

03/21/2007

IDAHO DEPARTMENT OF WATER RESOURCES  
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 22-13682  
NAME AND ADDRESS: STEVE & KAREN NELSON REVOCABLE TRUST  
349 FRENCH AVE  
GRASS VALLEY CA 95945  
SOURCE: GROUND WATER  
QUANTITY: 0.500 CFS  
0.89 APY  
PRIORITY DATE: 03/03/1961  
POINT OF  
DIVERSION: T04N R45E S14 NESESW Within TETON County  
PURPOSE AND  
PERIOD OF USE:

TRIBUTARY:

| <u>PURPOSE OF USE</u> | <u>PERIOD OF USE</u> | <u>QUANTITY</u>       |
|-----------------------|----------------------|-----------------------|
| IRRIGATION            | 04/15 10/15          | 0.500 CFS<br>0.89 APY |

The use of water for irrigation under this right may begin as early as April 15 and may continue to as late as October 31, provided other elements of the right are not exceeded. The use of water after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

PLACE OF USE: IRRIGATION in TETON County  
T04N R45E S14 SESW 25.00  
25 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: BASIS OF CLAIM - License

This right is a split from former right 22-2296C.

Use of this right is combined with water from Cherry Grove Canal.

PROFILE

SCANNED

JUL 24 2007



## State of Idaho

# DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

EASTERN REGION

C. L. "BUTCH" OTTER  
Governor

DAVID R. TUTHILL, JR.  
Interim Director

March 23, 2007

STEVE & KAREN NELSON REVOCABLE TRUST  
349 FRENCH AVE  
GRASS VALLEY CA 95945

RE: Notice of Change of Water Right Ownership (NCO) for  
22-2296C and Notice of Completed Administrative Proceeding  
(NCAP)

Dear Mr. and Mrs. Nelson:

The Idaho Department of Water Resources (IDWR) received an NCO changing the right holder for a portion of the above referenced water right(s). Based on this NCO, IDWR water right records for the Snake River Basin Adjudication (SRBA) have been updated with new water right numbers reflecting the division of the water right(s).

Furthermore, as directed by the SRBA Court, this office mailed a copy of the updated water right record(s) to each party listed on the enclosed NCAP. The intent of this mailing is to ensure each party has a current record of the water right(s) as recorded in the SRBA.

Please feel free to contact me if you have any questions concerning this matter.

Respectfully,

Jennifer Crabtree  
Technical Records Specialist

Enclosure

**PROFILED**

SCANNED

JUL 24 2007

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

In Re SRBA )

Water Rights: 22-2296C split into  
22-13681, 22-13682, 22-13683

Case No. 39576 )

NOTICE OF COMPLETED  
ADMINISTRATIVE  
PROCEEDING

IDWR has completed the following Administrative proceeding:

☐ Address change

☒ Substitution of Party TETON RAINBOW RANCH TO TETON RAINBOW RANCH,  
STEVE & KAREN NELSON REVOCABLE TRUST, ROBERT & YVONNE KINCAID

☐ I.C. § 42-222 transfer

☐ point of diversion ☐ place of use

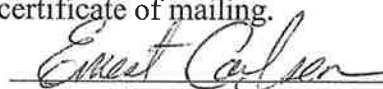
☐ period of use ☐ nature of use

☐ split of water right ☐ change in ownership

IDWR certifies that it has completed its investigation into the changes to the elements of the water rights listed above as set forth in the attached *Amended Director's Reports* for said water rights. No other changes have been made to the elements of these water rights except as set forth above.

IDWR has served copies of the *Notice of Completed Administrative Proceeding* and *Amended Director's Report(s)* on the claimant(s), prior claimant(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: March 21, 2007



Signature of IDWR Representative

SCANNED  
JUL 24 2007

# CERTIFICATE OF MAILING

I certify that on March 23, 2007, I mailed the original and copies of this form to the following persons, postage prepaid by regular mail and addressed as follows:

1. Original to:

Clerk of the District Court  
Snake River Basin Adjudication  
PO Box 2707  
Twin Falls ID 83303-2707

2. One copy to:

Claimant/Seller for Substitution of Party or attorney of record:  
TETON RAINBOW RANCH INC  
665 S 450 W  
VICTOR ID 83455

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:  
TETON RAINBOW RANCH INC      ROBERT & YVONNE KINCAID  
665 S 450 W                              PO BOX 136  
VICTOR ID 83455                        VICTOR ID 83455

STEVE & KAREN NELSON REVOCABLE TRUST  
349 FRENCH AVE  
GRASS VALLEY CA 95945

4. One copy to:

Each party in the subcase, or attorney of record  
N/A

5. One copy each to:

Chief Natural Resources Division  
Office of the Attorney General  
PO Box 44449  
Boise ID 83711-4449

6. One Copy to:

United States Dept of Justice  
Environment & Natural Resource Div  
550 West Fort Street MSC 033  
Boise ID 83724

Jennifer Crabtree  
Signature of person or attorney mailing the form

Signature of person or attorney mailing the form

SCANNED

1. Introduction  
 2. Background  
 3. Methodology  
 4. Results  
 5. Conclusion  
 6. References  
 7. Appendix  
 8. Index  
 9. Glossary  
 10. Summary  
 11. Abstract  
 12. Keywords  
 13. Subject  
 14. Topic  
 15. Field  
 16. Area  
 17. Discipline  
 18. Branch  
 19. Department  
 20. Faculty  
 21. School  
 22. College  
 23. University  
 24. Institution  
 25. Organization  
 26. Company  
 27. Enterprise  
 28. Business  
 29. Industry  
 30. Market  
 31. Trade  
 32. Commerce  
 33. Industry  
 34. Market  
 35. Trade  
 36. Commerce  
 37. Industry  
 38. Market  
 39. Trade  
 40. Commerce  
 41. Industry  
 42. Market  
 43. Trade  
 44. Commerce  
 45. Industry  
 46. Market  
 47. Trade  
 48. Commerce  
 49. Industry  
 50. Market  
 51. Trade  
 52. Commerce  
 53. Industry  
 54. Market  
 55. Trade  
 56. Commerce  
 57. Industry  
 58. Market  
 59. Trade  
 60. Commerce  
 61. Industry  
 62. Market  
 63. Trade  
 64. Commerce  
 65. Industry  
 66. Market  
 67. Trade  
 68. Commerce  
 69. Industry  
 70. Market  
 71. Trade  
 72. Commerce  
 73. Industry  
 74. Market  
 75. Trade  
 76. Commerce  
 77. Industry  
 78. Market  
 79. Trade  
 80. Commerce  
 81. Industry  
 82. Market  
 83. Trade  
 84. Commerce  
 85. Industry  
 86. Market  
 87. Trade  
 88. Commerce  
 89. Industry  
 90. Market  
 91. Trade  
 92. Commerce  
 93. Industry  
 94. Market  
 95. Trade  
 96. Commerce  
 97. Industry  
 98. Market  
 99. Trade  
 100. Commerce  
 101. Industry  
 102. Market  
 103. Trade  
 104. Commerce  
 105. Industry  
 106. Market  
 107. Trade  
 108. Commerce  
 109. Industry  
 110. Market  
 111. Trade  
 112. Commerce  
 113. Industry  
 114. Market  
 115. Trade  
 116. Commerce  
 117. Industry  
 118. Market  
 119. Trade  
 120. Commerce  
 121. Industry  
 122. Market  
 123. Trade  
 124. Commerce  
 125. Industry  
 126. Market  
 127. Trade  
 128. Commerce  
 129. Industry  
 130. Market  
 131. Trade  
 132. Commerce  
 133. Industry  
 134. Market  
 135. Trade  
 136. Commerce  
 137. Industry  
 138. Market  
 139. Trade  
 140. Commerce  
 141. Industry  
 142. Market  
 143. Trade  
 144. Commerce  
 145. Industry  
 146. Market  
 147. Trade  
 148. Commerce  
 149. Industry  
 150. Market  
 151. Trade  
 152. Commerce  
 153. Industry  
 154. Market  
 155. Trade  
 156. Commerce  
 157. Industry  
 158. Market  
 159. Trade  
 160. Commerce  
 161. Industry  
 162. Market  
 163. Trade  
 164. Commerce  
 165. Industry  
 166. Market  
 167. Trade  
 168. Commerce  
 169. Industry  
 170. Market  
 171. Trade  
 172. Commerce  
 173. Industry  
 174. Market  
 175. Trade  
 176. Commerce  
 177. Industry  
 178. Market  
 179. Trade  
 180. Commerce  
 181. Industry  
 182. Market  
 183. Trade  
 184. Commerce  
 185. Industry  
 186. Market  
 187. Trade  
 188. Commerce  
 189. Industry  
 190. Market  
 191. Trade  
 192. Commerce  
 193. Industry  
 194. Market  
 195. Trade  
 196. Commerce  
 197. Industry  
 198. Market  
 199. Trade  
 200. Commerce  
 201. Industry  
 202. Market  
 203. Trade  
 204. Commerce  
 205. Industry  
 206. Market  
 207. Trade  
 208. Commerce  
 209. Industry  
 210. Market  
 211. Trade  
 212. Commerce  
 213. Industry  
 214. Market  
 215. Trade  
 216. Commerce  
 217. Industry  
 218. Market  
 219. Trade  
 220. Commerce  
 221. Industry  
 222. Market  
 223. Trade  
 224. Commerce  
 225. Industry  
 226. Market  
 227. Trade  
 228. Commerce  
 229. Industry  
 230. Market  
 231. Trade  
 232. Commerce  
 233. Industry  
 234. Market  
 235. Trade  
 236. Commerce  
 237. Industry  
 238. Market  
 239. Trade  
 240. Commerce  
 241. Industry  
 242. Market  
 243. Trade  
 244. Commerce  
 245. Industry  
 246. Market  
 247. Trade  
 248. Commerce  
 249. Industry  
 250. Market  
 251. Trade  
 252. Commerce  
 253. Industry  
 254. Market  
 255. Trade  
 256. Commerce  
 257. Industry  
 258. Market  
 259. Trade  
 260. Commerce  
 261. Industry  
 262. Market  
 263

**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<br>Right No(s). | Adjudication<br>Claim No(s). | Split | Water<br>Right No(s). | Adjudication<br>Claim No(s). | Split |
|-----------------------|------------------------------|-------|-----------------------|------------------------------|-------|
| 22-2296C              |                              | ✓     |                       |                              |       |
|                       |                              |       |                       |                              |       |
|                       |                              |       |                       |                              |       |
|                       |                              |       |                       |                              |       |
|                       |                              |       |                       |                              |       |

**RECEIVED**  
**JAN 10 2007**  
 Department of Water Resources  
 Eastern Region

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts. *0*
- 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) TETON RAINBOW RANCH, INC.  
721 So. 450W  
VICTOR, IDAHO 83455
4. New Owner/Claimant(s) STEVE + KAREN NELSON REVOCABLE TRUST  
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 349 FRENCH AVE
- City, State and ZIP Code GRASS VALLEY, CA 95945
- New Telephone Number (530) 273-2733
5. Date you acquired the property MAY 31, 1991

**SCANNED**  
**JUL 24 2007**

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<br>(If the right(s) will not be split, skip this area and proceed to item 7) |                                                                            |                                                              |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------|
| Water Right and/or Adjudication Claim Number <u>22-2296C</u> <u>5/31/90</u>                                             |                                                                            |                                                              |
| Water Use                                                                                                               | Diversion Rate or Volume<br>(cubic feet per second or acre-feet per annum) | Description<br>(acres, number and type of stock, homes, etc) |
| Irrigation                                                                                                              | <u>.760 CFS</u>                                                            | <u>38 ACRES</u>                                              |
| Stock                                                                                                                   |                                                                            | <u>GRASS, OAK HAY</u>                                        |
| Domestic                                                                                                                |                                                                            |                                                              |
| Other                                                                                                                   |                                                                            |                                                              |
| Total                                                                                                                   |                                                                            |                                                              |

| DESCRIPTION OF YOUR PORTION OF WATER RIGHT<br>(If the right(s) will not be split, skip this area and proceed to item 7) |                                                                            |                                                              |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------|
| Water Right and/or Adjudication Claim Number <u>22-2296C</u> <u>01/01/07</u>                                            |                                                                            |                                                              |
| Water Use                                                                                                               | Diversion Rate or Volume<br>(cubic feet per second or acre-feet per annum) | Description<br>(acres, number and type of stock, homes, etc) |
| Irrigation                                                                                                              | <u>524.4 CFS</u>                                                           | <u>26.22 ACRES</u>                                           |
| Stock                                                                                                                   | <u>.70 CFS</u>                                                             | <u>3.5 SHARES WELL WATER</u>                                 |
| Domestic                                                                                                                |                                                                            |                                                              |
| Other                                                                                                                   |                                                                            | <u>GRASS OAK, HAY, ALPINE</u>                                |
| Total                                                                                                                   | <u>594.4</u>                                                               |                                                              |

7. Signature of New Owner(s) or Claimant(s) Karen S. Nelson  
(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.

$$26.22 + 3.5 = 29.72 \text{ WATER RIGHT @ } 25.00 = 743.00$$

**For Office Use Only**

|                    |               |                     |
|--------------------|---------------|---------------------|
| Received by _____  | Date _____    | Fee <u>*748.00</u>  |
| Received by _____  | Date _____    | Receipt No. _____   |
| Processed by _____ | AJ Date _____ | WR _____ Date _____ |

SCANNED  
JUL 24 2007

BONNIE BEARD  
39 N MAIN #2  
BRIGGS ID 83422

## ASSESSMENT NOTICE

PARCEL DESCRIPTION:  
PART OF SE4SW4  
SEC 14 T4N R45E

For any questions, please notify  
the Assessor's office immediately.  
Assessor's telephone#: (208) 354-3507

PARCEL ADDRESS:  
68 W 400 S

NELSON STEVEN J REVOC TRST  
NELSON KAREN S REVOC TRST  
PO BOX 1012  
GRASS VALLEY CA 95945

Appeals of your property value must  
be filed in writing on a form provided  
by the County, by:  
JUNE 26, 2006

Tax Code Area: 5-0000

Parcel Number: RP04N45E146750 A

Property Tax Reduction is not included.

## ASSESSED VALUE OF YOUR PROPERTY

| CATEGORY AND DESCRIPTION    | LOTS/ACRES | LAST YEAR'S VALUE | CURRENT YEAR'S VALUE |
|-----------------------------|------------|-------------------|----------------------|
| 12 RURAL RES TR             | 26.220 AC  | 283,176           | 566,352              |
| SUBTOTAL:                   |            |                   |                      |
|                             | 26.220     | 283,176           | 566,352              |
| LESS HOMEOWNERS EXEMPTION:  |            |                   |                      |
| NET TAXABLE PROPERTY VALUE: |            |                   |                      |
|                             |            | 283,176           | 566,352              |

## TAXING DISTRICT INFORMATION

| TAXING DISTRICTS | LAST YEAR'S TAXES | PHONE NUMBER | DATE OF PUBLIC BUDGET HEARING |
|------------------|-------------------|--------------|-------------------------------|
| COUNTY           |                   | 208-354-2905 | 08/28/2006                    |
| SCH DIST 401     |                   | 208-354-2207 | 06/12/2006                    |
| CEM DRI-DAR      |                   | 208-354-8311 | 08/23/2006                    |
| FIRE PROTECTION  |                   | 208-354-2760 | 08/22/2006                    |
| LIBRARY          |                   | 208-787-2201 | 09/05/2006                    |
| AMBULANCE        |                   | 208-354-2905 | 08/28/2006                    |
| SUBTOTAL:        |                   |              |                               |
| + FEES:          |                   |              |                               |
| = TOTAL:         |                   |              |                               |

SCANNED  
JUL 24 2007

THIS IS NOT A BILL. DO NOT PAY.

MAY 31 1991

TETON Co. Id.  
Clark Recorder

CORRECTION  
WARRANTY DEED  
(Corporate Form)

TETON RAINBOW RANCHES, INC., an Idaho Corporation, a corporation organized and existing under the laws of the State of Idaho, with its principal office at Victor, Idaho of County of Teton, State of Idaho, grantor, hereby CONVEYS or GRANTS and WARRANTS TO STEVEN J. NELSON AND KAREN S. NELSON, husband and wife, grantee of 720 S. Auburn Street, Grass Valley, California 95945 for the sum of TEN & NO/100----- DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract(s) of land in TETON County, State of Idaho:

A Portion of the SE1/4SW1/4, Section 14, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the S1/4 Corner of Section 14, Township 4 North, Range 45 East, Boise Meridian, North 0 degrees 05'51" West, 466.70 feet to the point of beginning: Thence North 0 degrees 05'51" West, 859.16 feet to a point; Thence South 89 degrees 52'20" West, 1330.64 feet to a point; Thence South 0 degrees 09'08" East, 1324.44 feet to a point; Thence North 89 degrees 56'00" East, 862.68 feet to a point; Thence North 0 degrees 05'51" West, 466.70 feet to a point; Thence North 89 degrees 56'00" East, 466.70 feet to the point of beginning.

TOGETHER with 35 shares water in Cherry Grove Canal Company.

ALSO TOGETHER with 3.5 Shares of water in well.

SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

This Deed is being recorded to correct Recorder's No. 107128 which has an error in the legal description.

The office who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 29th day of November, A.D. 1990

108052 FILED

AT THE REQUEST OF

*First American*

TETON RAINBOW RANCHES, INC.

(Corporate Name)

55

*May 31, 1991*

*Asa J. Drake*

By *Larry J. Kunz*  
Larry J. Kunz, President

*Nora Hill*

State of Idaho  
County of Teton )

On the 31st day of May, A.D. 1991 personally appeared before me LARRY J. KUNZ who being by me duly sworn did say, for himself that he, the said LARRY J. KUNZ is the president, of TETON RAINBOW RANCHES, INC., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said LARRY J. KUNZ duly acknowledged to me that said corporation executed the same.

*Wayne W. Rini*  
(Notary Public)

My residence is *DEROSS*  
My Commission Expires *5-19-94*

SCANNED  
JUL 24 2007

RECEIVED

JUN 23 1998

TETON CO. ID  
CLERK RECORDER

130659

FILED

AT THE REQUEST OF

*Clark & Nelson*

AT 15 MINUTES PAST 11 a.m.

DATE June 23, 1998

*Ada J. Drake*

BY *Nora Drake* CLERK OF RECORD

DEPUTY

Recording Requested By and  
When Recorded Mail To:

CLARK & NELSON  
Attorneys at Law  
P.O. Box 968  
Colusa, CA 95932

This transfer is exempt under  
R&T Section 1191. To Grantor's  
Revocable Trust.

Mail Tax Statements to:

Mr. and Mrs. Steven J. Nelson,  
Co-Trustees  
P.O. Box 1012  
Grass Valley, CA 95945

Documentary Transfer Tax -0-

Computed on Full Value  
of Property Conveyed

Computed on Full Value

Less Liens and Encumbrances  
Remaining at Time of Sale

*Robert Drake*

INDIVIDUAL GRANT DEED

FOR NO CONSIDERATION, STEVEN J. NELSON and KAREN S.  
NELSON, hereby grants to STEVEN J. NELSON and KAREN S. NELSON,  
Co-Trustees of the STEVEN J. NELSON AND KAREN S. NELSON REVOCABLE  
TRUST (created by a Declaration Trust dated June \_\_\_\_, 1998), the  
following described real property in the County of Teton, State  
of Idaho, more particularly described as follows:

A Portion of the South East 1/4 South West  
1/4, Section 14, Township 4 North, Range 45  
East, Boise Meridian, Teton County, Idaho,  
being further described as: From the South  
1/4 Corner of Section 14, Township 4 North,  
Range 45 East; Boise Meridian, North 0  
degrees 05' 51" West, 466.70 feet to the  
point of beginning; Thence North 0 degrees  
05' 51" West, 859.16 feet to a point; Thence  
South 89 degrees 52' 20" West, 1330.64 feet  
to a point; Thence South 0 degrees 09' 08"  
East, 1324.44 feet to a point; Thence North  
89 degrees 56' 00" East, 862.68 feet to a  
point; Thence North 0 degrees 05' 51" West,  
466.70 feet to a point; Thence North 89  
degrees 56' 00" East, 466.70 feet to the point  
of beginning.

TOGETHER with 35 shares water in Cherry Grove  
Canal Company.

SCANNED

JUL 24 2007

130659

ALSO TOGETHER with 3.5 shares of water in well.

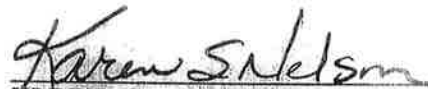
SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

Contains 35.46 acres more or less.

A.P. No. RP04N45E146600A

Dated: June 16, 1998

  
STEVEN J. NELSON

  
KAREN S. NELSON

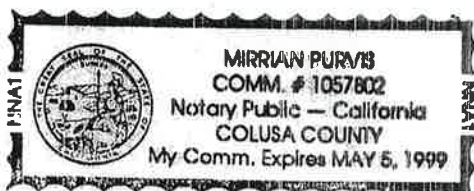
STATE OF CALIFORNIA  
COUNTY OF COLUSA

On June 16, 1998, before me, the undersigned notary public, personally appeared, STEVEN J. NELSON and KAREN S. NELSON

XX personally known to me

\_\_\_ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her-/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

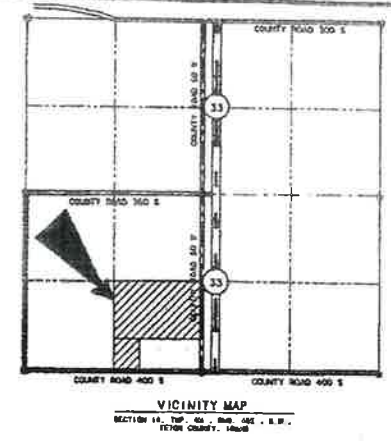
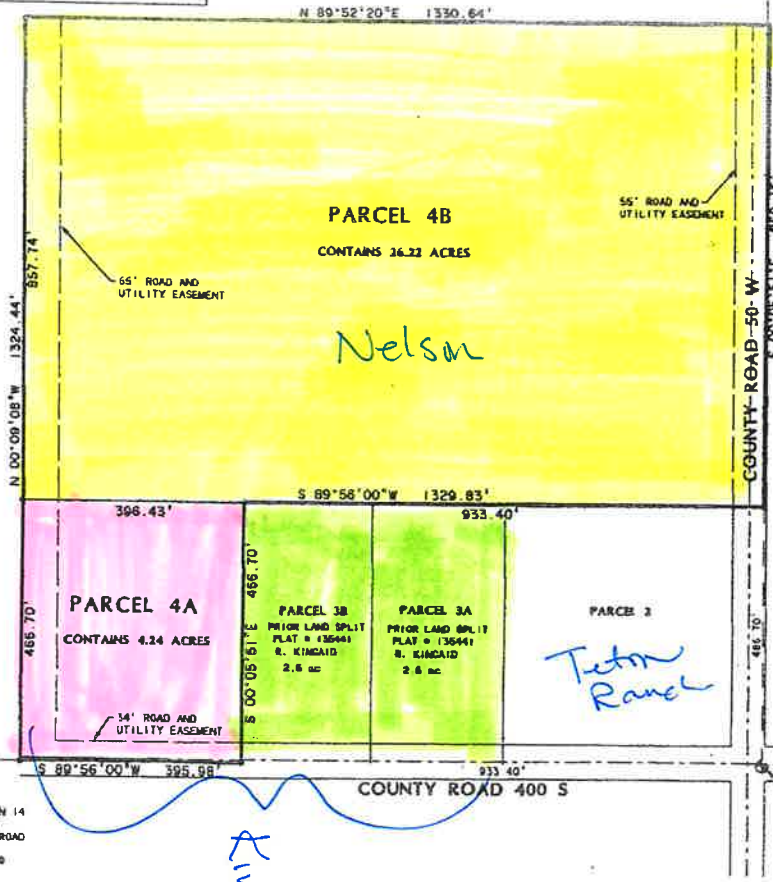


  
Notary Public

SCANNED  
JUL 24 2007

130659

- SECTION CORNER FOUND OR SET AS NOTED
- PROPERTY CORNER - FOUND IRON PIN
- SET 1/2" IRON PIN WITH CAP INSCRIBED: AN END 2000
- SECTIONAL BREAKDOWN LINE
- CENTERLINE ROAD
- EASEMENT - TYPE AND WIDTH AS NOTED



**PROPERTY DESCRIPTION - PARCEL 4A**

PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP. 40N., R. 10E., S. 10N., TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE S 1/4 OF SAID SECTION 14: THENCE S 89°56'00"W, 933.40 FEET ALONG THE SOUTHERN SECTION LINE TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 305.00 FEET FURTHER ALONG THE SOUTHERN SECTION LINE TO A POINT; THENCE N 00°09'08"W, 466.70 FEET TO A POINT; THENCE N 89°56'00"E, 396.43 FEET TO A POINT; THENCE S 00°05'51"E, 466.70 FEET TO THE POINT OF BEGINNING, CONTAINS 4.24 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 65 FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE

SUBJECT TO A 34 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE.

**PROPERTY DESCRIPTION - PARCEL 4B**

PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP. 40N., R. 10E., S. 10N., TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE S 1/4 OF SAID SECTION 14: THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING, CONTAINS 26.22 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 65 FOOT WIDE ROAD AND UTILITY EASEMENT WITH THE WESTERN EDGE OF THE EASEMENT BEGINNING AT THE NW CORNER OF PARCEL 4B AND RUNNING S 00°09'08"E, 1329.84 FEET TO THE COUNTY ROAD.

SUBJECT TO A 55 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE EASTERN PROPERTY LINE.

**RECORDER'S CERTIFICATE**

STATE OF IDAHO )  
COUNTY OF TETON )

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, AT \_\_\_\_\_, AT THE REQUEST OF \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

**PLANNING AND ZONING APPROVAL**

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE UPON WHICH THIS PLAT WAS APPROVED AND ACCEPTED

*Larry D. Smith*  
PLANNING ADMINISTRATOR  
DATE 12-31-03

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTERN, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2850, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



Instrument # 150276  
DRUGA, TETON, IDAHO  
2003-12-31  
Recorded for: A W WOOLSTERN  
MOLAN G. BOYLE  
Ex-Officio Recorder Deputy  
Date of Recording: 12/31/03

RECEIVED  
DEC 31 2003  
CLERK RECORDER

| RECORD OF SURVEY<br>LAND SPLIT                                                         |                                                                                                                                         |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP. 40N., R. 10E., S. 10N., TETON COUNTY, IDAHO |                                                                                                                                         |
| Steven & Karen Nelson<br>PO Box 1012<br>Grass Valley, CA 95945<br>(930) 273-2733       | AW ENGINEERING<br>255 South Main P.O. Box 139<br>Victor, Idaho 83455<br>(208) 787-2852 <a href="mailto:aweng@arr.net">aweng@arr.net</a> |
| PROJECT NO. 2002 - 017                                                                 | SECTION 14                                                                                                                              |

|              |          |             |           |          |             |             |          |
|--------------|----------|-------------|-----------|----------|-------------|-------------|----------|
| SURVEYED CLC | 01/03/02 | NELSONS DAT | DRAWN JVB | 07/24/03 | NELSONS OGD | REVISED JVB | 07/29/03 |
|--------------|----------|-------------|-----------|----------|-------------|-------------|----------|

159276  
JUL 24 2007