenant to said Subdivision.

Parcel 2:

Lot 4, The Becker Estates Subdivision to Lemhi County, Idaho, according to the recorded plat thereof.

Together with 24.06% of water rights from Hughes Creek appurtenant to said Subdivision.

Both parcels being subject to the following:

- 1) Easements, reservations, notes and/or dedications as shown on the official plat of Becker Estates.
- 2) Notification of Irrigation Ditch Easement as described on Becker Estates according to the official plat recorded April 5, 1996 in Book 6 at Page No. 39.
- 3) Road and ditch easement running across the westerly boundary of the above described real property as shown on Becker Estates Subdivision Plat recorded April 5, 1996 in Book 6 of Plats at Page No. 39.

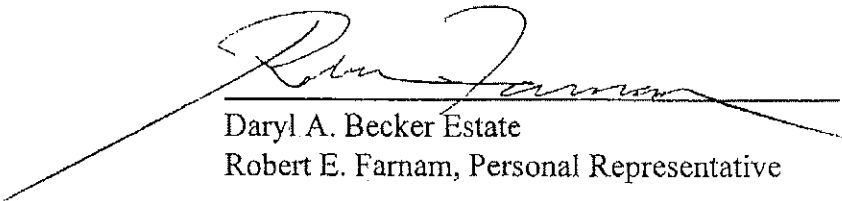
- 4) Terms and conditions contained in Grant Deed for Road Easement recorded November 5, 1986 as Instrument No. 183020, records of Lemhi County, Idaho.
- 5) Terms and conditions contained in License Agreement for access recorded October 17, 1995 as Instrument No. 227765, records of Lemhi County, Idaho.
- 6) Any rights, interests or easements in favor of the public which exist or are claimed to exist over any part of said land covered by water that is included within the boundaries of the North Fork of the Salmon River.
- 7) 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 thereunto belonging or in anywise appertaining, and any reversions, any remainders, and 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.

TO HAVE AND TO HOLD, the premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.



Daryl A. Becker Estate
Robert E. Farnam, Personal Representative