

Mastaqui

Dean Sorenson
(208) 344-8035

Rocking A: M

79- 4083

4085

~~4086~~ WR

7226 - License
10217 }
10225 } Deceased
4086 }



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region, 7600 Mineral Drive, Suite 100, Coeur d'Alene, Idaho 83815

Phone: (208) 762-2800

Fax: (208) 762-2819

Web Site: www.idwr.idaho.gov

JAMES E. RISCH
Governor

KARL J. DREHER
Director

October 14, 2006

DEAN C SORENSON
1423 TYRELL LN
PO BOX 359
BOISE, ID 83701

Re: Ownership change for water rights in sub-basin #79

Dear Mr. Sorenson:

Please find enclosed a computer generated recommendation for water right #79-4083. As you can see, the ownership has been changed to show the Kellers as the current owners and you as their attorney.

We are not able to change the names on 79-4085 for the same reasons we could not change the name in June, 2004. I have enclosed a copy of that letter for your review.

Water right nos. 79-4086, 79-10217 & 79-10225 were previously decreed by the Court and 79-7226 is a permit that is not part of the Snake River Basin Adjudication. Therefore, I have forwarded a copy of the change in ownership to our Allocations Bureau in Boise so those changes can be processed. You may be contacted in the future if they have any questions concerning filing fees or water right splits.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Gregory J. Taylor
Sr. Water Resource Agent



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

June 14, 2004

THE MASTAGNI LIVING TRUST
THE MASTAGNI CHILDRENS TRUST 1
933 SAINT ANN DR
PASO ROBLES CA 93446

Re: Notice of Claim to a Water Right No. 79-4083

Dear Claimant(s):

Enclosed is a copy of the above referenced claim(s), which reflect the change in ownership of the land and appurtenant water rights, covered under the original filing.

Please note that the enclosed Notice of Claim to a Water Right is not a final determination of your water right. This claim was filed during claims taking in the Snake River Basin Adjudication (SRBA) and has not yet been verified by this Department. Water rights are established and maintained by beneficial use of water for the uses designated on this claim form dating back to the priority date listed. This claim will be investigated, verified and recommended to the SRBA Court for court decree sometime in the near future. You will be notified prior to the beginning of any verification of this water right.

In addition, we are unable to make the necessary changes on claim number 79-4085, as the deed submitted does not cover this claim. The Place of Use claimed is located in Twp. 26 North, Rge. 1 East, Section 34. The deed submitted is for land located in Twp. 25 North, Rge. 1 East. If you have any additional information, please forward it to this office, and we will be able to review it further.

Also, a copy of this ownership change information has been forwarded to our State Office to process the change for water right numbers 79-7226, 79-10217 and 79-10225.

Thank you for your patience and cooperation, as we have had several water right changes to process. If you have any questions concerning the enclosed information, please feel free to contact this office.

Sincerely,

Adjudication Section
Western Region Office

DB: db

Enclosure

SCANNED
JUN 14 2004

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 79-4083 V1

WATER RIGHT NUMBER: 79-4083 V1

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	PATRICK J KELLER PO BOX 331 PASO ROBLES, CA 93447 (805)461-1614
Current Owner	SANDRA E KELLER PO BOX 331 PASO ROBLES, CA 93447 (805)461-1614
Attorney	DEAN C SORENSON 1423 TYRELL LN PO BOX 359 BOISE, ID 83701 (208)344-8035

Priority Date: 02/15/1940

Basis: Beneficial Use

Status: Active

<u>Source</u>	<u>Tributary</u>
COW CREEK	SALMON RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
STOCKWATER	01/01 to 12/31	0.030 CFS	
IRRIGATION	02/15 to 11/30	0.150 CFS	
	<u>Total Diversion:</u>	0.180 CFS	

Location of Point(s) of Diversion

COW CREEK	NW1/4SE1/4	Sec. 3,	Twp 25N,	Rge 01E, B.M.
IDAHO County				

Place of Use

STOCKWATER

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
25N	01E	3				X										X			
						L 1										L 5			

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
25N	01E	3				3.0													
						L 1											L 5		5.0

Total Acres: 5

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

CANTRILL, SKINNER, SULLIVAN & KING, LLP
1423 Tyrell Lane
P.O. Box 359
Boise, Idaho 83701

September 29, 2006

FACSIMILE COVER SHEET

Page 1 of 22
(including this page)

PLEASE DELIVER THE FOLLOWING TO: Greg Taylor

Fax # (208) 762-2819

FROM: Dean C. Sorensen

RE: Water Rights Nos. 79-4083, 79-4085, 79-4086, 79-7226,
79-10217, and 79-10225

MESSAGE: Per our discussion, attached hereto is the letter I sent to IDWR on May 24, 2006 with the Change of Ownership Forms. As, you can see, in my cover letter, I inadvertently left out Water Right No. 79-7226, for which I should be the attorney of record. Thank you.

IF YOU HAVE ANY PROBLEMS IN RECEIVING, PLEASE CALL (208) 344-8035
OUR FACSIMILE PHONE NUMBER IS (208) 345-7212

The documents being transmitted by facsimile are confidential or attorney work product or both and are for the exclusive use of the addressee listed above. Any use or disclosure of the documents except by the addressee is prohibited. If you have received this facsimile in error, please notify us by collect telephone call immediately and return the documents to us by U. S. Mail.

CANTRILL, SKINNER, SULLIVAN & KING LLP

ATTORNEYS AND COUNSELORS AT LAW

1423 TYRELL LANE P.O. BOX 359

BOISE, IDAHO 83701

(208) 344-8035

COPY

WILLIS E. SULLIVAN, III (1941-2001)

FACSIMILE
(208) 344-7212
095KLAWS055KLAWS.COM

DAVID W. CANTRILL
GARONER W. SKINNER, JR.
JOHN L. KING
ROBERT D. LEWIS
CLINTON O. CASEY
DEAN C. SORENSEN
STEVEN J. MEADE

May 24, 2006

State of Idaho
Department of Water Resources
322 East Front Street
PO Box 83720
Boise, ID 83720-0098

RE: Notice of Change in Water Right Ownership

TO WHOM IT MAY CONCERN:

Enclosed herewith are two (2) original Notice of Change in Water Right Ownership forms regarding Water Rights Nos. 79-4083, 79-4085, 79-4086, 79-10225 and 79-10217.

I have also enclosed herewith the following documents for your use and convenience:

1. Correction Quitclaim Deed dated November 13, 1996, from Armando D. Mastagni and Marie E. Mastagni to The Mastagni Children's Trust I and Mastagni Living Trust;
2. Quitclaim Deed dated November 25, 2003, from the Mastagni Children's Trust I and Mastagni Living Trust to Rocking A. M. Ranch, LLC; and
3. Corrected Grant Deed dated February 11, 2005, from Rocking A. M. Ranch, LLC to Patrick J. Keller and Sandra E. Keller

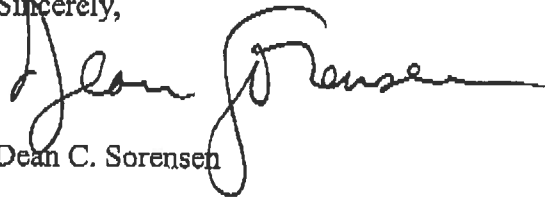
Per the signature below of Sandra E. Keller, individually, and as manager of Rocking A. M. Ranch, LLC, please direct the Idaho Department of Waters that Dean C. Sorensen of the firm Cantrill, Skinner, Sullivan & King, LLP, is the attorney of record for water rights nos. 79-4083, 79-4085, 79-4086, 79-10225 and 79-10217. Please copy Mr. Sorensen on all future correspondence regarding the aforementioned water rights. Mr. Sorensen's address and telephone number are as follows:

Dean C. Sorensen
Cantrill, Skinner, Sullivan & King, LLP
1423 Tyrell Lane
P.O. Box 359
Boise, ID 83701
(208) 344-8035

State of Idaho
May 24, 2006
Page - 2

Please contact me if you need any additional information or if you have any questions or concerns. Thank you.

Sincerely,


Dean C. Sorensen

DCS/sas
Enclosures
c: Patrick and Sandra Keller (w/enc.)


Sandra E. Keller, individually


Sandra E. Keller, manager
Rocking A. M. Ranch, LLC

Form 42-24W42-140V(6) July, 2000

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

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
<u>79-10217</u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u>79-10225</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>79-7226</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>79-4085</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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) Mastagni Childrens Trust I, Mastagni Trust, ar
Armando D. Mastagni
PO Box 331, Paso Robles, CA 93447
4. New Owner/Claimant(s) Rocking A. M. Ranch, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address PO Box 331
- City, State and ZIP Code Paso Robles, CA 93447
- New Telephone Number 805 461-1614 or (805) 674-4261
5. Date you acquired the property November 25, 2003

Form 43-24642-1 10/9/05 July, 2000

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 <u>See Exhibit A attached hereto.</u>		
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	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

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	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) David E. Kelch
(include title if applicable) _____

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 _____
 Received by _____ Date _____ Receipt No. _____
 Processed by _____ AJ Date _____ WK _____ Date _____

EXHIBIT A

Re: Water Right No. 79-10217

Change in water right ownership to **Patrick J. Keller and Sandra E. Keller** includes the following:

Township	Range	Section	Lot	Tract
25N	01E	3	1 5	SENE NESE

Beneficial Use = Stockwater; Diversion Rate = .02 CFS.

Re: Water Right No. 79-10217

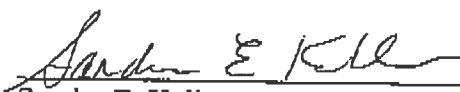
Change in water right ownership to **Rocking A.M. Ranch, LLC** includes the following:

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Lot	Tract
25N	01E	2	6	NESW		6	NWSW	10	SESW
		11	2	NENW		2	NWNW		
			7	SESW					
		14	2	NWNE		3	SWNE		
			2	NENW					
			6	NWSE					
		22	2	SWNE		1	SENE		
		23	3	NENW		4	SWNW		

Beneficial Use = Stockwater; Diversion Rate = .02 CFS.



Sandra E. Keller, Manager - Rocking A.M. Ranch, L.L.C.



Sandra E. Keller

Form 12-246/12-109(h) July, 2004

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

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
<u>79-4083</u>	<u>79-4083</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>79-4086</u>	<u>79-4086</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>79-10217</u>	<u>79-10217</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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) Mastagni Childrens Trust I/Mastagni Living Tr
4. New Owner/Claimant(s) Patrick J. Keller and Sandra E. Keller
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address PO Box 331
- City, State and ZIP Code Paso Robles, CA 93447
- New Telephone Number (805) 461-1614 or (805) 674-4261
5. Date you acquired the property November 18, 2004

Form 43-20642-1 (04/06) July, 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 <u>See Exhibit A attached hereto.</u>		
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	_____	_____
Domestic	_____	_____
Other	_____	_____
Total	_____	_____

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	_____	_____
Domestic	_____	_____
Other	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) Andrew E. Keller
(include title if applicable) Patrick J. Keller

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 _____

EXHIBIT A

Re: Water Right No. 79-10217

Change in water right ownership to **Patrick J. Keller and Sandra E. Keller** includes the following:

Township	Range	Section	Lot	Tract
25N	01E	3	1 5	SENE NESE

Beneficial Use = Stockwater; Diversion Rate = .02 CFS.

Re: Water Right No. 79-10217

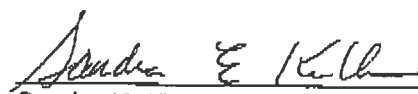
Change in water right ownership to **Rocking A.M. Ranch, LLC** includes the following:

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Lot	Tract
25N	01E	2	6	NESW		6	NWSW	10	SESW
		11	2	NENW		2	NWNW		
			7	SESW					
		14	2	NWNE		3	SWNE		
			2	NENW					
			6	NWSE					
		22	2	SWNE		1	SENE		
		23	3	NENW		4	SWNW		

Beneficial Use = Stockwater; Diversion Rate = .02 CFS.



Sandra E. Keller, Manager - Rocking A.M. Ranch, L.L.C.



Sandra E. Keller

Patrick J. Keller
Patrick J. Keller

S:\DCS\Keller, Sandra - Quiet Title Action\Water Rights\Exhibit A.wpd

390141

CORRECTION QUITCLAIM DEED
 COMPUTER ☒
 INDEXED ☒
 TRACKED ☒
 FILED ☒
 SERIALIZED ☒

FOR VALUE RECEIVED, ARMANDO D. MASTAGNI and MARY E. MASTAGNI, husband and wife, do hereby convey, release, remise and forever quitclaim an undivided 29.7 percent interest now owned or hereafter acquired in the following described real property unto MARK A. MASTAGNI, KAREN L. HORZEN and SANDRA E. KELLER, CO-TRUSTEES OF THE MASTAGNI CHILDREN'S TRUST 1, DATED SEPTEMBER 28, 1995; and also an undivided 70.3 percent interest now owned or hereafter acquired in and to the following described real property unto ARMANDO D. MASTAGNI and MARY E. MASTAGNI AS CO-TRUSTEES OF THE MASTAGNI LIVING TRUST DATED DECEMBER 26, 1995, the property being described as follows, and being located in the State of Idaho, County of Idaho, being more particularly described as:

See Exhibit "A" attached hereto and incorporated herein as if set forth in full.

together with its appurtenances.

This Correction Quitclaim Deed corrects that certain Quitclaim Deed entered into by and between the above named parties on the 13th day of November, 1996, and recorded the 13th day of November, 1996, as Instrument No. 390133, records of Idaho County, Idaho.

DATED this 13th day of November, 1996.

Armando Mastagni
 ARMANDO D. MASTAGNI

Mary E. Mastagni
 MARY E. MASTAGNI

STATE OF IDAHO	County of Idaho
Recorded at _____	
by <i>Armando Mastagni</i>	
on <i>10</i> day of <i>Nov</i> 19 <i>96</i>	
at <i>13</i> day of <i>Nov</i> 19 <i>96</i>	
ROSE E. GERRING	
<i>Edith L. Anderson</i>	
<i>12</i>	

1 STATE OF IDAHO)

2 County of IDAHO;

ss.

3 On this 13TH day of November, 1996, before me, a Notary for the said County
4 and State, personally appeared ARMANDO D. MASTAGNI and MARY E. MASTAGNI, husband and
5 wife, known or identified to me to be the persons whose names are subscribed to the
6 within instrument, and they acknowledged to me that they freely executed the same.

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

9 (NOTARY SEAL)

10 *Julius Karchin*
11 Notary Public for State of Idaho, Resid
12 ing at Grangeville, therein.
13 My commission expires on
14 9-17-98

15 MAIL DEED TO:

16 ARMANDO D. MASTAGNI
17 MARY E. MASTAGNI

18 *933 Mount Eden Dr.*
19 *Grangeville, ID*

20 MAIL TAX NOTICES TO:

21 ARMANDO D. MASTAGNI
22 MARY E. MASTAGNI

23 *933 Mount Eden Dr.*
24 *Grangeville, ID*

25 DEE, MACGREGOR, FALES AND MACGREGOR

26 ATTORNEYS AT LAW

27 GRANGEVILLE, IDAHO 83630

E X H I B I T "A"

The following property situate in Idaho County, State of Idaho, to-wit:

Township 25 North, Range 1 East, Boise Meridian

Section 2: Lot 6 less a parcel of property located within Lot 6 and within the meanders of the Salmon River of said Section 2, which property is more particularly described from a survey as follows:

Beginning at the Brass Cap N. W. corner of said Section 2,
 thence S. 89°54'10" E., 1350.028 feet along the line between Sections 2
 and 34 to the west 1/16 corner of Section 2,
 thence S. 0°21'14" E., 1260.201 feet to a Brass Cap 1/64 corner,
 thence S. 24°55'04" W., 1752.831 feet to the initial point of beginning
 which is identified as #5,
 thence S. 0°02'03" E., 180.692 feet to a point identified as #3,
 thence N. 83°49'30" E., 312.567 feet to a point identified as #7,
 thence N. 25°42'27" E., 40.00 feet to a point on the mean high water line
 on the west bank of Salmon River,
 thence N. 51°53'32" W., 203.127 feet along the meander line of the
 Salmon River,
 thence N. 43°34'27" W., 63.048 feet along said meander line,
 thence N. 58°34'05" W., 85.234 feet along said meander line,
 thence S. 25°42'27" W., 111.533 feet leaving the meander line back to
 the initial point of beginning.

Lot 10

Section 3: Lot 1, Lot 2 North of Cow Creek, Lot 5, NE1/4SE1/4, SE1/4SE1/4, Less Tax
 No. 2 more particularly described as: Commencing at the Southwest corner of Lot
 1 and running thence Northerly to a rock called Bellgate Rock on the Salmon
 River,

thence Southerly to the Southeast corner of said Lot 1.
 thence West along the subdivision line of Lot 1 to the place of
 beginning.

Section 10: NE1/4, NE1/4SW1/4, S1/4SW1/4, SE1/4

Section 11: Lot 2, SE1/4SW1/4

Section 14: Squaw Bar Placer situate in the Simpson Mining District, described
 as the Lot 7 of Section 11 and Lots 2, 3, and 6, the SE1/4SW1/4, NE1/4SW1/4,
 of Section 14

NE1/4, NE1/4SW1/4, NE1/4SE1/4, NE1/4SW1/4

Section 15: SE1/4, NE1/4SW1/4, SE1/4SW1/4

Section 21: SE1/4SW1/4, NW1/4, NE1/4SW1/4, NW1/4SE1/4

Section 22: NE1/4SW1/4, Lots 1 and 2, NE1/4SW1/4

Section 23: Lots 3 and 4

DEE, MACGREGOR, FALES AND MACGREGOR

ATTORNEYS AT LAW

GRANDVILLE, IDAHO 83830

EXHIBIT "A" PAGE -2-

Township 25 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Section 3: That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ which lies East of the West side
of the Jeep Trail;

Section 9: That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South of the centerline
of Elfers Creek;

ALSO That part of the E $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South of the
centerline of Elfers Creek and East of the centerline of
the ridge, more particularly described as beginning at the
NE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence West to the centerline of Elfers Creek,
thence following the centerline of Elfers Creek in a
Southwesterly direction to a point where the ridge and an
existing fence leave Elfers Creek,
thence following the ridge and the fence in a
Southeasterly direction as marked by a $\frac{1}{2}$ " yellow topped
rebar and flagging to the South line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence East to the SE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence North to the Place of Beginning.

Section 10: That part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ which lies East of the West side
of the Jeep Trail;

ALSO those portions of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ which lie
South of the centerline of Elfers Creek;

Section 16: All that part of the E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies East of the
centerline of the ridge, more particularly described as
beginning at the NE corner of said Section 16,
thence West to a fence on the ridge,
thence following the fence and ridge in a Southeasterly
direction to the East boundary line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$,
thence North to the Place of Beginning.

Section 21: SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$.

EXCLUDING AND EXCEPTING THEREFROM the following
described real property, to wit:

SECTION 21: N1/2 of the N1/2 of the NE1/4 of the NW1/4
East of the Jeep Trail

D&S, MACGREGOR, FALES AND MACGREGOR
ATTORNEYS AT LAW
GRANDEVILLE, IDAHO 83830

When recorded return to:
Cantrill, Skinner, Sullivan & King, LLP
Attn: Dean C. Sorensen
1423 Tyrell Lane
P.O. Box 359
Boise, ID 83701

434325

STATE of IDAHO	
County of Idaho	
Recorded at request of <u>Cantrill, Skinner, Sullivan & King, LLP</u>	
at <u>10:00</u> A.M. on <u>3-15-04</u>	
By <u>ROSE E. GEHRING</u>	
Fees \$ <u>15.00</u>	Recorder <u>Boise</u>
Deputy <u>M/P.O. Box 359</u>	
Boise, ID 83701	

QUITCLAIM DEED

For value received, Mary E. Mastagni, as Trustee of the of the Mastagni Living Trust dated December 6, 1995, and Mark A. Mastagni, Karen L. Horzen and Sandra E. Keller, as Co-Trustees of the Mastagni Children's Trust I dated December 28, 1995, as Grantors, do hereby convey, release, remise and forever quitclaim unto Rocking A.M. Ranch, LLC, as Grantee, all of Grantors' right, title and interest in and to that certain real property situated in Idaho County, State of Idaho, more particularly described in the attached Exhibit A.

DATED this 15 day of Nov., 2003.

Mary E. Mastagni
Mary E. Mastagni, Trustee

Mark A. Mastagni
Mark A. Mastagni, Trustee

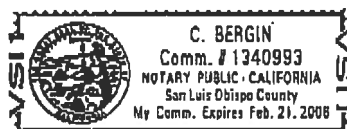
Karen L. Horzen
Karen L. Horzen, Trustee

Sandra E. Keller
Sandra E. Keller, Trustee

STATE OF CaliforniaCounty of San Luis Obispo) ss.

On this 25 day of Nov., 2003, before me the undersigned, a notary public in and for said state, personally appeared **Mary E. Mastagni**, known or identified to me to be the person whose name are subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

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



C. Bergin
NOTARY PUBLIC FOR
Residing at Paso Robles
Commission Expires 2-21-06

STATE OF Calif)
County of San Luis Obispo) ss.

On this 26th day of February, 2004, before me the undersigned, a notary public in and for said state, personally appeared **Mark A. Mastagni**, known or identified to me to be the person whose name are subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

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

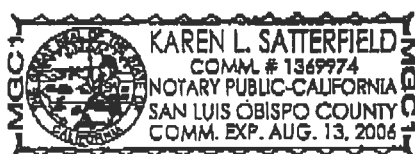


Karen L. Satterfield
NOTARY PUBLIC FOR
Residing at _____
Commission Expires _____

STATE OF CaliforniaCounty of San Luis Obispo) ss.

On this 26 day of Nov., 2004, before me the undersigned, a notary public in and for said state, personally appeared **Karen L. Horzen**, known or identified to me to be the person whose name are subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

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

Karen L. Satterfield
NOTARY PUBLIC FORResiding at Paso Robles

Commission Expires _____

STATE OF CaliforniaCounty of San Luis Obispo) ss.

On this 25 day of Nov., 2003, before me the undersigned, a notary public in and for said state, personally appeared **Sandra E. Keller**, known or identified to me to be the person whose name are subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

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

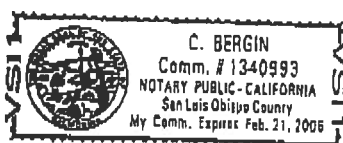
C. Bergin
NOTARY PUBLIC FORResiding at Paso RoblesCommission Expires 2-21-06

EXHIBIT "A"

The following property situate in Idaho County, State of Idaho, to-wit:

Township 25 North, Range 1 East, Boise Meridian
 Section 2: Lot 6 less a parcel of property located within Lot 6 and within the
 meanders of the Salmon River of said Section 2, which property is more
 particularly described from a survey as follows:

Beginning at the Brass Cap N. W. corner of said Section 2,
 thence S. 89°54'10" E., 1350.028 feet along the line between Sections 2
 and 34 to the west 1/16 corner of Section 2,
 thence S. 0°21'14" E., 1260.201 feet to a Brass Cap 1/64 corner,
 thence S. 24°55'04" W., 1752.831 feet to the initial point of beginning,
 which is identified as #5,
 thence S. 0°02'03" E., 180.692 feet to a point identified as #3,
 thence N. 83°49'30" E., 312.567 feet to a point identified as #7,
 thence N. 25°42'27" E., 40.00 feet to a point on the mean high water line
 on the west bank of Salmon River,
 thence N. 51°53'32" W., 203.127 feet along the meander line of the
 Salmon River,
 thence N. 43°34'27" W., 63.048 feet along said meander line,
 thence N. 58°34'05" W., 85.234 feet along said meander line,
 thence S. 25°42'27" W., 111.533 feet leaving the meander line back to
 the initial point of beginning.

Lot 10

Section 3: Lot 1, Lot 2 North of Cow Creek, Lot 5, NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Less Tax
 No 2 more particularly described as: Commencing at the Southwest corner of Lot
 1 and running thence Northerly to a rock called Hellsgate Rock on the Salmon
 River,

thence Southerly to the Southeast corner of said Lot 1,
 thence West along the subdivision line of Lot 1 to the place of
 beginning.

Section 10: E $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

Section 11: Lot 2, SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 14: Squaw Bar Placer situate in the Simpson Mining District, described
 as the Lot 7 of Section 11 and Lots 2, 3, and 6, the E $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$,
 of Section 14

W $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 15: E $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 21: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$, Lots 1 and 2, NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 23: Lots 3 and 4

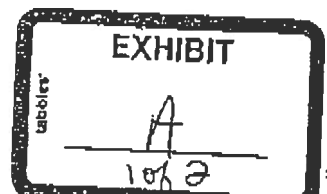


EXHIBIT "A" PAGE -2-

Township 25 North, Range 1 East, Boise Meridian, Idaho County, Idaho
Section 3: That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ which lies East of the West side
of the Jeep Trail;

Section 9: That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South of the centerline
of Elfers Creek;

ALSO That part of the E $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South of the
centerline of Elfers Creek and East of the centerline of
the ridge, more particularly described as beginning at the
NE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence West to the centerline of Elfers Creek,
thence following the centerline of Elfers Creek in a
Southwesterly direction to a point where the ridge and an
existing fence leave Elfers Creek,
thence following the ridge and the fence in a
Southeasterly direction as marked by a $\frac{1}{2}$ " yellow topped
rebar and flagging to the South line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence East to the SE corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$,
thence North to the Place of Beginning.

Section 10: That part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ which lies East of the West side
of the Jeep Trail;

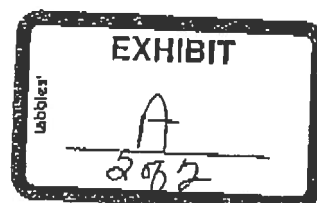
ALSO those portions of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ which lie
South of the centerline of Elfers Creek;

Section 16: All that part of the E $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies East of the
centerline of the ridge, more particularly described as
beginning at the NE corner of said Section 16,
thence West to a fence on the ridge,
thence following the fence and ridge in a Southeasterly
direction to the East boundary line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$,
thence North to the Place of Beginning.

Section 21: SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$.

EXCLUDING AND EXCEPTING THEREFROM the following
described real property, to wit:

SECTION 21: N1/2 of the N1/2 of the NE1/4 of the NW1/4
East of the Jeep Trail



440241

When recorded return to:
Cantrill, Skinner, Sullivan & King, LLP
Attn: Dean C. Sorensen
1423 Tyrell Lane
P.O. Box 359
Boise, ID 83701

61	of IDAHO
County of Idaho	Recorded at request of <i>Cantrill</i>
<i>Cantrill, Skinner, Sullivan & King</i>	
<i>9:25</i>	on <i>2-24-05</i>
ROSE E. GEHRING	
<i>Rose E. Gehring</i>	Recorder
<i>9:25</i>	Deputy

m/pcl

CORRECTED GRANT DEED

This deed is intended to correct Instrument No. 438705 previously recorded on November 18, 2004.

For value received, **Rocking A.M. Ranch, LLC**, an Idaho limited liability company, as Grantor, does hereby GRANT unto **Patrick J. Keller** and **Sandra E. Keller**, husband and wife as joint tenants, whose address is P.O. Box 331, Paso Robles, California 93449, all of Grantor's right, title and interest in and to that certain real property situated in Idaho County, State of Idaho, more particularly described as follows:

Township 25 North, Range 1 East, Boise Meridian

Section 3: Lot 1, Lot 2 North of Cow Creek, Lot 5, NE 1/4 NW 1/4 SE 1/4,
SE 1/4 SE 1/4.

together with all rents, remainders and reversions, and all appurtenances and hereditaments, issues and profits, improvements and fixtures, easements, mineral rights, water rights, and all other permits, licenses and rights thereunto appertaining.

DATED this 11 day of February, 2005.

Mary E. Mastagni
Mary E. Mastagni, Member and Manager

Mark A. Mastagni
Mark A. Mastagni, Member and Manager

Karen L. Horzen
Karen L. Horzen, Member and Manager

Sandra E. Keller
Sandra E. Keller, Member and Manager

CORRECTED GRANT DEED - 1

STATE OF California,
County of San Luis Obispo ss.

On this 8th day of February, 2005, before me the undersigned, a notary public in and for said state, personally appeared **Mary E. Mastagni**, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and who acknowledged to me that such limited liability company executed the same.

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

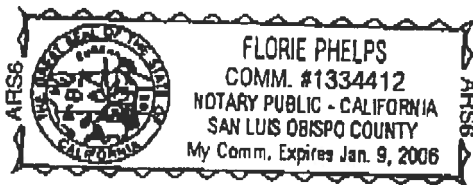


C. Bergin
NOTARY PUBLIC FOR
Residing at Paso Robles
Commission Expires 2-21-06

STATE OF California,
County of San Luis Obispo ss.

On this 11th day of FEBRUARY, 2005, before me the undersigned, a notary public in and for said state, personally appeared **Mark A. Mastagni**, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and who acknowledged to me that such limited liability company executed the same.

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



Florie Phelps
NOTARY PUBLIC FOR SLO County
Residing at Atascadero, California
Commission Expires Jan. 9, 2006

STATE OF California)
 County of San Luis Obispo) ss.

On this 8th day of February, 2005, before me the undersigned, a notary public in and for said state, personally appeared Karen L. Horzen, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and who acknowledged to me that such limited liability company executed the same.

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



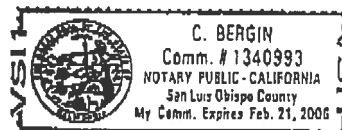
Chellu
 NOTARY PUBLIC FOR California
 Residing at Atascadero
 Commission Expires 6-6-07

STATE OF California)
 County of San Luis Obispo) ss.

On this 8th day of February, 2005, before me the undersigned, a notary public in and for said state, personally appeared Sandra E. Keller, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and who acknowledged to me that such limited liability company executed the same.

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

C. Bergin
 NOTARY PUBLIC FOR San Luis Obispo
 Residing at Paso Robles
 Commission Expires 2-21-06



CORRECTED GRANT DEED - 3

12/23/2004

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 79-4083

NAME AND ADDRESS: THE MASTAGNI LIVING TRUST
PO BOX 331
PASO ROBLES CA 93447

THE MASTAGNI CHILDRENS TRUST 1
PO BOX 331
PASO ROBLES CA 93447

SOURCE: COW CREEK

TRIBUTARY: SALMON RIVER

QUANTITY: 0.180 CFS

PRIORITY DATE: 02/15/1940

POINT OF DIVERSION:

T25N R01E S3 NWSE Within IDAHO County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
STOCKWATER	01/01 12/31	0.030 CFS
IRRIGATION	02/15 11/30	0.150 CFS

PLACE OF USE: STOCKWATER Within IDAHO County

T25N R01E S03 Lot 1 SENE T25N R01E S03 Lot 5 NESE

IRRIGATION Within IDAHO County

T25N R01E S03 Lot 1 SENE 3.0 T25N R01E S03 Lot 5 NESE 2.0

5 ACRES TOTAL

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

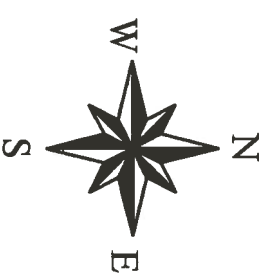
This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: Beneficial Use

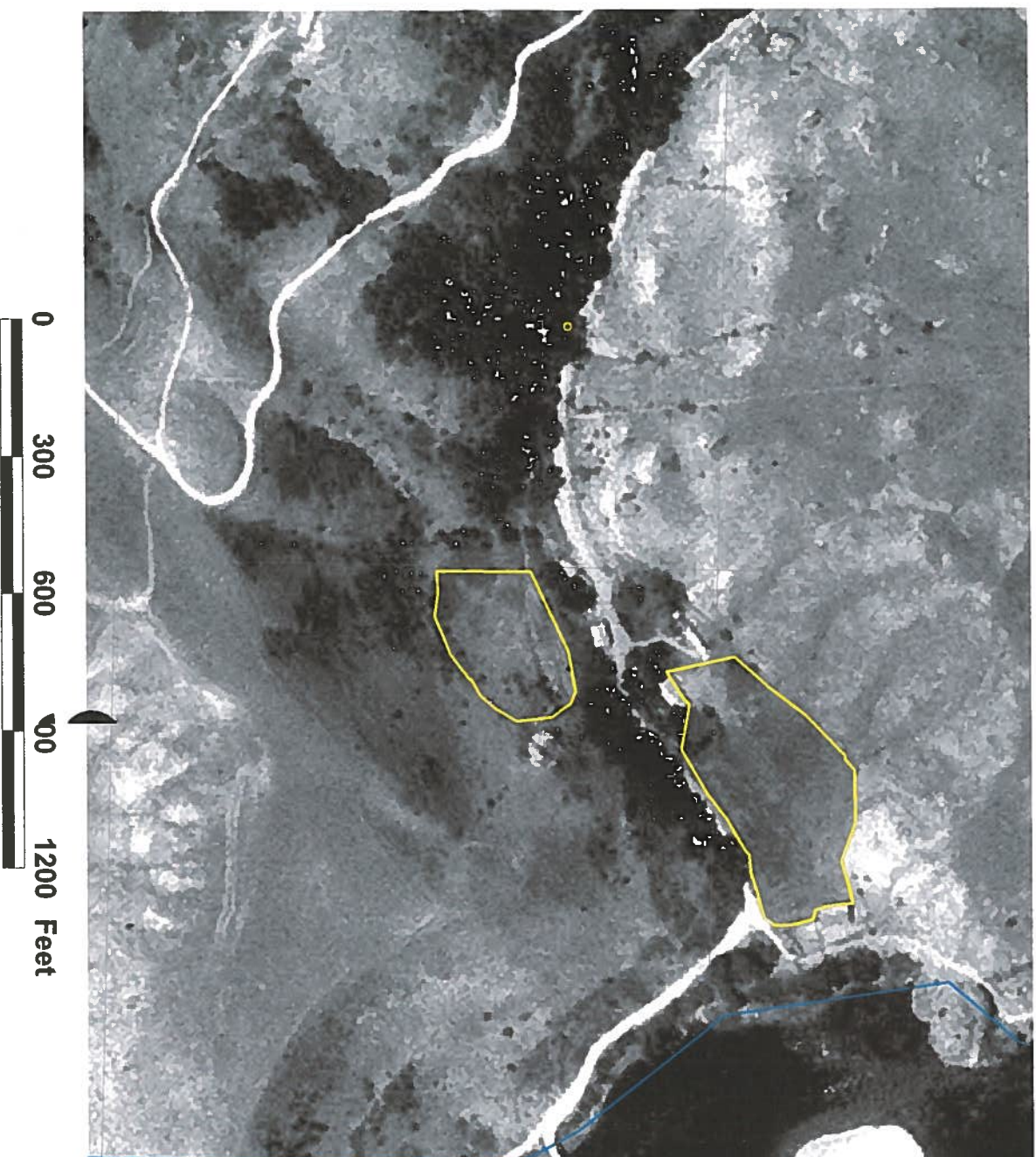
79-4083

**T25N R01E
Section(s) 3**

● Point of Diversion
□ Place of Use



Map prepared by: Greg Taylor
Date Prepared: December 23, 2004
Photography: 1992 DOQQ
Idaho Department of Water Resources



IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 79-4083
Date Received: 7/29/1988
Receipt No: C002070
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

THE MASTAGNI LIVING TRUST
PO BOX 331
PASO ROBLES CA USA 93447

Phone: (805) 461-1614

THE MASTAGNI CHILDRENS TRUST 1
PO BOX 331
PASO ROBLES CA USA 93447

Phone: (805) 461-1614

2. Date of Priority: 01/01/1940

3. Source: COW CREEK Trib. to: SALMON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
25N	01E	3	SW NE	IDAHO	

5. Description of diverting works:

PIPELINE, SPRINKLER SYSTEM & STOCK TANK. STRUCTURE IN COW CREEK.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	3/01	12/01	0.15	
STOCKWATER	1/01	12/31	0.03	

7. Total Quantity Appropriated is:
0.18 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4	of 1/4	Lot	Use	Acres
25N	01E	3	SE	NE	1	STOCKWATER	
			SE	NE	1	IRRIGATION	5
						Section Acres	5
						Total Acres	5

11. Place of use in counties: IDAHO

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Ownership change by DB 6/14/2004

Address changed by DB 7/8/2004

CHANGE IN OWNERSHIP COMPLETED BY L.R.W. ON 5/24/93.
ADDRESS CHANGED BY LH 10/17/95.

15. Basis of Claim: Statutory Claim

79-4086 - done 9/2000.

79-4085 - not covered on
deeds submitted 4/2003.

79-4083 - changed 6/2004.

79-10217 } sent to S.O. (decreed)
-10225 }

79-7226 - sent to S.O. -
No AG claim required



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

July 8, 2004

THE MASTAGNI LIVING TRUST
THE MASTAGNI CHILDREN'S TRUST I
PO BOX 331
PASO ROBLES CA 93447

Re: Water Right No. 79-4083, 79-4085, 79-4086, 79-7226, 79-10217 & 79-10225

Dear Claimant(s):

This letter is to inform you that your address has been updated in our records for the above referenced water rights.

Thank you for your patience and cooperation. If you have any questions concerning the enclosed claim(s), please feel free to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Denise Buffington". The signature is written in a cursive style.

Denise Buffington
Office Specialist I
Adjudication Section
Western Region Office

DB: db

Enclosure