

10/06/2006

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

RIGHT NUMBER: 22-435A

NAME AND ADDRESS: TRAIL CREEK SPRINKLER IRRIGATION CO
PO BOX 131
VICTOR ID 83455

SOURCE: TRAIL CREEK

TRIBUTARY: TETON RIVER

QUANTITY: 1.200 CFS

PRIORITY DATE: 07/15/1889

POINT OF DIVERSION:

T03N R45E S11 SWSNW Within TETON County
T03N R45E S11 NWSWE Within TETON County
T03N R45E S11 NWSWE Within TETON County
T03N R45E S13 SWSNW Within TETON County
T03N R45E S13 SWSNW Within TETON County
T03N R45E S13 SENWE Within TETON County
T03N R46E S19 SWSWE Within TETON County
T03N R46E S19 SWSWE Within TETON County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/15 10/31	1.200 CFS

PLACE OF USE:

6758.4 ACRES TOTAL

Place of use is within the area served by Trail Creek Sprinkler Irrigation Company.

The boundary encompassing the place of use for this water right is described with a digital boundary as defined by I.C. Section 42-202B(2) and authorized pursuant to I.C. Section 42-1411(2)(h). The data comprising the digital boundary are incorporated herein by reference and are stored on a CD-ROM disk issued in duplicate originals on file with the SRBA District Court and the Idaho Department of Water Resources. A map depicting the place of use is attached hereto to illustrate the place of use described by the digital boundary.

The rights listed below are limited to the irrigation of a combined total of 6758.4 acres in a single irrigation season. Combined Right Nos.: 22-90, 22-221C, 22-221D, 22-222A, 22-222C, 22-223, 22-245C, 22-355, 22-435A, 22-435C, 22-520, 22-559, 22-12981, 22-13000, 22-13001, 22-13002, 22-13003, 22-13004, 22-13005, 22-13006, 22-13007, 22-13008, 22-13009, 22-13010, 22-13011, 22-13553

This right is limited to the irrigation of 60 acres within the place of use described above in a single irrigation season.

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: BASIS OF CLAIM - Decreed

Water is delivered through Trail Creek Irrigation Company.

SKYLINE
LIS, IDAL

ADDRESS SERVICE
REQUESTED

NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD

METWEST MORTGAGE SERVICES, INC
601 W 1ST AVENUE
DEPT 115000
SPOKANE WA 99201-5071

RECEIVED

JAN 10 2007

Department of Water Resources
Eastern Region

PITNEYBOWES
1011
U.S. POSTAGE
PB3523907
8922 \$00.870 JAN 05 2007
8678 MAILED FROM ZIP CODE 83402

← ~~THESE~~
Security Interest

for
22-435A
22-222A
22-221C
22-12981
Trail Creek
Squidder

10/06/2006

**NOTICE OF ERROR
REPLY**

Please type or print clearly, fill out this form completely and mail.

Return this reply form to IDWR by the deadline date printed below if you want IDWR to change your recommendation or you want to let IDWR know that you agree with its recommendation.

YOUR DEADLINE FOR RETURNING A NOTICE OF ERROR REPLY IS:

Water right number: 22-435A

TRAIL CREEK SPRINKLER IRRIGATION CO
PO BOX 131
VICTOR ID 83455
Telephone Number: (208)787-2776

1. Describe the portion of the proposed recommendation with which you disagree (e.g. priority date, period of use, source):

2. Describe the changes you wish to make in the proposed recommendation:

3. Give a brief explanation as to why you disagree with these portions:

☒ I AGREE with this proposed recommendation: no changes need to be made.

DATE:

12/5/06

SIGNATURE:

John Winger

Please print your name:

John Winger

IDWR Regional Office, 900 N Skyline Dr Ste A, Idaho Falls, ID 83402, 2085257161

RECEIVED

DEC 05 2006

Department of Water Resources
Eastern Region

KMT
12/10/06



Idaho Department of Water Resources

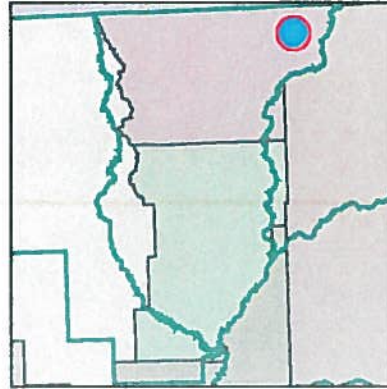
SRBA Recommendation:

Trail Creek Sprinkler Irrigation Co.
Irrigated Acres = 6758.4

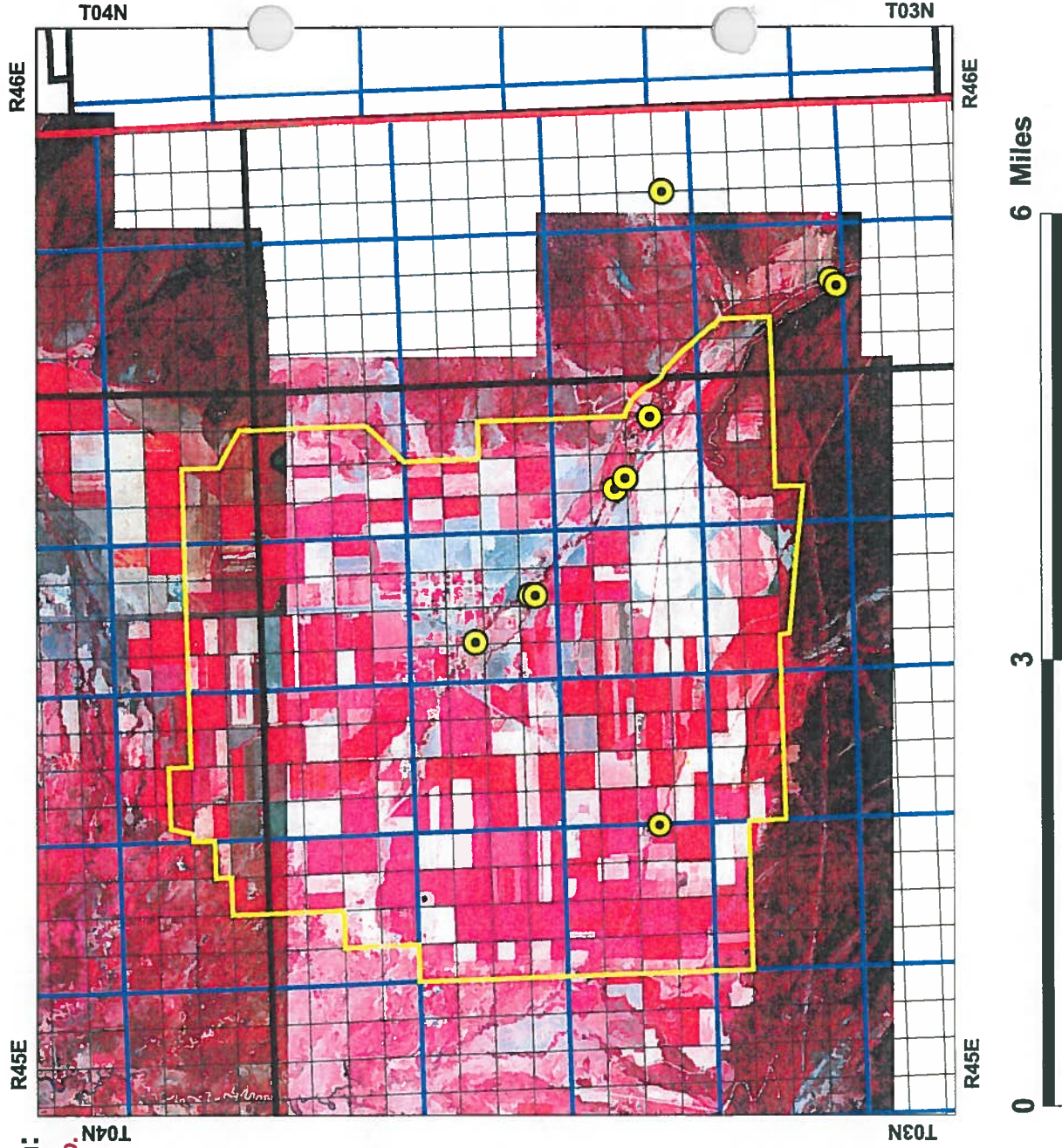
(Irrigation)

Legend

-  Point of Diversion
-  Place of Use
-  Townships
-  PLS Sections
-  Quarter Quarters



Teton County
IDWR Basin 22



Prepared by T. Galbraith
On Thursday, October 5, 2006
1987/88 Aerial Photography

Claim No. 22-435A

Document Checklist

☒ Copy License/Decree

hexburg v Teton
There was no Jul 15. but Jul 5. ??

☐ Copy Transfer

☐ Copy Licensing Field Exam

☐ Check if Ownership/Address Change is Required

☐ Generate, mail and file "Evidence of Priority" letter

☒ Generate Arcview Map

Done

Contacts Data Entry Form

Claim Number: _____

Owner Type	Full Name	Address	City	State	Zip
------------	-----------	---------	------	-------	-----

Current Owner: _____ Phone No.: _____

Current Owner: _____ Phone No.: _____

Current Owner: _____ Phone No.: _____

Name connector: and _____, or _____, and/or _____.

Representing Attorney: _____ Phone No.: _____

Accompanied By: _____ Phone No.: _____

Relationship to Claimant: _____ Date of Field Exam: _____

Discussion of right origin and split history. Questions and problems.

This Claim is Split From 22-00435

To 435 A, 435 B, 435 C

Split in Folder

Reviewer: _____ Date: _____

Priority Date Data Entry Form

Claim Number: _____

Water Right Priority Date: July 15 1889 Water Right Basis: DACREEDClaimed Priority Date: July 15 1889 Claimed Basis: DACREED

Recommended Priority Date: _____ Recommended Basis: _____

Document the evidence submitted/reviewed for the priority date claimed, include your analysis of the evidence:

P.D. matches Dacreed

Reviewer: _____

Date: _____

Season of Use and Quantity Data Entry Form

Claim Number: _____

Water Right Period of Use and Diversion Rate

Water Use	Start	End	Rate	Volume

Overall Diversion Rate _____

Overall Diversion Volume _____

Claimed Period of Use and Diversion Rate

Water Use	Start	End	Rate	Volume
Irrigation	4/15	10/15	1.2 CFS	

Overall Diversion Rate 1.2 CFS

Overall Diversion Volume _____

Recommended Period of Use and Diversion Rate

Water Use	Start	End	Rate	Volume

Overall Diversion Rate _____

Overall Diversion Volume _____

Document how the Period of Use and/or Diversion Rate were verified:

I DWR STD S.O.U. 4/15 - 10/31

Reviewer: _____

Date: _____

B.; June 1, 1886; Spring Creek	8,000
in L.; June 1, 1886; Moody Creek	300
reduced to 25 inches after June 20th of each	50
in L.; June 1, 1886; Teton River	25
ge, David; June 1, 1887; North Leigh Creek;	25
wamp Creek for a late right	260
n, John; June 1, 1887; Wood Creek and	60
s	80
ans J.; June 1, 1887; Bigler Slough	30
ictor; Sept. 1, 1887; Horse Shoe Creek	200
ictor; June 1, 1888; Horse Shoe Creek	1,325
m Agricultural & Milling Canal Co.; Teton	160
igh water right until July 1st of each year	
villiam; June 1, 1888; Teton River. (Stew-	
Walters Ditch.) Joint appropriation with	
H. Anderson)	
illiam S.; June 1, 1888; Twin Creeks	168
ee, Charles H.; Mar. 15, 1889; Moody Creek	200
reduced to 80 inches after June 20th of each	
ren; Apr. 1, 1889; Trail Creek	80
a W.; Apr. 1, 1889; South Leigh Creek	160
am; Apr. 5, 1889; Pack Saddle Creek	120
Christian; May 1, 1889; Teton River	280
ugh the Nelson-Jacobs Ditch)	
mas; May 3, 1889; Mahogany Creek	112
benezer, and J.; June 1, 1889; Fox Creek	140
d J.; June 1, 1889; John Creek	80
, John; June 1, 1889; Warm Creek	150
, C.; June 1, 1889; Spring Creek	40
lham; June 1, 1889; Mahogany Creek	140
liam P.; June 1, 1889; Mahogany Creek	10
Frank, and wife; June 1, 1889; North Leigh	160
Samuel; June 1, 1889; South Leigh Creek	150
O.; June 1, 1889; Darby Creek	40
jamin; June 1, 1889; Trail Creek	20
l, Abner; June 10, 1889; North Leigh Creek	20
, W.; June 15, 1889; Trail Creek	160
orge M.; July 5, 1889; Trail Creek	95
orge M.; July 15, 1889; Fox Creek	55
fary E.; Sept. 1, 1889; Warm Creek, Spring	80
and Deep Creek	620
see-Johnson Ditch; Oct. 1, 1889; Teton River	
illing Co.; Oct. 1, 1889; Teton River. (Wood-	
ee-Johnson Ditch.) For power purposes only,	
subject to rights of users for agricultural pur-	
of water through same ditch	
igation & Manufacturing Co.; Oct. 2, 1889;	
River. (To be diverted at the Bird head-	
near the Teton Mill	
fary E.; Apr. 1, 1890; Warm Creek; Spring	3,000
and Deep Creek	500
D. R., Adminr. Estate of Fred Sinclair (de-	80
l); April 1, 1890; Trail Creek	115
h Co.; Apr. 1, 1890; Teton River	2,335
, A. I.; Apr. 1, 1890; Trail Creek	87

82 Rice, Ed.; Apr. 1, 1890; Trail Creek	160
82 Curtis, Nahum; Apr. 1, 1890; Trail Creek	160
82 Blanchard, John; Apr. 1, 1890; Trail Creek	120
82 Eynon, John; Apr. 1, 1890; Trail Creek	80
85 Paul, John; June 1, 1890; Springs on land	15
85 Paul, William H.; June 1, 1890; Little Springs and Deep	60
Creek	80
85 Jenkins, William; June 1, 1890; Fox Creek	110
85 Kimball, R. C., and A. L.; June 1, 1890; Fox Creek	240
85 Lawson, B. G.; June 1, 1890; Spring Creek	150
85 Murphy, G. M.; June 1, 1890; Darby Creek	160
85 Smith, C. M.; Jan. 1, 1890; Darby Creek	140
85 Walton, D. O.; June 1, 1890; Darby Creek	135
85 Shaw, O. W.; June 1, 1890; North Leigh Creek or Spring	240
Creek	160
85 Yearsley, H. C.; June 1, 1890; Spring Creek	200
85 Drake, Richard; June 1, 1890; Patterson Creek	85
85 Chelsey, John P.; June 1, 1890; Paul Spring Creek,	100
Grove Creek, Deep Creep and Little Spring Creek	80
85 Byrne, Michael; June 1, 1890; Fox Creek	120
85 Buxton, Mary A.; June 1, 1890; Sloughs from Twin	15
Creeks	145
85 Beezley, Ebenezer, and J.; June 1, 1890; Fox Creek	100
85 Andrews, L. W.; June 1, 1890; Grove Creek	240
85 Durney, P. S.; June 1, 1900; Trail Creek	155
85 Foote, Arthur L.; June 1, 1890; Mahogany Creek	160
85 Ferguson, John; June 1, 1890; Grove Creek and Willow	100
Spring Creek	240
85 Eames, William; June 1, 1890; Spring Creek	155
85 Edlefson, E. B.; June 1, 1890; Leigh Creek	160
85 Drake, Lavina; June 1, 1890; Boquat Creek and Drake	135
Creek	160
88 Drake, William; July 1, 1890; Mahogany Creek	100
90 Tonks, William H.; July 15, 1890; Trail Creek	240
92 Curtis, Clarissa A.; Sept. 1, 1890; Trail Creek	155
96 Rice, A. L.; Jan. 1, 1891; Patterson Creek	160
98 O'Brien, James A.; June 1, 1891; North Leigh Creek	100
98 Siddoway-Briggs Co.; June 1, 1891; Teton River. (For	2,600
power purposes)	20
98 Sinclair, D. R.; Adminr. Estate of Fred Sinclair (de-	100
ceased); June 1, 1891; Eynon Ditch	200
98 Smith, Ellington; June 1, 1891; Spring Creek, Darby	120
Creek and Crandall Springs	150
98 Shaw, L. C.; June 1, 1891; Ragler Creek and water	200
from springs on T. A. Phillips' land	120
98 Swanner, Samuel; June 1, 1891; South Leigh Creek	150
98 Hubbard, Susan; June 1, 1891; North Leigh Creek and	200
Middle Leigh Creek	150
98 Harrop, Samuel; June 1, 1891; Leigh Creek	200
98 Hill, Mary Ann; June 1, 1891; Pack Saddle Creek	120
98 Clark & Houghton; June 1, 1891; Teton River	160
98 Dewey, George A.; June 1, 1891; Fox Creek	160
98 Barney, Walter; June 1, 1891; South Leigh Creek	160
98 Bowles, Sarah; June 1, 1891; Spring Creek	100
98 Blamires, Robert, and C. J. Burton, W. S. Burton and	640
Thomas H. Phillips; June 1, 1891; Badger Creek	40
and springs on land of T. A. Phillips	
98 Edlefson, Noah C.; June 1, 1891; Leigh Creek	
100 Siddoway Irrigation & Manufacturing Co.; July 1, 1891;	300
Teton River	

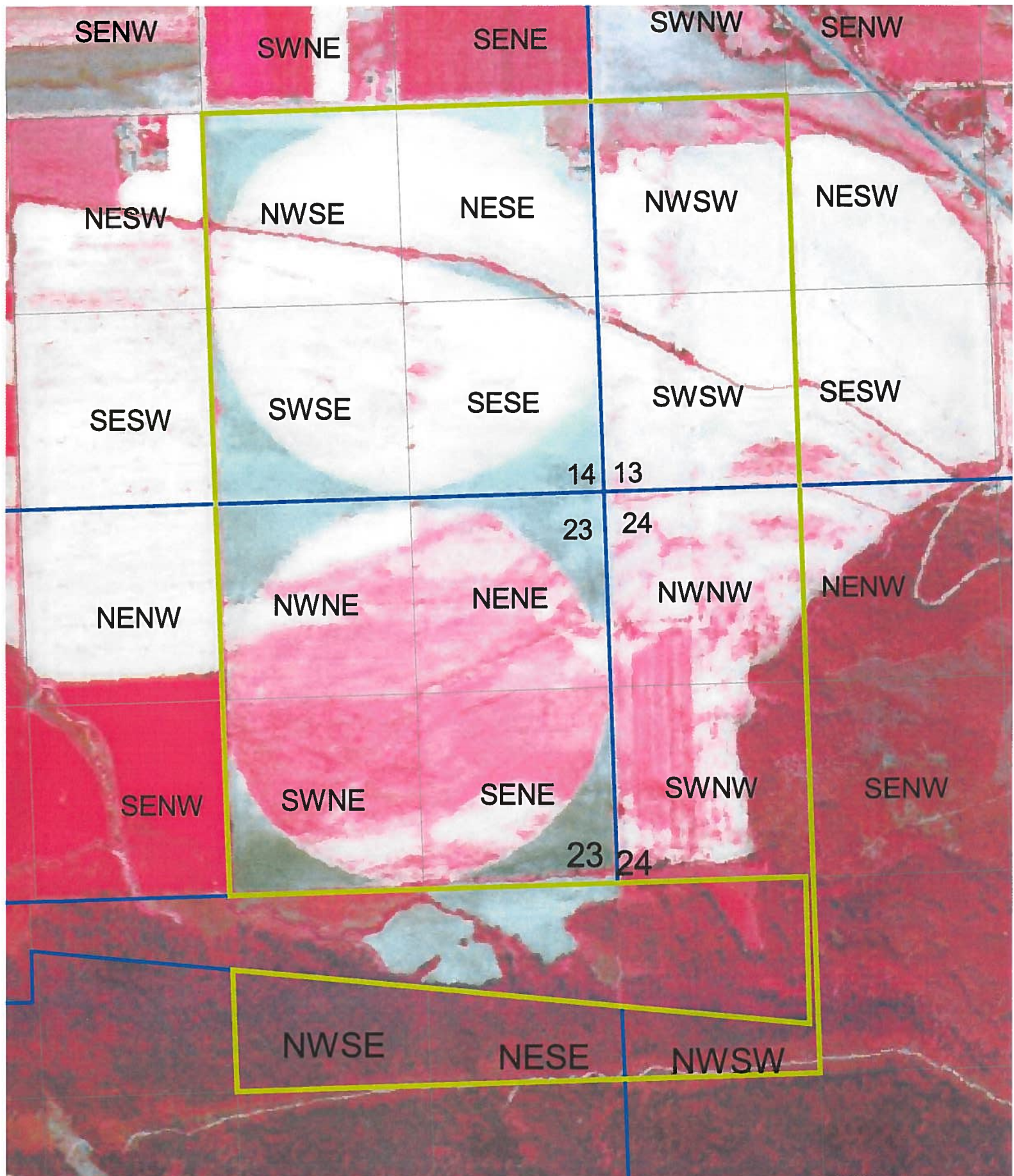
22-00435 A MAX ON MERRILL RAMMELL
JUNE 15 1889 (1.2 CFS) 120 IN
TAIL. CREEK. Tail Teton River

22-00435 B MAX ON MERRILL RAMMELL
JUNE 15. 1889 (1.54 CFS) 72 IN
TETON RIVER, Tail HENRY'S FOCK

22-00435 C MAX ON MERRILL RAMMELL
JUNE 15 1889 (0.66 CFS) 33 IN
TAIL. CREEK Tail Teton River

22-00435 F. W. PARSONS
JUNE 15 1889, 160 IN
(3.2 CFS) TRAIL CREEK
Tail. Teton River

22-435A





State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402-1718 • Phone: (208) 525-7161 FAX: (208) 525-7177

EASTERN REGION

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

September 18, 2003

KENT W FOSTER
US BANK BUILDING
330 SHOUP AVENUE, THIRD FLOOR
PO BOX 50130
IDAHO FALLS, ID 83405

RE: NOTICE(S) OF CHANGE OF WATER RIGHT OWNERSHIP
NOTICE(S) OF CLAIM TO A WATER RIGHT 22-221C, 22-222A,
22-435A, 22-12981

Dear Mr. Foster:

The request for Change of Water Right Ownership concerning the above-referenced Notice(s) of Claim has been processed and the Department's records updated to reflect you as the new claimant.

The enclosed report shows this change along with listing the elements of the water right being claimed. Please review this report and contact this office if there are corrections or questions.

Respectfully yours,

Kristen Forsgren
Office Specialist 1

Enclosure

cc: Teton Springs Golf and Casting Club, LLC

RECEIVED

JUN 23 2003

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region**Notice of Security Interest in a Water Right****And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right**Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 22-221C, 22-222A, 22-435A
Adjudication Claim No(s): 22-12981
2. The following **REQUIRED** information must be submitted with this form:
 - A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
 - B) A **FEE** of \$25.00 per water right or adjudication claim.
3. Name and Mailing Address of Person or Company holding Security Interest
Metwest Mortgage Services, Inc
601 West 1st Avenue
Dept 115000
Spokane, WA 99201-5071
4. Name of Water Right Owner/Claimant(s) Teton Springs Golf & Casting Club, LLC
Teton Springs LLC
5. Expiration Date of Notification Period December 31, 2012
6. Is this a Renewal of Request for Notification? ☐ YES ☐ NO
7. Signature(s) (and title if applicable) Metwest Mortgage Services, Inc
by: [Signature]
its SECRETARY

For Office Use Only

Received by <u>JC</u>	Date <u>6-23-03</u>	Fee <u>\$125-</u>
Receipted by <u>JC</u>	Date <u>6-24-03</u>	Receipt No. <u>E028716</u>
Processed by <u>AJ</u>	Date <u></u>	WR <u></u> Date <u></u>

Law Offices
HOLDEN, KIDWELL, HAHN & CRAPO L.L.C.

KENT W. FOSTER
ROBERT E. FARNAM
WILLIAM D. FALER
CHARLES A. HOMER
GARY L. MEIKLE
DONALD L. HARRIS
DALE W. STORER
MARIE T. TYLER
ROBERT M. FOLLETT
FREDERICK J. HAHN, III
KARL R. DECKER
THEL W. CASPER
SHAN B. PERRY
AMELIA A. SHEETS
DeANNE CASPERSON*

*Licensed in Missouri & Kansas

US BANK BUILDING
330 SHOUP AVENUE, THIRD FLOOR
P.O. BOX 50130
IDAHO FALLS, IDAHO 83405

TELEPHONE (208) 523-0620
FACSIMILE (208) 523-9518
E-MAIL KFOSTER@HOLDENLEGAL.COM

Arthur W. Holden
(1877-1967)
Robert B. Holden
(1911-1971)
Terry L. Crapo
(1939-1982)
William S. Holden
(1907-1988)

Of Counsel
Fred J. Hahn

February 7, 2003

Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

RE: Teton Springs Golf and Casting Club

Dear Jennifer:

Enclosed is a Notice of Change of Water Right Ownership for Teton Springs Golf and Casting Club. If everything is in order, please complete the change and return the new claims to our office. If a fee is required, please let us know and we will be happy to send you a check.

Thank you for your kind attention in this matter. If you have any questions please feel free to contact this office.

Sincerely,



Cheri Vandermeulen
Secretary for Kent W. Foster

Enclosures

G:\WPDATA\KWF\10495 TETON SPRINGS\11\WR ltr 020703.wpd:cd

RECEIVED
FEB 10 2003
Department of Water Resources
Eastern Region

RECEIVED
FEB 10 2003
Department of Water Resources
Eastern Region

OF 80
9/17/03 RECEIVED
Department of Water Resources
Eastern Region
FEB 10 2003

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

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
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
	22-221 C				
	22-222A				
	22-435A				
	22-12981				

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 rights(s) or claims(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 your water rights(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 Merrill R. Rammell and Max H. Rammell
Teton Springs Golf and Fishing Club, LLC
4. New Owner/Claimant(s) Teton Springs Golf and Casting Club, LLC
Name connector (check one): [] and [] or, [] and/or
New Mailing Address One Teton Springs Parkway
City, State and ZIP Code Victor, ID 83455
New Telephone Number 208-787-8000
5. Date you acquired the property October 26, 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		
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) *Anthony J. West Managing Member*
(include title if applicable)

For Snake River Basin Adjudication Claims: Please attached a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

For Office Use Only

Received by _____ Date _____ Fee _____
 Receipted by _____ Date _____ Receipt No. _____
 Processed by _____ Date _____ WR _____ Date _____

Oct 26 00 01:18p

First American Title

200 354 PAGE

P.3

T-73A

139991

RECEIVED



WARRANTY DEED

OCT 27 2000

TETON CO. ID
CLERK RECORDER

For Value Received MERRILL R. RAMMELL and ROBERTA L. RAMMELL, husband and wife

Hereinafter called the Grantor hereby grants, bargains, sells and conveys unto

TETON SPRINGS GOLF & FISHING CLUB, LLC, a Wyoming Limited Liability Company
whose address is: 3395 N PINKS WAY STE 102, WILSON, WY, 83014

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Commencing at a point which is South 89°42' W., along said Section line 814.82 feet, from the SE corner of Section 14, Township 3 North, Range 43 East, Boise Meridian, Teton County, Idaho, and running thence North 00°01' West 2640.0 feet, more or less, to the quarter line of Section 14; thence South 89°42' East, along said quarter line 1410.66 feet, thence South 00°01' East, 6181.41 feet, thence North 82°40' West, 422.33 feet, thence North 30°01' West 1367.25 feet, more or less, to the point of beginning

TOGETHER WITH fixtures, water mains and the pivot irrigation system ("as is" condition) and any and all water rights related thereto.

TOGETHER WITH any and all water rights of record and 51% of the mineral, oil, and gas rights.

IN ADDITION to the foregoing, the purchase price shall also include payment for all improvements and fixtures upon the Property ("Improvements"). Regarding the mineral interests retained by Seller, in no case may such interest interfere with the intent of the parties concerning the substance of this agreement, that is, the development, marketing, sale and continuation of a high quality golf course and planned residential community with commercial amenities. The parties waive any right to mine gravel, coal or any mineral that would require disturbing the surface. If oil or gas is mined, it will only be done through a pooling agreement where exploration and extraction facilities are located off of the premises. Subject to reservations in United States and State Patents, existing and recorded right of way, Easements, Easings, Building and Subdivision ordinances, Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances except current year taxes, levies, and assessments, and except (1) R. Patent reservations, restrictions, easements of record, and assessments payable upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated

MERRILL R. RAMMELL, BY MARK S. RAMMELL,
HIS ATTORNEY IN FACTROBERTA L. RAMMELL BY MARK S.
RAMMELL HER ATTORNEY IN FACT

STATE OF IDAHO

COUNTY OF TETON

On this 26th day of October, in the year 2000, before me, a Notary Public in and for said State, personally appeared MARK S. RAMMELL, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of MERRILL R. RAMMELL and ROBERTA L. RAMMELL, and acknowledged to me that he subscribed the name of MERRILL R. RAMMELL and ROBERTA L. RAMMELL therein as principal and his own name as attorney-in-fact.

FILED

AT THE REQUEST OF

LAYNE W. PRICE
A NOTARY PUBLIC
STATE OF IDAHO

AT 2 MINUTES P.M. 10/27/00

DATE 10/27/00

Teton County

Commission Expires 11-19-2000

Notary Public of Idaho
Residing at
Commission Expires 11-19-2000

First American Title Company 139991



WARRANTY DEED

OCT 27 2000

TETON CO. ID
CLERK REC'D

For Value Received MAX H. RAMMELL and DENICE K. RAMMELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
TETON SPRINGS GOLF & FISHING CLUB, LLC, a Wyoming Limited Liability
Company
whose address is 3195 N PINES WAY SUITE 102, WILSON, WY, 83014

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Commencing at a point which is S 89°42' W, along said section line 834.82 feet, from the SE corner of Section 14, Township 3 North, Range 45 E.B.M., Teton County, Idaho, and running thence South 00°01' E., 1367.25 feet; thence North 82°40' W., 3205.54 feet; thence North 00°31' E., 130.0 feet; more or less, to the quarter line of Section 33; thence along said quarter line South 89°46' E., 2690.97 feet; thence North 0°01' W., along 1/16 line 1981.54 feet; thence North 89°42' W., 1320.0 feet; more or less, to the quarter line of said Section 23; thence North 0°01' W., along said quarter line 1300.86 feet; more or less, to the center pt. of Section 14; thence South 89°42' E., 1805.20 feet, along 1/4 line of said Section 14; thence South 00°01' E., 2640.0 feet, more or less, to the point of beginning.

ALSO:

The S1/2NW1/4NE1/4, SW1/4NE1/4 of section 23, Township 3 North, Range 45 E.B.M., Teton County, Idaho

TOGETHER WITH fixtures, water mains and the pivot irrigation system (as is condition) and any and all water rights related thereto.

TOGETHER WITH any and all water rights of record and 1/8 of the mineral, oil, and gas rights.

IN ADDITION to the foregoing, the purchase price shall also include payment for all improvements and fixtures upon the Property ("improvements"). Regarding the mineral interests retained by Seller, in no case any such interest interfere with the intent of the parties concerning the substance of this agreement, that is, the development, marketing, sale and continuation of a high quality golf course and planned residential community with commercial amenities. The parties waive any right to mine gravel, coal or any mineral that would require disturbing the surface. If oil or gas is mined, it will only be done through a pooling agreement where exploration and extraction facilities are located off of the premises.

Subject to reservations in United States and State Patents; existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as provided between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantee does hereby covenant to and with the said Grantee, that the Grantee is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, liens, and assessments, and except (i. S. Federal Reservations, easements, interests of record, and easements visible upon the premises, and that Grantee will warrant and defend the same against all claims whatsoever.

Deed ID-20-20

Max H. Rammell
MAX H. RAMMELL

Denice K. Rammell
DENICE K. RAMMELL

STATE OF IDAHO, COUNTY OF TETON

Z1444

On this 14th day of October, in the year 2000, before me, a Notary Public in and for said State, personally appeared MAX H. RAMMELL and DENICE K. RAMMELL, known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

139992

FILED

IN THE COUNTY OF

LAYNE W. PRICE
a NOTARY PUBLIC in
STATE OF IDAHO

Teton County

My Comm. Expires 11-14-2003

[Signature]
Notary Public of Idaho
Commission Expires 11-14-2003

T-4719

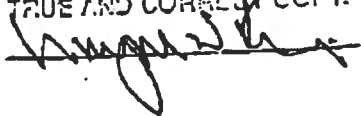
Recording requested by and after recording
 return to: Holland & Hart LLP Attn: Teresa Buffington
2515 Warren Avenue, Suite 450, Cheyenne, WY 82001-1347

RECEIVED

JUN 19 2002

TETON CO, ID
CLERK RECORDER

CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.



148693

Instrument # 148693

DRIGGS, TETON, IDAHO

2002-06-19

03:11:36 No. of Pages: 4

Recorded for: FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 12.00

Ex-Officio Recorder Deputy *A. Boyle*
 Index to: DEED, SPECIAL WARRANTY

SPECIAL WARRANTY DEED

(Teton County, Idaho)

FOR VALUE RECEIVED, Teton Springs, LLC, a Wyoming limited liability company, fka Teton Springs Golf & Fishing Club, LLC, with such name change made by an amendment filed with the Wyoming Secretary of State on November 15, 2000 ("Grantor"), whose address is 3395 N. Pines Way, Suite 102, Wilson, Wyoming 83014, hereby grants, bargains, sells, and conveys unto Teton Springs Golf & Casting Club, LLC, a Wyoming limited liability company ("Grantee"), whose address is 25 West 950 South, Victor, Idaho 83455, the following described real property, to-wit:

The real property described in Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, which property is located in Teton County, State of Idaho.

TOGETHER WITH all of Grantor's right, title and interest in and to easements, fixtures, improvements and appurtenances belonging thereto and mineral and oil and gas rights thereon and thereunder,

TOGETHER WITH all water and water rights appurtenant thereto, including but not limited to ditches and ditch rights, storage rights, and reservoirs and reservoir rights appurtenant to, used on, or located on such real property,

TOGETHER WITH i) all other and singular tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, ii) all reversionary, underlying or other right, title and interest of Grantor in and to the rights-of-way of all public roads, streets, or ways, and of all railroads or easements, abutting upon said premises or any part thereof, and iii) all right, title and interest of Grantor in and to any and all lands lying beneath, or constituting the bed of any waterway or body of water, abutting upon said premises or any part thereof, and

SUBJECT TO all easements, restrictions, reservations, and other matters of record as of the date hereof.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever.

Grantor does hereby covenant that it and its successors shall and will WARRANT and DEFEND the title to said premises unto Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the matters above set forth.

148693

IN WITNESS WHEREOF, the Grantor has hereunto set its hand effective as of
the 19th day of JUNE, 2002.

TETON SPRINGS, LLC (fka Teton Springs Golf & Fishing Club, LLC)

By: [Signature]

Name: JAMES E. EDEN

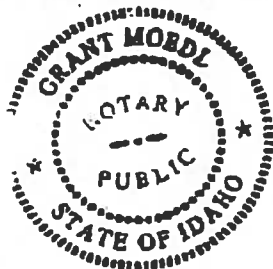
Title: MANAGER

State of Idaho, county of Teton, ss.

On this 19th day of June, in the year 2002, before me Grant Mordt
personally appeared James E. Eden, known or identified to me (or
proved to me on the oath of _____), 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 acknowledged to me that such limited liability company
executed the same.

2910816_2.DOC

WITNESS my hand and official seal.



[Signature]
Notary Public for Idaho
My Commission Expires: 8-2-2004

**Exhibit A
To
Special Warranty Deed**

Attached Legal Description

All of Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LOTS WITHIN
BLOCKS OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I AS FOLLOWS:**

Lots 5, Block 1, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 3, 4, 6, 7, 13 and 14, Block 2, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 11, 12, 13 and 14, Block 3, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 1, Block 4, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 2, 3, 4, 5, 6, 7 and 13, Block 5, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 2, 13, 14, 16 and 17, Block 6, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 8, 9, 10, 11, 13, 16, 21 and 22, Block 7, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lot 13, 15, 16, 17 and 18, Block 8, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 2, 4, 5, 6, 7, 8, 9 and 10 Block 9, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

1 of 2 pages

148693

Lots 2 and 7, Block 11, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 5, 6, 7, 11 and 13, Block 12, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 4, 6, 7, 11, 12, 13, 14, 15, 16, 17, 20, 21 and 22 Block 14, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 3, 10 and 13, Block 16, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

Lots 1, 3, and 4, Block 17, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:-

TRACT 15 HASTINGS' RANCH, Teton Springs Golf and Casting Club Phase I, Teton County, Idaho as the same appears on the official plat thereof recorded February 13, 2001, as Instrument No. 141372, also being more particularly described as follows:

A PART OF THE NE1/4SW1/4 SECTION 14, TWP. 3N, RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE C 1/4 CORNER OF SAID SECTION 14, THENCE S 00 04'22" E, 30.00 FEET ALONG THE EAST LINE OF THE SW1/4 AND THENCE N 89 39'34" W, 191.84 FEET PARALLEL WITH THE NORTH LINE OF THE SE1/4 TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH, 300.34 FEET TO A POINT;

THENCE S 45 00'00" W, 223.43 FEET TO A POINT;

THENCE WEST, 342.82 FEET TO A POINT;

THENCE NORTH 461.31 FEET TO A POINT;

THENCE S 89 39'34" E, 500.82 FEET PARALLEL AND OFFSET 30 FEET SOUTH OF THE NORTH LINE OF SW1/4 OF SAID SECTION 14 TO THE POINT OF BEGINNING.

2 of 2 pages

148693

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 22-435A
Date Received: 7/13/1988
Receipt No: E000723
Received By:

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

TETON SPRINGS GOLF AND CASTING CLUB, LLC Phone: (208) 787-8000
ONE TETON SPRINGS PARKWAY
VICTOR ID USA 83455

2. Date of Priority: 07/15/1889

3. Source: TRAIL CREEK Trib. to: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	46E	19	SW SW SE	TETON	

5. Description of diverting works:

HEADGATE TO CANAL TO SPRINKLER SYSTEM

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/15	10/15	1.2	

7. Total Quantity Appropriated is:
1.2 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
03N	45E	13	NW SW	IRRIGATION	15
			SW SW	IRRIGATION	17
				Section Acres	32

03N	45E	14	NE	SE	IRRIGATION	38
			NW	SE	IRRIGATION	39
			SW	SE	IRRIGATION	40
			SE	SE	IRRIGATION	39
					Section Acres	156
03N	45E	23	NE	NE	IRRIGATION	39
			NW	NE	IRRIGATION	40
			SW	NE	IRRIGATION	40
			SE	NE	IRRIGATION	39
			NE	SE	IRRIGATION	13
			NW	SE	IRRIGATION	8
					Section Acres	179
03N	45E	24	NW	NW	IRRIGATION	19
			SW	NW	IRRIGATION	19
			NW	SW	IRRIGATION	2
					Section Acres	40
					Total Acres	407

11. Place of use in counties: TETON

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

13. Other Water Rights Used:

14. Remarks:

15. Basis of Claim: Decreed

Burger

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: A22-00435A
Date Received: 7/13/1988
Receipt No: E000723
Received By:

Department of Water Resources
Eastern District Office

AMENDED

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

AMENDED

1. Name: MAX RAMMELL 208-356-8399
Address: 74 ASH 83440
REXBURG, ID
OR
Name: MERRILL RAMMELL 208-356-7963
Address: 330 YALE 83440
REXBURG, ID

A2200435A



2. Date of Priority: JUL 15, 1889

3. Source: TRAIL CREEK Trib. to: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
03N	46E	19	SW	SW	SE		TETON

5. Description of diverting works:
HEADGATE TO CANAL TO SPRINKLER SYSTEM

6. Water is used for the following purposes:

Purpose	From	To	C.F.S	(or)	A.F.A.
IRRIGATION	04/15	10/15	1.200		

7. Total Quantity Appropriated is:
1.200 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 814.0 Acre Feet Per Annum.

9. Non-irrigation uses:
NONE

A22-00435A

Page 1

Date: 01/04/89

MICROFILMED
NOV 04 1992

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
03N	45E	13	NW	SW		IRR	15.0
			SW	SW		IRR	17.0
			Section Acres				32.0
		14	NE	SE		IRR	38.0
			NW	SE		IRR	39.0
			SW	SE		IRR	40.0
			SE	SE		IRR	39.0
			Section Acres				156.0
		23	NE	NE		IRR	39.0
			NW	NE		IRR	40.0
			SW	NE		IRR	40.0
			SE	NE		IRR	39.0
			NE	SE		IRR	13.0
			NW	SE		IRR	8.0
			Section Acres				179.0
		24	NW	NW		IRR	19.0
			SW	NW		IRR	19.0
			NW	SW		IRR	2.0
			Section Acres				40.0
			Total Acres				407.0

11. Place of use in counties: TETON

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

13. Other Water Rights Used:
22-0221C/0222A/~~0145~~

14. Remarks:

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date: 12/16/1910

REXBURG IRR. CO., ET AL
Decree Plaintiff

vs

TETON IRR. CANAL CO., ET AL
Decree Defendant

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not _____ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): Meriel Ramwell Date: 1-23-89
Max Ramwell Date: 1-23-89

State of Idaho)
County of MADISON) SS.

Subscribed and sworn (or affirmed) before me this 23 day

of January 19 89

Mark S. Ramwell
Notary Public

Seal

Residing at Perburg

My Commission Expires 10-3-92

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: A22-00435A
Date Received: 7/13/1988
Receipt No: E000723
Received By: KCW

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name: MAX RAMMELL 208-356-8399
Address: 74 ASH
REXBURG, ID 83440

OR
Name: MERRILL RAMMELL 208-356-7963
Address: 330 YALE
REXBURG, ID 83440

2. Date of Priority: JUL 15, 1889

3. Source: TRAIL CREEK Trib. to: TETON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
03N	46E	19	SW	SW	SE		TETON

5. Description of diverting works:
HEADGATE TO CANAL TO SPRINKLER SYSTEM

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/15	10/15	0.780		

7. Total Quantity Appropriated is:
0.780 C.F.S. (and/or) A.F.A.

8. Total consumptive use is 814.0 Acre Feet Per Annum.

9. Non-irrigation uses:
NONE

10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
03N	45E	13	NW	SW		IRR	15.0
			SW	SW		IRR	17.0
			Section Acres				32.0
		14	NE	SE		IRR	38.0
			NW	SE		IRR	39.0
			SW	SE		IRR	40.0
			SE	SE		IRR	39.0
			Section Acres				156.0
		23	NE	NE		IRR	39.0
			NW	NE		IRR	40.0
			SW	NE		IRR	40.0
			SE	NE		IRR	39.0
			NE	SE		IRR	13.0
			NW	SE		IRR	8.0
			Section Acres				179.0
		24	NW	NW		IRR	19.0
			SW	NW		IRR	19.0
			NW	SW		IRR	2.0
			Section Acres				40.0
			Total Acres				407.0

11. Place of use in counties: TETON

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

13. Other Water Rights Used:
22-0221C/0222A/0145

14. Remarks:

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date: 12/16/1910

REXBURG IRR. CO., ET AL
Decree Plaintiff

vs

TETON IRR. CANAL CO., ET AL
Decree Defendant

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not ☒ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): Mervin Ranner Date: 7/13/88

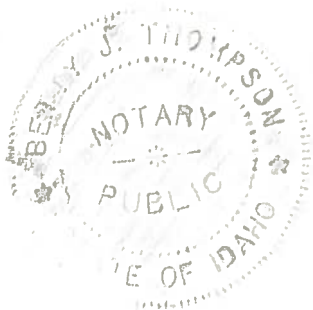
Date: _____

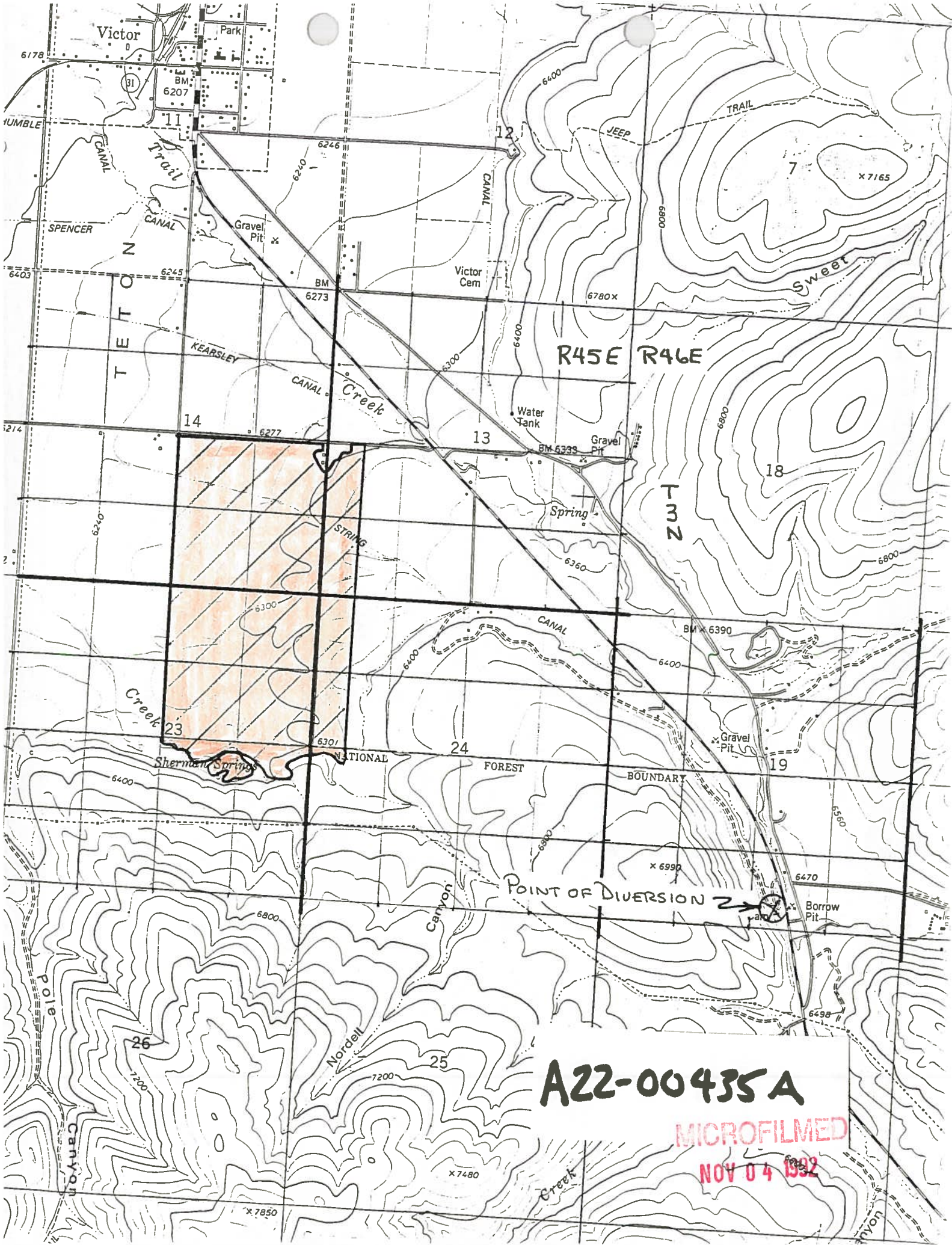
State of Idaho)
County of Bonneville) SS.

Subscribed and sworn (or affirmed) before me this 13th day
of July 19 88 Betty J. Thompson
Notary Public

Seal

Residing at Idaho Falls, Id
My Commission Expires 6-94





A22-00435A

MICROFILMED

NOV 04 1992

