

05/01/2007

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

RIGHT NUMBER: 22-13704
NAME AND ADDRESS: LYNN FERRELL
484 N 100 W
TETONIA ID 83452

SOURCE: GROUND WATER
QUANTITY: 0.420 CFS
112.00 AFY

TRIBUTARY:

USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A TOTAL
COMBINED DIVERSION RATE OF 0.64 CFS AND TO A TOTAL COMBINED
ANNUAL DIVERSION VOLUME OF 112 AF. COMBINED RIGHT NOS.:
22-13701, 22-13704, 22-13707.

PRIORITY DATE: 05/02/1953

POINT OF
DIVERSION: T05N R45E S3 NENENE Lot 1 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	0.420 CFS 112.00 AFY

PLACE OF USE: IRRIGATION in TETON County

T05N R45E S03 Lot 1 NENE 32.00

32 ACRES TOTAL

USE OF THIS RIGHT WITH THE RIGHTS LISTED BELOW IS LIMITED TO THE
IRRIGATION OF A COMBINED TOTAL OF 32 ACRES IN A SINGLE IRRIGATION
SEASON. COMBINED RIGHT NOS.: 22-13701, 22-13704, 22-13707.

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 22-2151B.

Right Nos. 22-13703, 22-13704, 22-13705, 22-13706, 22-13707, and
22-13708 are diverted through point of diversion described above.

SCANNED
MAY 11 2007



Idaho Department of Water Resources

SRBA Recommendation:
22-13704, 22-13707

(Irrigation)

Legend

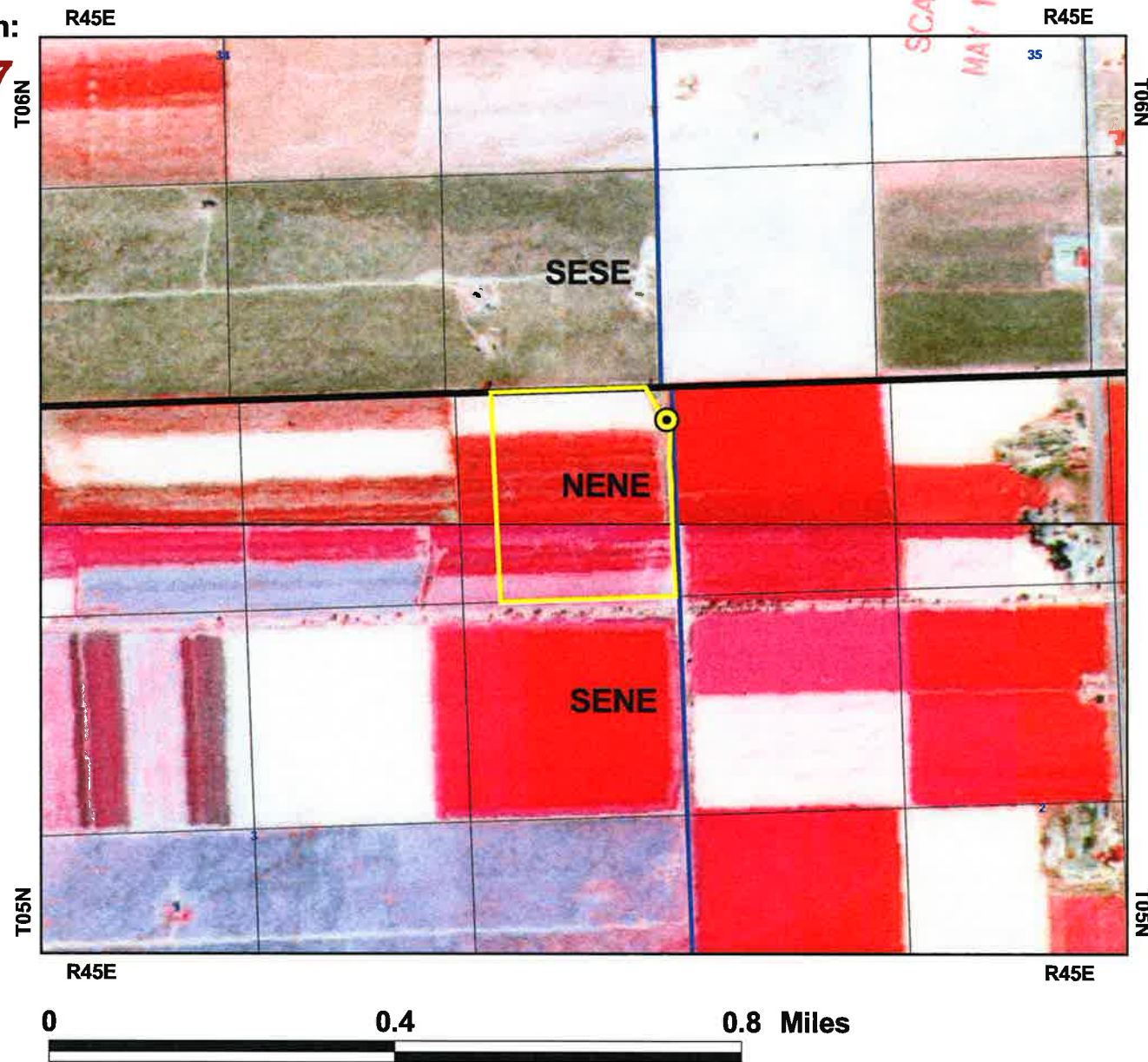
- Point of Diversion
- Place of Use
- Townships
- PLS Sections
- Quarter Quarters



Teton County
IDWR Basin 22



Prepared by J. Crabtre
On Tuesday, May 1, 2007
1987/88 Aerial Photography





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

EASTERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Interim Director

May 1, 2007

LYNN FERRELL
484 N 100 W
TETONIA ID 83452

RE: Notice of Change of Water Right Ownership (NCO) for
22-625B, 22-2151B, 22-2161A and Notice of Completed
Administrative Proceeding (NCAP)

Dear Ms. Ferrell:

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

SCANNED

MAY 11 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: 22-2151B split into
22-13703, 22-13704, 22-13705

Case No. 39576

)

)

NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING

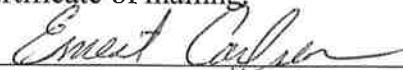
IDWR has completed the following Administrative proceeding:

- ☐ Address change
- ☒ Substitution of Party Split Kunz-Kunz, Ferrell and Bronstein Family Trust
- ☐ 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: 5-4-07



Signature of IDWR Representative

SCANNED

MAY 11 2007

CERTIFICATE OF MAILING

I certify that on May 7, 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:
ARNOLD & LOLA KUNZ
PO BOX 48
VICTOR ID 83455

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
ARNOLD & LOLA KUNZ LYNN FERRELL BRONSTEIN FAMILY TRUST
PO BOX 48 484 N 100 W 6167 PARKRIDGE DR
VICTOR ID 83455 TETONIA ID 83452 PARK CITY UT 84098

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



Signature of person or attorney mailing the form

SCANNED

MAY 11 2007

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

RECEIVED
 106 1 1 2007
 Department of Water Resources
 Eastern Region

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
	22-625B	✓			
	22-2151B	✓			
	22-2161A	✓			

RECEIVED
 JAN 19 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)

Kunz

4. New Owner/Claimant(s)

LYNN FERRELL

Name Connector (Check one): ☐ and, ☐ or, ☐ and/or

New Mailing Address

484 NORTH 100 WEST

City, State and ZIP Code

TETONIA, IDAHO 83452

New Telephone Number

208 456-0945

5. Date you acquired the property

1.13.04

SCANNED

MAY 11 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
(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)
(include title if applicable)

Kymn Ferrell

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 _____	WR _____ Date _____

131389
WARRANTY DEED

RECEIVED
SEP 01 1989
TETON CO. ID
CLERK RECORD

Warranty deed made this 12th day of September, 1989, between ARNOLD W. KUNZ and LOLA J. KUNZ, husband and wife, of Box 48, Victor, Idaho, referred to as Grantors, and JAMES E. FERRELL and LYNN A. FERRELL, husband and wife, of Box 43, Driggs, Idaho, referred to as Grantees.

Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell, convey, and confirm unto Grantees, their heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

Beginning at the northwest corner of Section 3, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence south $0^{\circ}17'15''$ east, 1319.00 feet; thence north $89^{\circ}31'24''$ east, 3762.61 feet to the true point of beginning; thence north $0^{\circ}07'16''$ west, 1342.12 feet, more or less, to the north bank of the Desert Canal thence south $89^{\circ}43'06''$ east, along the north bank of the Desert Canal, 1460.15 feet, more or less, to the east section line of Section 34, Township 6 North, Range 45 East, B.M. thence south $0^{\circ}35'00''$ east, 30.00 feet, more or less, to the southeast corner of said Section 34 thence north $89^{\circ}48'39''$ east, 66.0 feet, more or less, to the northeast corner of Section 3 thence south $0^{\circ}03'26''$ east, along the east section line of Section 3, 1292.47 feet thence south $89^{\circ}31'24''$ west, 1524.95 feet to the true point of beginning.

TOGETHER with a right-of-way for ingress and egress described as follows: Beginning at the northwest corner of Section 3, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence south $0^{\circ}17'15''$ east, 1319.00 feet along the section

line to the point of beginning; thence north 89°31'24" east, 5287.56 feet, more or less, to the east section line of said Section 3 thence south 70 feet, more or less, to the north bank of the Hog Canal thence westerly along the north bank of the Hog Canal 5287.56 feet, more or less, to the west section line of said Section 3 thence north along the section line 60 feet, more or less, to the true point of beginning.

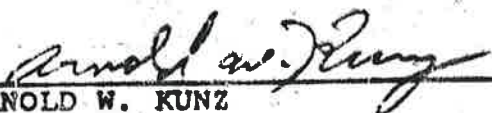
SUBJECT TO all rights-of-way and easements of record.

TOGETHER with all water rights of record.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantees, their heirs and assigns forever.

And Grantors, and their heirs, shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantees, their heirs and assigns against Grantors, their heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantors hereunto set their hands on the day and year first above written.


ARNOLD W. KUNZ


LOLA J. KUNZ

STATE OF IDAHO)
) ss.
County of Teton)

On this 12th day of September, 1989, before me, the

WARRANTY DEED

131389

SCANNED

MAY 11 2007

131389

undersigned notary public in and for said state, personally appeared ARNOLD W. KUNZ and LOLA J. KUNZ, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Wynne W. Puci
Notary Public for Idaho
Residing at: DEER
My Commission expires: 5-19-94

131389

FILED

AT THE REQUEST OF

Ray Moulton

AT 25 MINUTES PAST 10 a.m.

DATE Sept. 1, 1998

Ann J. Drake

BY Notary Public

DEPUTY

WARRANTY DEED

131389

184114

RECEIVED

JAN 09 2007

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband and wife

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

LYNN A. FERRELL

Instrument # 184114

DRIGGS, TETON, IDAHO

2007-01-09

11:59:44 No. of Pages: 2

Recorded for : LYNN A FERRELL

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Fee: 6.00

Index to: DEED, WARRANTY

whose address is:

484 N. 100 W.
TETONIA, IDAHO 83452

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

PARCEL 1-S

FROM THE NE CORNER OF SECTION 3, TWP 5 N, RNG 45 E, B.M.
TETON COUNTY, IDAHO, S 00° 03' 26" E. 192.48 FEET ALONG THE
SECTION LINE TO THE POINT OF BEGINNING;
THENCE S 00° 03' 26" E. 500.00 FEET ALONG THE SECTION
LINE TO A POINT;
THENCE N 89° 31' 25" W. 1061.26 FEET TO A POINT;
THENCE N 00° 07' 16" W. 514.04 FEET TO A POINT;
THENCE S 89° 43' 06" E. 1061.82 FEET TO THE POINT
OF BEGINNING.

CONTAINS 12.35 ACRES MORE OR LESS.

SUBJECT TO COUNTY ROAD EASEMENTS ALONG
THE EAST SIDE.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 9, 2007 Lynn A. Ferrell

STATE OF Idaho

COUNTY OF Teton

On this 9 day of Jan. 2007, before me a Notary Public, personally appeared Lynn A Ferrell, known or
identified to me 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.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Laurie L. Milner
Residing Rexburg, Id
Com-exp: 8/19/2011

SCANNED

MAY 11 2007

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A. FERRELL

whose address is: 484 N. 100 W.
TETONIA, IDAHO 83452

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

PARCEL 1-S

FROM THE NE CORNER OF SECTION 3, TWP 5 N, RNG 45 E, B. M.
TETON COUNTY, IDAHO S 00° 03' 26" E. 792.48 FEET ALONG THE
SECTION LINE TO THE POINT OF BEGINNING;
THENCE S 00° 03' 26" E. 500.00 FEET ALONG THE SECTION
LINE TO A POINT;
THENCE N 89° 31' 25" W. 1061.26 FEET TO A POINT;
THENCE N 00° 07' 16" W. 514.04 FEET TO A POINT;
THENCE S 89° 43' 06" E. 1061.82 FEET TO THE POINT
OF BEGINNING.

CONTAINS 12.35 ACRES MORE OR LESS.

SUBJECT TO COUNTY ROAD EASEMENTS ALONG
THE EAST SIDE.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:

1-5-07 James E. Ferrell

STATE OF Hawaii

COUNTY OF Hawaii

On this 5th day of January, 2007, before me a Notary Public, personally appeared James E. Ferrell, known or
identified to me 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 as

A. Warner - A. Warner

Notary Public, State of Hawaii

commission expires 2/6/08

SCANNED

MAY 11 2007

184114

18411

RECEIVED

JAN 09 2007

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, Husband and Wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A FERRELLwhose address is: 484 N. 100 W.
TETONIA, IDAHO 83452

Instrument # 184115

DRIGGS, TETON, IDAHO

2007-01-09

12:01:19 No. of Pages: 2

Recorded for: LYNN A FERRELL

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Fee: 6.00

Index to: DEED, WARRANTY

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

PARCEL 1-NCOMMENCING AT THE NE CORNER OF SECTION 3, TWP 5 N, RNG 4
E, B. M., TETON COUNTY, IDAHO, AND RUNNING:THENCE S 00° 03' 26" E, 382.38 FEET ALONG THE SECTION LINE TO
POINT;

THENCE N 89° 43' 06" W, 1062.28 FEET TO A POINT;

THENCE N 00° 07' 16" W, 411.84 FEET TO A POINT ON THE NORTH BANK
OF DESERT CANAL;

THENCE S 89° 43' 06" E, 996.46 FEET TO A POINT;

THENCE S 00° 34' 57" E, 30.00 FEET TO THE SE CORNER OF SECTION 34;

THENCE N 89° 48' 39" E, 66.00 FEET TO THE POINT OF BEGINING

CONTAINS 10.00 ACRES MORE OR LESS.

SUBJECT TO DESERT CANAL EASEMENTS ALONG
THE NORTH SIDE.SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.TO HAVE AND TO HOLD the said premises, with its 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 years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 9, 2007 Lynn A Ferrell

STATE OF Idaho

COUNTY OF Teton

On this 9 day of Jan, 2007, before me a Notary Public, personally appeared Lynn A. Ferrell, known or
identified to me 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.LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHOLaurie L. Milner
Residing Rexburg, Id
com exp 8/19/2011

184115

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, Husband and Wife

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

whose address is, 484 N. 100 W.
TETONIA, IDAHO 83452

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

PARCEL 1-N
COMMENCING AT THE NE CORNER OF SECTION 3, TWP 5 N, RNG. 4
E, B.M., TETON COUNTY, IDAHO, AND RUNNING:
THENCE S 00° 03' 26" E, 382.38 FEET ALONG THE SECTION LINE TO
POINT;
THENCE N 89° 43' 06" W, 1062.28 FEET TO A POINT;
THENCE N 00° 07' 16" W, 411.84 FEET TO A POINT ON THE NORTH BANK
OF DESERT CANAL;
THENCE S 89° 43' 06" E, 996.46 FEET TO A POINT;
THENCE S 00° 34' 57" E, 30.00 FEET TO THE SE CORNER OF SECTION 34;
THENCE N 89° 48' 39" E, 66.00 FEET TO THE POINT OF BEGINING

CONTAINS 10.00 ACRES MORE OR LESS.

SUBJECT TO DESERT CANAL EASEMENTS ALONG
THE NORTH SIDE.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:

1-5-07 James E Ferrell

STATE OF Hawaii

COUNTY OF Hawaii

On this 5th day of January, 2008, before me a Notary Public, personally appeared James E. Ferrell, known or identified to me 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.

A. Warner-A. Warner

Notary Public, State of Hawaii

My Notary Public Commission expires 1/5/07

18

184115

184116

RECEIVED

JAN 09 2007

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband
and wifeHereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A. FERRELLwhose address is: 484 N. 100 W.
TETONIA, IDAHO 83452

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

PARCEL 1 EA PORTION OF LOT 1, SECTION 3, TWP 5N., RNG 45E. B.M.
TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE NE CORNER OF SECTION 3 TWP. 5N, RNG 45 E.,
B.M. S 0°03'26" E 382.38 FT. TO THE TRUE POINT OF BEGINNING
THENCE S 0°03'26" E. 410.10 FT.
THENCE N 89°43'06" W., 530.91 FT.
THENCE N 0°05'20" E. 410.10 FT.
THENCE S 89°43'06" E., 531.14 FT. TO THE POINT OF
BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.TO HAVE AND TO HOLD the said premises, with its 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 years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 9, 2007 Lynn A. Ferrell

STATE OF Idaho

COUNTY OF Teton

:ss

On this 9 day of Jan²⁰⁰⁷, 2007, before me a Notary Public, personally appeared Lynn A. Ferrell known or
identified to me 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.

Instrument # 184116

DRIGGS, TETON, IDAHO

2007-01-09

12:01:19 No. of Pages: 2

Recorded for : LYNN A FERRELL

MARY LOU HANSEN

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHOLaurie L. Milner
Residing Rexburg, ID
com exp. 8/19/2011

SCANNED

MAY 11 2007

184116

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A. FERRELL

whose address is, 484 N. 10th W.
TETONIA, IDAHO 83452

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

PARCEL 1-W

A PORTION OF LOT 1, SECTION 3, TWP. 5N. R. 45E B.M.,
TETON COUNTY, IDAHO BEING FURTHER DESCRIBED:
FROM THE NE. CORNER OF SECTION 3 TWP. 5N. R. 45 E. B.
S. 0° 03' 26" E. 382.38 FT. ALONG THE SECTION LINE THENCE
N. 89° 43' 06" W. 531.14 FT. TO THE TRUE POINT OF BEGINNING
THENCE S. 0° 05' 20" E. 410.10 FT. TO A POINT;
THENCE N. 89° 43' 06" W. 530.91 FT. TO A POINT;
THENCE N. 0° 07' 16" W. 410.10 FT. TO A POINT;
THENCE S. 89° 43' 06" E. 531.14 FT. TO THE POINT OF
BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 1-5-07 James E Ferrell

STATE OF Hawaii

COUNTY OF Hawaii

On this 5th day of January, 2007, before me a Notary Public, personally appeared James E. Ferrell, known or identified to me to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

A. Warner - A. Warner

Notary Public, State of Hawaii

My commission expires 2/6/08

SCANNED

MAY 11 2007

184116

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A. FERRELL

Whose address is: 484 N. 10th W.
TETONIA, IDAHO 83452

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

PARCEL 1 E

A PORTION OF LOT 1, SECTION 3, TWP 5N., RNG 45E. B.M.
TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE NE CORNER OF SECTION 3 TWP 5N, RNG 45 E,
B.M. S 0°03'26" E 382.38 FT. TO THE TRUE POINT OF BEGINNING
THENCE S 0°03'26" E, 410.10 FT.
THENCE N 89°43'06" W., 530.91 FT.
THENCE N 0°05'20" E, 410.10 FT.
THENCE S 89°43'06" E., 531.14 FT. TO THE POINT OF
BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 1-5-07 James E Ferrell

STATE OF Hawaii

COUNTY OF Hawaii

On this 5th day of January, 2007, before me a Notary Public, personally appeared James E Ferrell, known or identified to me to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

A. Ukamar - A. Ukamar

Notary Public, State of Hawaii

My commission expires 2/6/08

18.

SCANNED

MAY 11 2007

184117

184117

RECEIVED

JAN 09 2007

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

For Value Received JAMES E. FERRELL AND LYNN A. FERRELL, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
LYNN A. FERRELLwhose address is: 484 N. 100 W.
TETONIA, IDAHO 83452

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

PARCEL 1-W

A PORTION OF LOT 1, SECTION 3, TWP. 5N. R. 45E B.M.,
TETON COUNTY, IDAHO BEING FURTHER DESCRIBED:
FROM THE N.E. CORNER OF SECTION 3 TWP. 5N. R. 45 E. B.
S. 0° 03' 26" E. 382.38 FT. ALONG THE SECTION LINE THENCE
N. 89° 43' 06" W. 531.14 FT. TO THE TRUE POINT OF BEGINNING
THENCE S. 0° 05' 20" E. 410.10 FT. TO A POINT;
THENCE N. 89° 43' 06" W. 530.91 FT. TO A POINT;
THENCE N. 0° 07' 16" W. 410.10 FT. TO A POINT;
THENCE S. 89° 43' 06" E. 531.14 FT. TO THE POINT OF
BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS,

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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 years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 9, 2007 Lynn A. Ferrell

STATE OF Idaho

COUNTY OF Teton

SS

On this 9 day of Jan, 2007, before me a Notary Public, personally appeared Lynn A. Ferrell, known or
identified to me 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.

Instrument # 184117

DRIGGS, TETON, IDAHO

2007-01-09

12:01:19 No. of Pages: 2

Recorded for: LYNN A FERRELL

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Fee: 6.00

Index to: DEED, WARRANTY

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Laurie L. Milner

Residing: Rexburg, ID
Com exp: 8/19/2011

SCANNED

MAY 11 2007

184117

Parcel 1 N

10.00 ACRES

Remainder Parcel

14.25 ACRES

PARCEL 1 W
Filled Plat # 114973
5.00 acres

PARCEL 1 E
Filled Plat # 114973
5.00 acres

Parcel 1 S

12.35 ACRES



PROPERTY DESCRIPTION

PARCEL 1-N

COMMENCING AT THE NE CORNER OF SECTION 3, TWP 5 N, RNG 45 E, B.M. TETON COUNTY, IDAHO, AND RUNNING:
THENCE S. 00°03'26"E, 382.38 FEET ALONG THE SECTION LINE TO A POINT;
THENCE N. 89°43'06"W, 1062.28 FEET TO A POINT;
THENCE N. 00°07'16"W, 411.84 FEET TO A POINT ON THE NORTH BANK OF DESERT CANAL;
THENCE S. 89°43'06"E, 996.46 FEET TO A POINT;
THENCE S. 00°34'57"E, 30.00 FEET TO THE SE CORNER OF SECTION 34;
THENCE N. 89°48'39"E, 66.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.00 ACRES MORE OR LESS.

SUBJECT TO DESERT CANAL EASEMENTS ALONG THE NORTH SIDE.

PARCEL 1-S

FROM THE NE CORNER OF SECTION 3, TWP 5 N, RNG 45 E, B.M. TETON COUNTY, IDAHO,
S. 00°03'26"E, 792.48 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING;
THENCE S. 00°03'26"E, 500.00 FEET ALONG THE SECTION LINE TO A POINT;
THENCE N. 89°31'25"W, 1061.26 FEET TO A POINT;
THENCE N. 00°07'16"W, 514.04 FEET TO A POINT;
THENCE S. 89°43'06"E, 1061.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.35 ACRES MORE OR LESS.

SUBJECT TO COUNTY ROAD EASEMENTS ALONG THE EAST SIDE.

REMAINDER PARCEL

FROM THE NE CORNER OF S
S. 89°48'39"W, 66.0 FEET
THENCE N. 00°34'57"E, 30
THENCE N. 89°43'06"W, 996

THENCE S. 00°07'16"E, 13
THENCE S. 89°31'25"W, 4
THENCE N. 00°07'16"W, 1
THENCE S. 89°43'06"E, 4

CONTAINS 14.25 ACRES

SUBJECT TO DESERT CANAL EASEMENTS

SE CORNER SEC 34

NER of Sec 3
2" I.P. 2860
A-17 • 103743

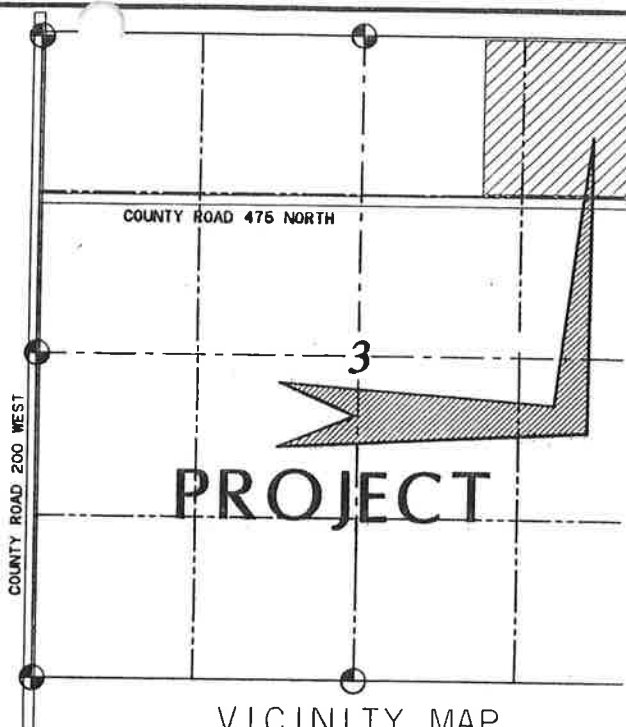
LEGEND

-  SECTION CORNER FOUND OR SET AS NOTED
-  FND 1/2" IRON PIN
-  PROPERTY CORNER - SET 5/8" IRON PIN W TH
CAP INSCRIBED: AW ENG 2860
-  SECTIONAL BREAKDOWN LINE
-  EASEMENT - TYPE AND WIDTH AS NOTED

LINE	BEARING	DISTANCE
L 1	S 00°34'57"E.	30.0'
L 2	N 89°48'39" E	66.0'



SCALE 1" = 150'

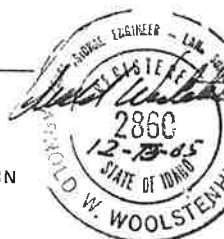


VICINITY MAP

Sec 3, TWP 5 N, RNG 45 E, B.M.,
TETON COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A
REGISTERED LAND SURVEYOR / ENGINEER
IN THE STATE OF IDAHO, No. 2860, DO
HEREBY CERTIFY THAT I DID CAUSE THE
SURVEY OF THE TRACT OF LAND AS HEREIN
PLATTED AND DESCRIBED.



PLANNING AND ZONING APPROVAL

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

L. Larry Bowditch
P & Z ADMINISTRATOR

12-16-00
DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
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

Instrument # 173472

DRIGGS, TETON, IDAHO
2005-12-19 09:15:20 No. of Pages: 1
Recorded for : A W ENGINEERING
NOLAN G. BOYLE Fee: 5.00
Ex-Officio Recorder Deputy *Boyle*
Index to: PROPERTY SURVEYS

SCANNED

MAY 11 2007

TETON
CLERK

RECORD OF SURVEY
AG SPLIT- Court Order

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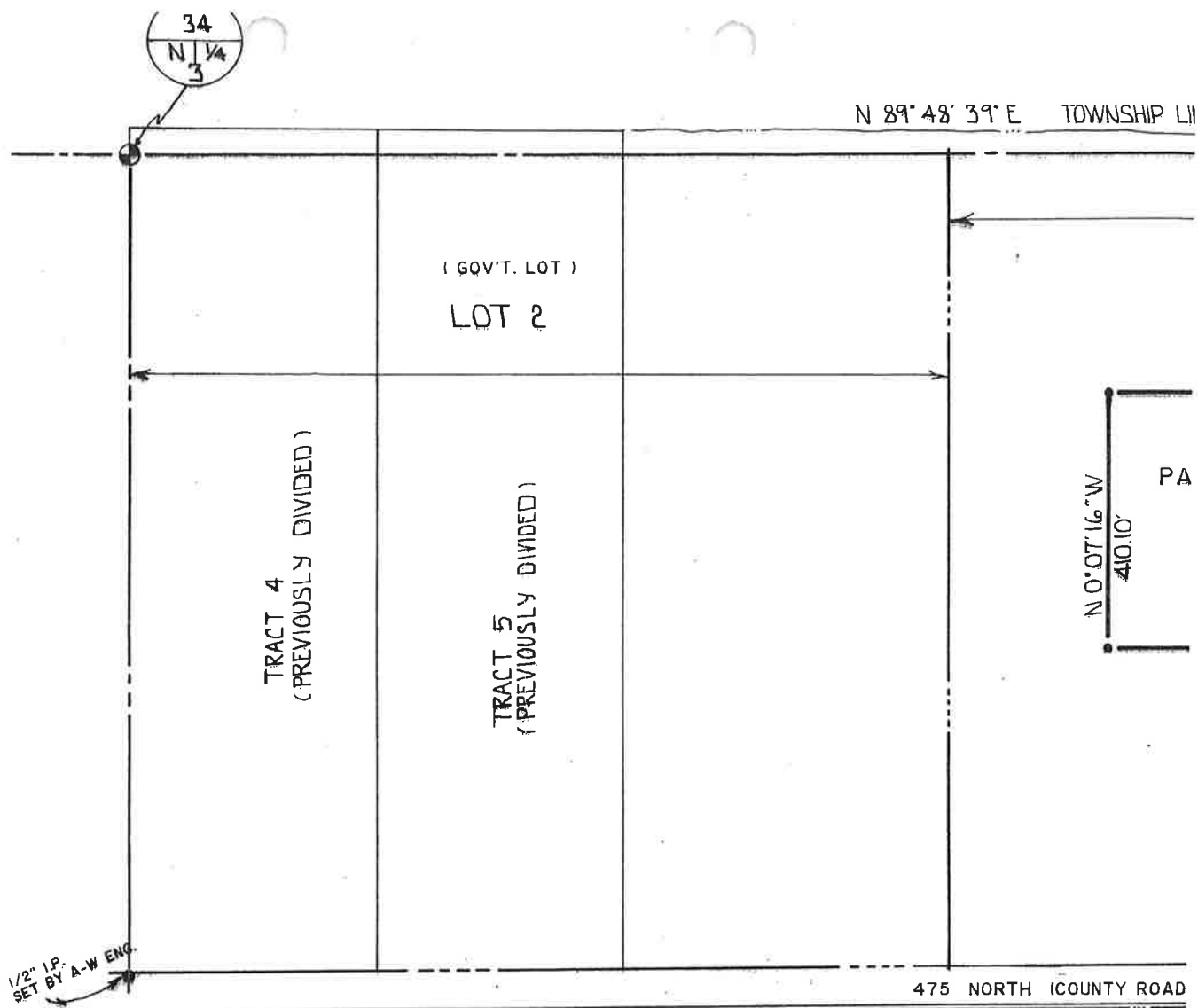
792.48'

S 00°03'28"E

410.10'

S 00°03'28"E

792.48'



PARCEL 1 PROPERTY DESCRIPTION

A PORTION OF LOT 1, SECTION 3, TWP. 5N. R. 45
E. B.M., TETON COUNTY, IDAHO BEING FURTHER
DESCRIBED:
FROM THE N.E. CORNER OF SECTION 3 TWP. 5N.
R. 45 E. B.M., S. 0°03'26" E. 382.38 FEET ALONG
THE SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE S. 0°03'26" E. 410.10 FEET ALONG
THE SECTION LINE TO A POINT;
THENCE N. 89°43'06" W. 1061.82 FEET TO A POINT;
THENCE N. 0°07'16" W. 410.10 FEET TO A POINT;
THENCE S. 89°43'06" E. 1062.27 FEET TO THE
POINT OF BEGINNING.

CONTAINS 10.00 ACRES MORE OR LESS.

SUBJECT TO A 60 FOOT ROAD AND UTILITY
EASEMENT ALONG THE EASTERN PROPERTY LINE
AND TOGETHER WITH A 60 FOOT ROAD AND
UTILITY EASEMENT FROM THE S.E. PROPERTY
CORNER S. 0°03'26" E. 500.00 FT. MORE OR LESS
ALONG THE SECTION LINE TO THE COUNTY ROAD.

PARCEL 2 COUNTY ADJ.

PRESENTED TO TETON
AND ZONING FOR REVEAL
LAND BREAKOFF AS 1
TETON COUNTY SUBD
AMENDED.

7-30-90
DATE TETON

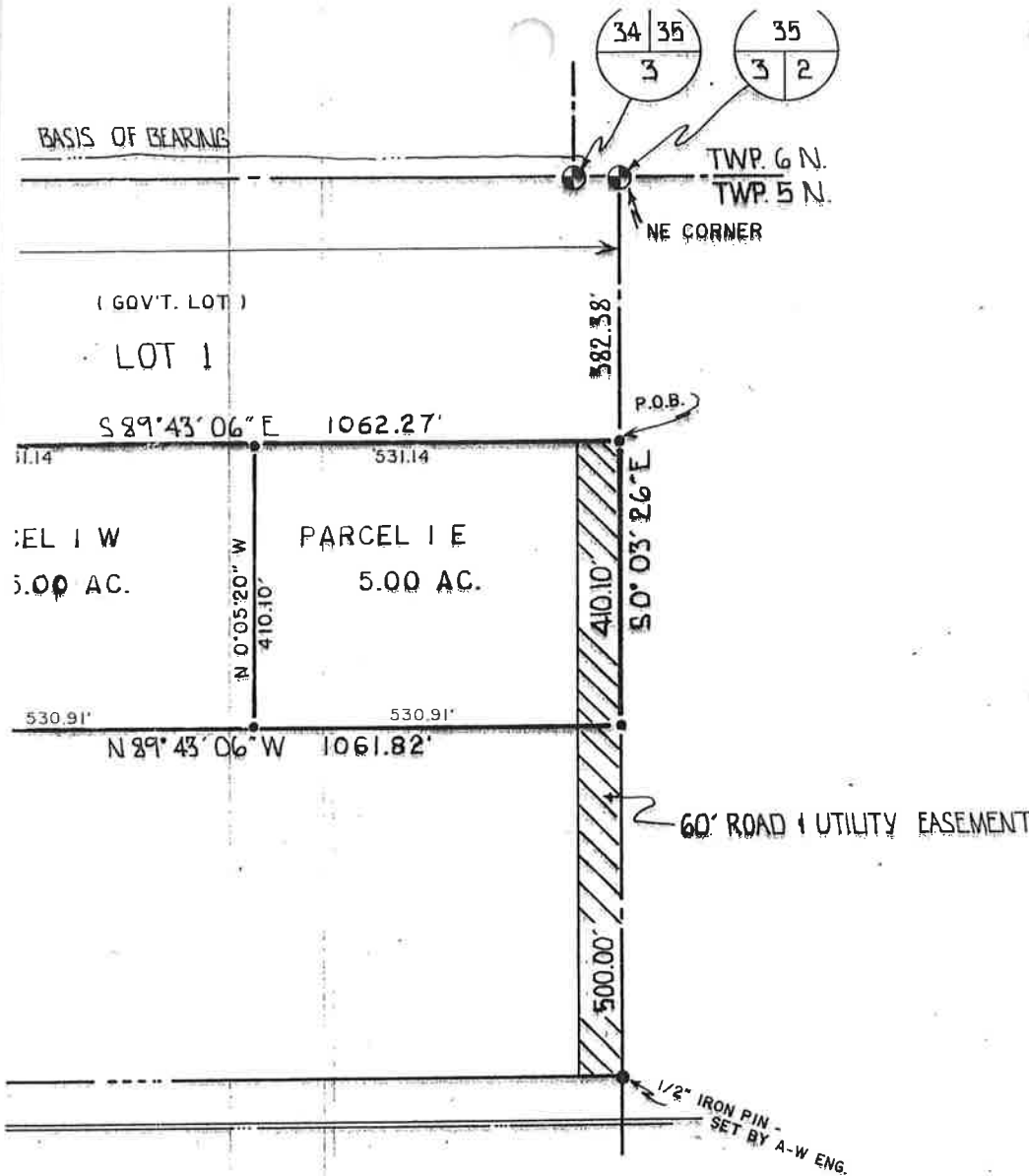
CERTIFICATE

I, ARNOLD W. WOOLSTON,
SURVEYOR IN THE STATE OF IDAHO,
DO HEREBY CERTIFY THAT THE
TRACT OF LAND AS HEREIN
PLATTED.

SCANNED

MAY 11 2007

Arnold W. Woolston
Surveyor



PROPERTY DESCRIPTION

PARCEL 1 W

A PORTION OF LOT 1, SECTION 3, TWP. 5N. R. 45E B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED:
FROM THE N.E. CORNER OF SECTION 3 TWP. 5N. R. 45 E. B.M., S. 0°03'26" E. 382.38 FT. ALONG THE SECTION LINE THENCE N. 89°43'06" W. 531.14 FT. TO THE TRUE POINT OF BEGINNING;
THENCE S. 0°05'20" E. 410.10 FT. TO A POINT;
THENCE N. 89°43'06" W. 530.91 FT. TO A POINT;
THENCE N. 0°07'16" W. 410.10 FT. TO A POINT;
THENCE S. 89°43'06" E. 531.14 FT. TO THE POINT OF BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS

PARCEL 1 E

A PORTION OF LOT 1, SECTION 3, TWP 5 N., RNG 45 E, B. M. TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE NE CORNER OF SECTION 3, TWP. 5 N, RNG 45 E., B.M. S 0°03'26" E 382.38 FT. TO THE TRUE POINT OF BEGINNING;
THENCE S 0°03'26" E. 410.10 FT.
THENCE N 89°43'06" W. 530.91 FT.
THENCE N 0°05'20" E. 410.10 FT.
THENCE S 89°43'06" E. 531.14 FT. TO THE POINT OF BEGINNING.
CONTAINS 5.00 ACRES MORE OR LESS

COUNTY PLANNING AND ZONING APPROVAL

PRESENTED TO TETON COUNTY PLANNING AND ZONING ADMINISTRATOR FOR LAND BREAKOFF REQUIRED IN LAND BREAKOFF ORDINANCE.

1-4-94

DATE

PLANNING AND ZONING ADMINISTRATOR

Julie Bernick

MAY 11 2007

ROVAL

COUNTY PLANNING
W OF CRITERIA FOR
QUIRED IN ARTICLE 8
ISION ORDINANCE AS

and P. Howe

COUNTY PLANNING ADMINISTRATOR

F SURVEYOR

HULME BEING A LICENSED
OF IDAHO, NO. 2860,
AT I DID SURVEY THE
IN DESCRIBED AND

Arnold W. Woolstenhulme

24/280

Arnold W. Woolstenhulme



114973

FILED

PARCEL DIVISION SURVEY