

ALLIANCE TITLE & ESCROW
P.O. BOX 732
REXBURG, ID 83440

WARRANTY DEED

Order No.:3040717186HB

FOR VALUE RECEIVED

The Phyllis Pincock Testamentary Trust

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Ward and Sons Family Limited Partnership, an Idaho Limited Partnership

whose current address is

3976 N. 5000 E. Sugar City, ID 83448

the grantee(s), the following described premises, in Madison County, Idaho, TO WIT:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 22 June 07

The Phyllis Pincock Testamentary Trust

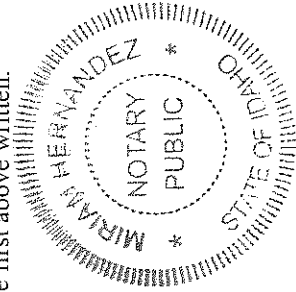
Merrill R. Pincock
Merrill R. Pincock, Trustee

Instrument # 338150
REXBURG, MADISON, IDAHO
2007-06-22 10:46:00 No. of Pages: 2
Recorded for : ALLIANCE TITLE AND ESCROW
MARILYN R. RASMUSSEN
Ex-Officio Recorder Deputy Fee: 6.00

State of Idaho }
County of Madison } ss. }

On this 22 day of June, 2007 before me, a Notary Public in and for said state, personally appeared Merrill R. Pincock known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Phyllis Pincock Testamentary Trust, and acknowledged to me that he executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Miriam Hernandez
Notary Public for the State of Idaho
Residing at: Rexburg
Commission Expires: 10-1-2011

EXHIBIT "A"

Tract 1: Lot 4 and the Southeast Quarter of the Southwest Quarter of Section 18, Township 6 North, Range 41 East, Boise Meridian and Lot 1 and the Northeast Quarter of the Northwest Quarter and part of the West half of the Northeast Quarter Section 19, Township 6 North, Range 41 East of the Boise Meridian Madison County, Idaho, more particularly described as follows:

Beginning at the North Quarter corner of said Section 19 and running thence South 89°56'00" East 1298.89 feet along the section line; thence South 00°15'01" West 2059.95 feet to the rim of an existing canyon; thence along said rim the following three (3) courses: (1) South 50°37'26" West 427.06 feet; thence (2) South 45°22'24" West 230.94 feet; thence (3) South 43°01'06" West 182.95 feet to the South line of the Northeast Quarter of said Section 19; thence North 89°55'28" West 677.70 feet along said South line to the Southwest corner of said Northeast Quarter of Section 19; thence North 00°09'18" East 1313.74 feet to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19; thence North 89°55'44" West 2624.93 feet to the Southwest corner of Lot 1 of said Section 19; thence North 00°07'22" East 1312.95 feet along the section to the corner of said Section 19; thence North 00°07'22" East 1312.95 feet along the section to the Northwest corner of Lot 4 of said Section 18; thence South 89°54'09" East 2622.83 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 18; thence South 00°08'50" West 1311.55 feet to the point of beginning.

Tract 2: Part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 6 North, Range 41 East of the Boise Meridian, Madison County, Idaho, more particularly described as follows: Beginning at a point that is North 89°56'00" West 350.15 feet along the section line and South 00°13'12" East 159.12 feet from the Northeast corner of said Section 19 and running thence North 89°00'00" East 116.21 feet; thence South 00°00'00" West 74.43 feet; thence North 90°00'00" West 115.92 feet; thence North 00°13'12" West 74.43 feet to the point of beginning.

Tract 3: Part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, more particularly described as follows: Beginning at a point that is South 00°15'01" West 165.49 feet along the section line and South 28°02'25" West 206.10 feet from the Northeast corner of said Section 19 and running thence South 26°30'28" West 264.29 feet along the rim of an existing canyon; thence North 64°42'12" West 112.21 feet; thence North 25°21'11" East 264.23 feet; thence South 64°42'12" East 117.53 feet to the point of beginning.

Together with an easement for ingress and egress over the following described property: The Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho. Lot 4 and the Southeast Quarter of the Southwest Quarter of Section 18 and Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 19, Township 6 North, Range 41 East of the Boise Meridian.

Less: Commencing at the Southeast corner of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, and running thence West 80 feet; thence North 400 feet; thence East 80 feet; thence South 400 feet to the point of beginning.

ALLIANCE TITLE & ESCROW
P.O. BOX 732
REXBURG, ID 83440

WARRANTY DEED

Order No.: 3040717186HB

FOR VALUE RECEIVED

The Phyllis Pincock Testamentary Trust

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

WS & L Limited Partnership, an Idaho Limited Partnership

whose current address is

3976 N. 5000 E. St Anthony, ID 83445

the grantee(s), the following described premises, in **Madison** County, Idaho, TO WIT:

See Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 22 June 07

The Phyllis Pincock Testamentary Trust


Merrill R. Pincock, Trustee

Instrument # 338149
REXBURG, MADISON, IDAHO
2007-06-22 10:45:00 No. of Pages: 2
Recorded for : ALLIANCE TITLE AND ESCROW
MARILYN R. RASMUSSEN Fee: 6.00
Ex-Officio Recorder Deputy 

State of Idaho

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County of Madison

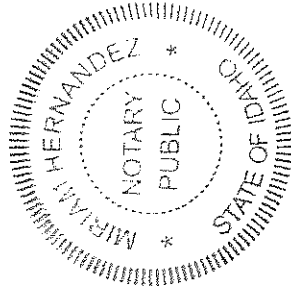
}

} ss.

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On this 22 day of June, 2007 before me, a Notary Public in and for said state, personally appeared Merrill R. Pincock known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Phyllis Pincock Testamentary Trust, and acknowledged to me that he executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



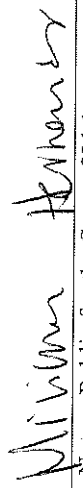

Notary Public for the State of Idaho
Residing at: Rexburg, ID
Commission Expires: 10-11-2011

EXHIBIT "A"

Tract 1: Part of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, described as follows: Beginning at a point that is North 89°56'00" West 350.15 feet along the section line from the Northeast corner of said Section 19 and running thence South 00°13'12" East 817.18 feet to the rim of an existing canyon; thence along said rim the following four (4) courses: (1) South 30°32'32" West 554.84 feet; thence (2) South 29°32'28" West 216.78 feet; thence (3) South 36°27'12" West 280.40 feet; thence (4) South 51°18'18" West 559.25 feet; thence North 00°15'01" East 2059.95 feet to the North line of said Section 19; thence South 89°56'00" East 979.79 feet along said North line to the point of beginning.

Tract 2: Part of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, described as follows: Beginning at a point that is South 00°15'01" West 165.49 feet along the section line from the Northeast corner of said Section 19 and running thence South 00°15'01" West 2062.41 feet along the section line to the Northeast corner of the property as described in Instrument No. 177892; thence along said property the following two (2) courses: (1) North 89°55'28" West 80.00 feet; thence (2) South 00°15'01" West 400.00 feet to the South line of the Northeast Quarter of said Section 19; thence North 89°55'28" West 1866.76 feet along said South line to the rim of an existing canyon; thence along said rim the following seven (7) courses: (1) North 43°01'06" East 182.95 feet; thence (2) North 45°22'24" East 230.94 feet; thence (3) North 50°37'26" East 427.06 feet; thence (4) North 51°18'18" East 559.25 feet; thence (5) North 36°27'12" East 280.40 feet; thence (6) North 29°32'28" East 216.78 feet; thence (7) North 30°32'32" East 554.84 feet; thence North 00°13'12" West 583.63 feet; thence South 90°00'00" East 312.08 feet; thence North 28°19'14" East 76.85 feet to the point of beginning.

Excepting therefrom the following described parcel: Part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, more particularly described as follows: Beginning at a point that is South 00°15'01" West 165.49 feet along the section line and South 28°02'25" West 206.10 feet from the Northeast corner of said Section 19 and running thence South 26°30'28" West 264.29 feet along the rim of an existing canyon; thence North 64°42'12" West 112.21 feet; thence North 25°21'11" East 264.23 feet; thence South 64°42'12" East 117.53 feet to the point of beginning.

Together with an easement for ingress and egress over the following described property: The Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, Lot 4 and the Southeast Quarter of the Southwest Quarter of Section 18 and Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 19, Township 6 North, Range 41 East of the Boise Meridian.

Less: Commencing at the Southeast corner of the Northeast Quarter of Section 19, Township 6 North, Range 41 East, Boise Meridian, Madison County, Idaho, and running thence West 80 feet; thence North 400 feet; thence East 80 feet; thence South 400 feet to the point of beginning.