

06/30/2006

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

RIGHT NUMBER: 75-137

NAME AND ADDRESS: FOURTH OF JULY CREEK LLC
807 MAIN ST
SALMON ID 83467

SOURCE: FOURTH OF JULY CREEK

TRIBUTARY: SALMON RIVER

QUANTITY: 0.200 CFS

PRIORITY DATE: 04/01/1962

POINT OF DIVERSION:

T24N R22E S29 NENW Within LEMHI County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE

PERIOD OF USE

QUANTITY

IRRIGATION

08/02 11/01

0.160 CFS
0.200 CFS

04/01 08/01

PLACE OF USE:

IRRIGATION Within LEMHI County

T24N R22E S29 NWNW 5.00

5 ACRES TOTAL

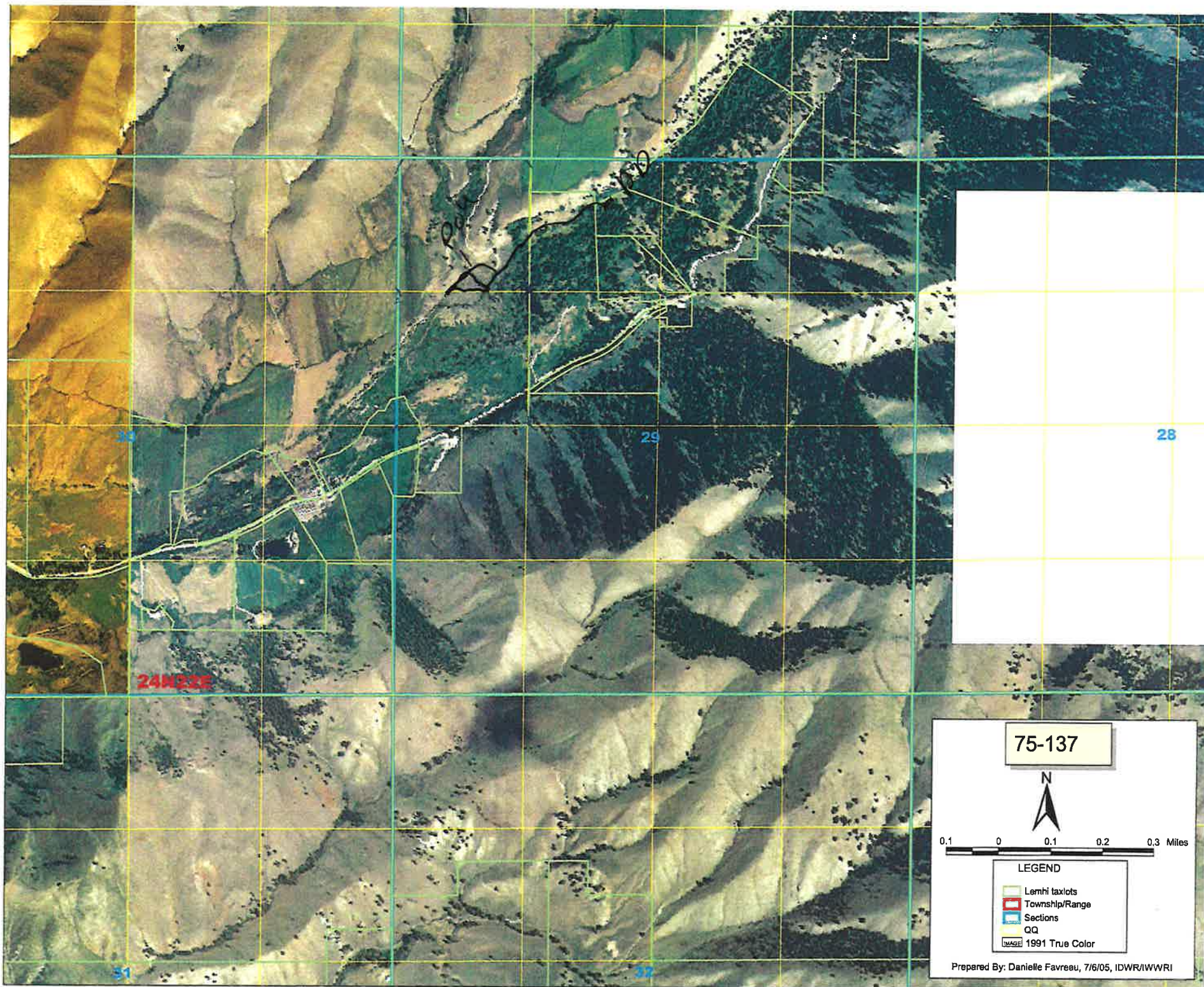
OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

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

EXPLANATORY MATERIAL: BASIS OF CLAIM - Decreed

Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.



75-137



0.1 0 0.1 0.2 0.3 Miles

LEGEND

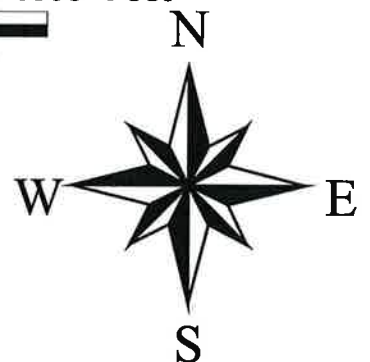
- Lemhi taxlots
- Township/Range
- Sections
- QQ
- IMAGE 1991 True Color

Prepared By: Danielle Favreau, 7/6/05, IDWR/IWWRI

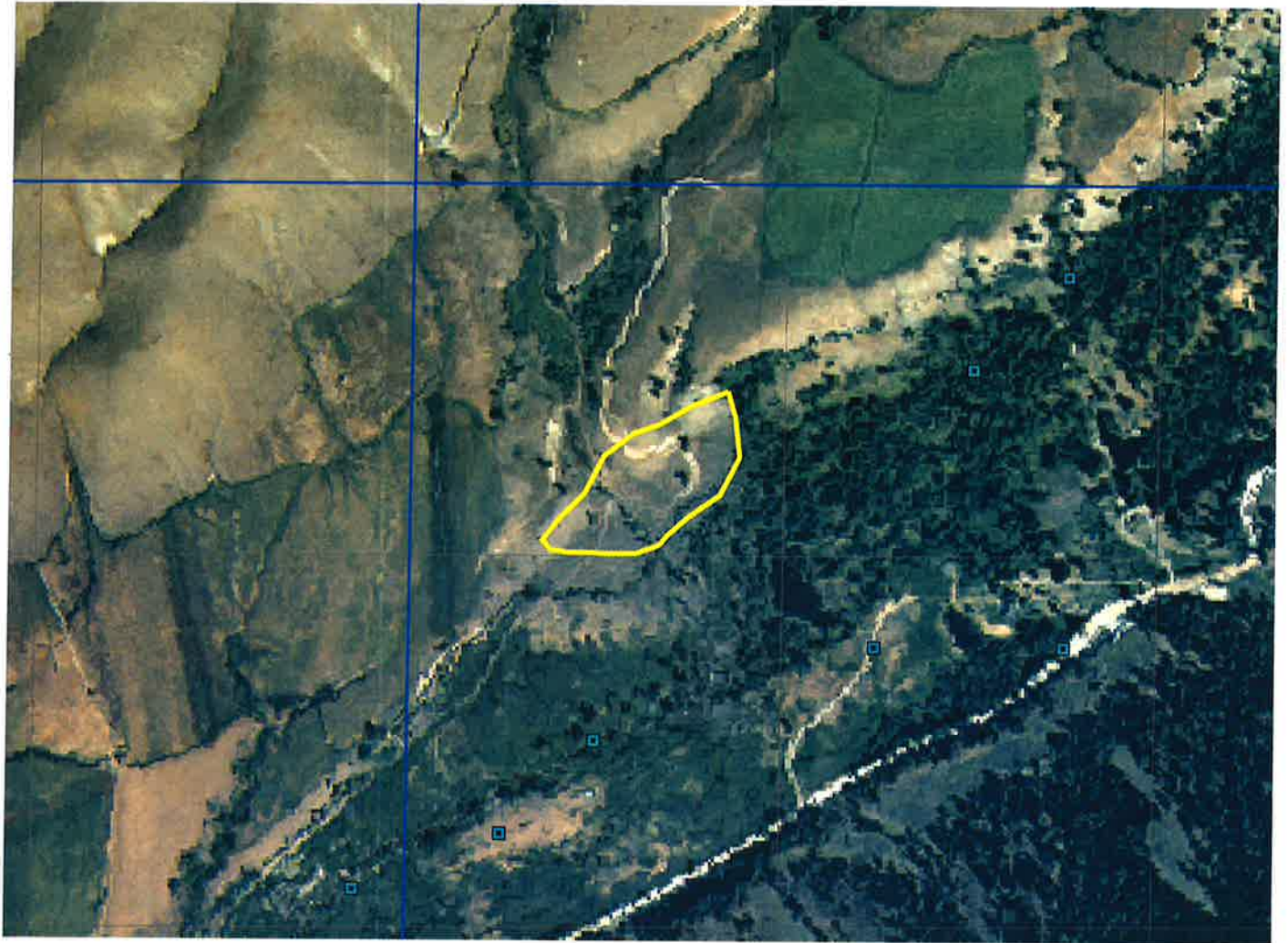
75-137



500 0 500 1000 Feet



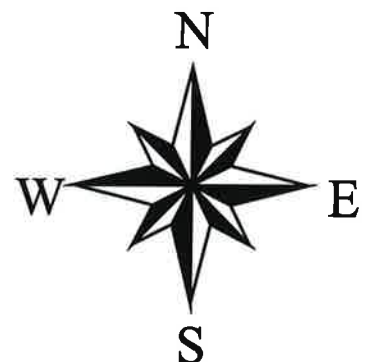
75-137



0.1 0 0.1 0.2 Miles

A horizontal scale bar with four segments. The first segment is labeled '0.1', the second '0', the third '0.1', and the fourth '0.2 Miles'.

-  Sections
-  75-137.shp
-  Lemhi taxlots
-  GCDB24N22E GCDB
-  POD-AJ ClaimClaim POD





State of Idaho

DEPARTMENT OF WATER RESOURCES

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

Phone: (208) 762-2800 • Fax: (208) 762-2819 • Web Site: www.idwr.idaho.gov

NORTHERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Interim Director

April 26, 2007

Bob Loucks
260 Withington Cr Rd
Salmon, ID 83467

RE: 75-135, 75-137, 75-141, 75-14145 & 75-14146

Dear Mr. Loucks:

We received your e-mail about the incorrect places of use for these water rights. Enclosed are maps of the area. Outline the correct places of use on each map and return the maps to this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth Knoblock', is written over a horizontal line.

Kenneth Knoblock
Water Resources Agent

Enclosures

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ADJUDICATION SECTION
CLAIM VERIFICATION FIELD EXAM SHEET
(Use with the ECVR)

CLAIM NO(s). 75-137

1. ☒ No Change NAME IS SAME
☐ NEW OWNER:
☒ No Change ADDRESS
☐ NEW ADDRESS:

2. ☐ No Change - DATE OF PRIORITY: Completed evidence submitted
☐ Incomplete - Claimant should be asked during the exam when was water first used and submit proof of date of priority.

Priority date, per claimant, is:
(If the priority date, based on your exam, seems questionable, explain below.)

3. ☒ No Change — SAME SOURCE
☐ Source is different than that claimed:

Source found:

4. ☐ No Change — POINT OF DIVERSION
☒ Point of diversion is different than the claim and/or new P/D's:
GPS Site Tag No.: A0015081 F.L. "JU72605" POD 5

Township 24N Range 22E Section 29 1/4 NE 1/4 NE 1/4 NW
Township _____ Range _____ Section _____ 1/4 _____ 1/4 _____ 1/4 _____

5. ☒ No Change - DESCRIPTION OF DIVERTING WORKS
☐ Incomplete description, list below:

Dam in creek, ditch to place of use

6. ☒ No Change - WATER USES
☐ Different uses, (list uses found):

Use _____	From _____	To _____	Amount _____	CFS _____	AFA _____
Use _____	From _____	To _____	Amount _____	CFS _____	AFA _____
Use _____	From _____	To _____	Amount _____	CFS _____	AFA _____

7. ☒ No Change - TOTAL VOLUME

☐ Incomplete on claim, the total is, Amount _____ CFS _____ AFA

☐ Changes found, the new total is, Amount _____ CFS _____ AFA

8. ☐ No Change - NON-IRRIGATION USES:

☐ Changes Exam found:

Domestic # of homes: _____ Stock # _____ List types: _____

Additional comments: _____

9. ☒ No Change — PLACE OF USE: (If changed, list below.)

Use: _____	Township _____	Range _____	Section _____	1/4 _____	1/4 _____
Use: _____	Township _____	Range _____	Section _____	1/4 _____	1/4 _____
Use: _____	Township _____	Range _____	Section _____	1/4 _____	1/4 _____
Use: _____	Township _____	Range _____	Section _____	1/4 _____	1/4 _____

Remarks: (Comments pertinent to field examination) ☐ See additional attachment

☐ SYSTEM DIAGRAM INCLUDED

☐ NA

☒ Shown on GIS Layout

☐ CK IF IN OFFICE EXAM

DATE EXAM CONDUCTED: 7-26-05

FIELD EXAMINER: _____

Bob Foster
Print Name

Bob Foster
Signature



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

December 9, 2003

FOURTH OF JULY CREEK LLC
807 MAIN ST
SALMON ID 83467

RE: NOTICE(S) OF CHANGE OF WATER RIGHT OWNERSHIP
NOTICE(S) OF CLAIM TO A WATER RIGHT 75-135, 75-137, 75-141

Dear Sir or Madam:

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,

Jennifer Crabtree
Technical Records Specialist

Enclosure

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

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
75-135 <u>OK</u>	_____	_____	_____	_____	_____
75-137 <u>OK</u>	_____	_____	_____	_____	_____
75-138 _____	_____	_____	_____	_____	_____
75-141 <u>OK</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question. **WITH ATTACHED LEGAL DESCRIPTION.**
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) Wells Fargo Bank Northwest NA, Loan Support Team
999 Main Street, Boise, ID 83702
4. New Owner/Claimant(s) Fourth of July Creek, L.L.C.
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 807 Main Street
 City, State and ZIP Code Salmon, ID 83467
- New Telephone Number (208) 756-2257
5. Date you acquired the property March 17, 2003

RECEIVED

JUN 10 2003

Department of Water Resources
 Eastern Region

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) Jordan P. Smith, Managing Member

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

For Office Use Only

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

SPECIAL WARRANTY DEED

Order No.: 307031639L-G

FOR VALUE RECEIVED

Wells Fargo Bank Northwest, N.A., d/b/a First Security Bank of Idaho, N.A.
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Fourth of July Creek, LLC

253818

whose current address is

P.O. BOX 1227
SALMON, ID 83467

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

A PARCEL OF LAND LOCATED IN SECTION 19, 20, 29 AND 30, T. 24 N., R. 22.
E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS;

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29
AND 30, RUN THENCE N. 00° 06' 27" E. 1314.01 FT. TO THE SE CORNER OF THE
NE1/4SE1/4 OF SAID SECTION 19;

THENCE N. 89° 44' 16" W. 1319.04 FT. TO THE SW CORNER OF SAID
NE1/4SE1/4;

THENCE N. 00° 04' 24" E. 1315.72 FT. TO THE NW CORNER OF SAID
NE1/4SE1/4;

THENCE N. 00° 07' 34" E. 657.63 FT. TO THE NW CORNER OF THE
W1/2SW1/4SE1/4NE1/4 OF SAID SECTION 19;

THENCE S. 89° 45' 29" E. 330.11 FT. TO THE NE CORNER OF SAID
W1/2SW1/4SE1/4NE1/4;

THENCE N. 00° 08' 27" E. 658.16 FT. TO THE NW CORNER OF SAID
E1/2NW1/4SE1/4NE1/4;

THENCE S. 89° 50' 49" E. 990.76 FT. TO THE NE CORNER OF THE SE1/4NE1/4
OF SAID SECTION 19;

THENCE S. 89° 58' 49" E. 330.44 FT. TO THE NE CORNER OF THE
W1/2W1/2SW1/4NW1/4 OF SAID SECTION 20;

THENCE S. 00° 12' 02" W. 1319.28 FT. TO THE SE CORNER OF SAID
W1/2W1/2SW1/4NW1/4;

THENCE N. 89° 59' 01" E. 329.95 FT. TO THE NE CORNER OF THE
W1/2NW1/4SW1/4 OF SECTION 20;

THENCE S. 00° 10' 06" W. 1314.14 FT. TO THE SE CORNER OF SAID
W1/2NW1/4SW1/4;

THENCE N. 89° 59' 39" E. 658.51 FT. TO THE NE CORNER OF THE
SW1/4SW1/4 OF SAID SECTION 20;

THENCE S. 00° 13' 45" W. 1314.27 FT. TO THE SE CORNER OF SAID
SW1/4SW1/4;

THENCE S. 00° 12' 29" E. 2631.77 FT. TO THE SE CORNER OF THE
W1/2NW1/4 OF SAID SECTION 29;

THENCE N. 89° 54' 12" W. 654.52 FT. TO THE NE CORNER OF THE
NW1/4NW1/4SW1/4 OF SAID SECTION 29;

THENCE S. 00° 07' 13" W. 659.22 FT. TO THE SE CORNER OF SAID
NW1/4NW1/4SW1/4;

THENCE N. 89° 57' 48" W. 433.72 FT. TO A POINT ON THE CENTERLINE OF
A 6.0 FT. WIDE DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID
CENTERLINE;

N. 30° 40' 43" E. 27.69 FT.; N. 10° 26' 08" E. 174.75 FT.;

N. 05° 58' 57" W. 61.19 FT.; N. 04° 13' 16" E. 227.69 FT. TO A POINT ON THE
CENTERLINE OF FOURTH OF JULY CREEK ROAD;

253818

THENCE N. 20° 55' 20" W. 23.05 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD AND A POINT ON THE WESTERLY BANK OF AN IRRIGATION DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID BANK;

N. 02° 36' 54" E. 60.07 FT.; N. 28° 02' 59" E. 58.65 FT.;
N. 15° 30' 43" W. 127.16 FT.; N. 51° 51' 12" W. 39.91 FT.;
N. 33° 06' 06" W. 165.18 FT.; N. 06° 59' 14" W. 37.95 FT.;
N. 29° 42' 15" W. 46.78 FT. TO A POINT ON THE SOUTHERLY BANK OF 4TH

OF JULY CREEK;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID BANK;

S. 75° 48' 40" W. 136.18 FT.; S. 29° 08' 32" E. 124.95 FT.;
S. 89° 16' 43" W. 66.98 FT.; S. 46° 14' 00" W. 137.63 FT.;
S. 28° 14' 30" W. 228.89 FT.; S. 54° 24' 47" W. 225.57 FT.;
S. 72° 39' 34" W. 199.74 FT.; S. 43° 13' 23" W. 49.70 FT.;
S. 51° 20' 43" W. 9.43 FT.;

THENCE 17° 51' 08" E. 340.40 FT. TO A POINT ON THE CENTERLINE OF 4TH OF JULY CREEK ROAD;

50.32 FT. ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 04° 34' 18", A RADIUS OF 630.63 FT., A CHORD BEARING OF S. 70° 03' 07" W. FOR A DISTANCE OF 50.31 FT.;

THENCE N. 27° 51' 08" W. A DISTANCE OF 394.79 FT.;
THENCE N. 88° 20' 01" W. A DISTANCE OF 69.04 FT.;
THENCE N. 84° 47' 44" W. A DISTANCE OF 77.35 FT.;
THENCE N. 75° 24' 08" W. A DISTANCE OF 97.84 FT.;
THENCE N. 40° 21' 36" W. A DISTANCE OF 123.39 FT.;
THENCE S. 68° 02' 25" W. A DISTANCE OF 111.16 FT.;
THENCE S. 22° 53' 51" E. A DISTANCE OF 31.98 FT.;
THENCE N. 73° 10' 04" W. A DISTANCE OF 134.50 FT.;
THENCE S. 60° 37' 44" W. A DISTANCE OF 480.44 FT.;
THENCE S. 43° 29' 40" W. A DISTANCE OF 141.01 FT.;
THENCE S. 68° 57' 10" W. A DISTANCE OF 176.04 FT.;
THENCE N. 01° 49' 46" E. A DISTANCE OF 629.83 FT.;

THENCE N. 79° 42' 39" W. A DISTANCE OF 571.44 FT. TO A POINT ON THE WESTERLY BOUNDARY OF THE SW1/4NE1/4 OF SAID SECTION 30;

THENCE N. 00° 12' 12" W. ALONG SAID BOUNDARY 1202.02 FT. TO THE NW CORNER OF SAID SW1/4NE1/4;

THENCE S. 89° 54' 11" E. A DISTANCE OF 1320.47 FT. TO THE NE CORNER OF SAID SW1/4NE1/4;

THENCE N. 00° 12' 12" W. 1316.04 FT. TO THE NW CORNER OF THE NE1/4NE1/4 OF SAID SECTION 30;

THENCE S. 89° 52' 49" E. 1194.28 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN FOURTH OF JULY CREEK ROAD.

ALSO EXCEPTING THEREFROM:

CEMETERY PLOT

A CEMETERY PLOT LAND LOCATED IN SW1/4SW1/4, SECTION 20, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE SE1/4 OF SECTION 30 FROM WHICH THE S1/4 CORNER OF SAID SECTION BEARS S. 00° 12' 12" E. 2639.11 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 43° 36' 51" E. A DISTANCE OF 4531.23 FT. TO THE POINT OF BEGINNING;

THENCE S. 84° 01' 57" E. A DISTANCE OF 168.89 FT.;

THENCE S. 07° 34' 45" W. A DISTANCE OF 123.68 FT.;
 THENCE N. 84° 01' 37" W. A DISTANCE OF 169.88 FT.;
 THENCE N. 07° 34' 42" E. A DISTANCE OF 123.68 FT. TO THE POINT OF
 BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated

3-13-03

WELL FARGO BANK NORTHWEST, N.A.

By: [Signature]

Its: [Signature]

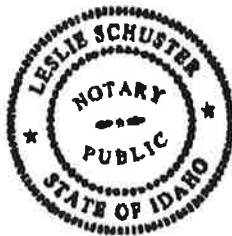
State of

Ida

County of

Ada

On this 13th day of March 2003, before me, a Notary Public in and for said state, personally appeared Subia Cano known to me to be the President of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, Subia Cano executed the foregoing in said Corporation name.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Leslie Schuster
 Notary Public for the State of
 Residing at: Mendota, ID
 Commission Expires: 3/12/08

State of Idaho
 County of Lemhi)

SS No.

253818

This instrument was filed for record at the request of Alliance

at 2:30 o'clock P.M. on 14 Mar 2003

and duly filed and indexed in the records of Lemhi County

Trent J. Aukon
 Ex-Officio Recorder

By [Signature] Deputy

Fee 9.00

Return to _____

03-163928

254204

AFFIDAVIT TO CORRECT LEGAL DESCRIPTION

STEVEN R. GOTT, certifies that he is the Vice President of Alliance Title & Escrow Corp., under whose supervision a Deed was prepared from WELLS FARGO BANK NORTHWEST N.A., f/k/a FIRST SECURITY BANK OF IDAHO, N.A., to FOURTH OF JULY CREEK LLC. A Warranty Deed recorded on March 14, 2003 as Instrument No. 253818, records of Lemhi County, Idaho;

WHEREAS, the legal description contained in said document contained a typographical error, which it is the purpose of this Affidavit to reform and correct; and

WHEREAS, Idaho Code Section 55-816 permits the recording of Affidavits affecting the description of real property as part of the record title of said real property;

NOW THEREFORE, on the aforementioned instrument, the legal description is corrected to read as follows:

SEE ATTACHED EXHIBIT "A"

Dated this 11th day of April, 2003.

Alliance Title & Escrow

[Signature of Steven R. Gott]

Steven R. Gott

STATE OF IDAHO
COUNTY OF LEMHI

State of Idaho)
County of Lemhi) SS No. _____

This instrument was filed for record at the request
of Alliance Title
at 3:30 o'clock P.M. 14 Apr 2003
and duly filed and indexed in the records of Lemhi
County

Terri J. Morton
Ex-Officio Recorder

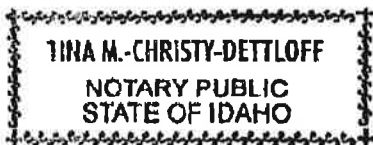
By KB Deputy

Fee 119.00

Return to _____

On this 11th day of March, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven R. Gott, known or identified to me to be the person who executed the within instrument as Vice President of the Corporation on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

[Signature of Tina M. Christy-Dettloff]
TINA M. CHRISTY-DETTLOFF
Residing at Salmon, ID
Comm. Expires: 2/6/2004



WADE SURVEYING**254204**104 S Warpath
Salmon, Idaho 83467

Phone (208) 756-3070

April 14, 2003

COPELAND RANCH

The following description is a compilation of record information

A parcel of land located in Sections 19, 20, 29 and 30,
T. 24 N., R. 22 E., Boise Meridian, Lemhi County, Idaho, more
particularly described as follows;

Beginning at the Section corner common to Sections 19, 20, 29
and 30, run thence N 00°06'27"E 1314.01 ft. to the SE corner of the
NE1/4SE1/4 of said Section 19;

Thence N 89°44'16"W 1319.04 ft. to the SW corner of said
NE1/4SE1/4;

Thence N 00°04'24"E 1315.72 ft. to the NW corner of said
NE1/4SE1/4;

Thence N 00°07'34"E 657.62 ft. to the NW corner of the
W1/2SW1/4SE1/4NE1/4 of said Section 19;

Thence S 89°45'29"E 330.11 ft. to the NE corner of said
W1/2SW1/4SE1/4NE1/4;

Thence N 00°08'27"E 658.16 ft. to the NW corner of said
E1/2NW1/4SE1/4NE1/4;

Thence S 89°50'49"E 990.76 ft. to NE corner of the SE1/4NE1/4
of said Section 19;

Thence S 89°58'49"E 330.44 ft. to the NE corner of the
W1/2W1/2SW1/4NW1/4 of said Section 20;

Thence S 00°12'02"W 1319.28 ft. to the SE corner of said
W1/2W1/2SW1/4NW1/4;

Thence N 89°59'01"E 329.95 ft. to the NE corner of the
W1/2NW1/4SW1/4 of said Section 20;

Thence S 00°10'06"W 1314.14 ft. to the SE corner of said
W1/2NW1/4SW1/4;

Thence N 89°59'39"E 658.51 ft. to the NE corner of the
SW1/4SW1/4 of said Section 20;

Thence S 00°13'45"W 1314.27 ft. to the SE corner of said
SW1/4SW1/4;

Thence S 00°12'29"E 2631.77 ft. to the SE corner of the
W1/2NW1/4 of said Section 29;

Thence N 89°54'12"W 654.52 ft. to the NE corner of the
NW1/4NW1/4SW1/4 of said Section 29;

Thence S 00°07'13"W 659.22 ft. to the SE corner of said
NW1/4NW1/4SW1/4;

Thence N 89°57'48"W 453.72 ft. to a point on the centerline of
a 6.0 ft. wide ditch;

Thence the following courses and distances along said centerline;

N 30°40'45"E	27.69 ft.;	N 10°26'08"E	174.75 ft.;
N 05°58'57"W	61.19 ft.;	N 04°13'16"E	227.69 ft. to a

754204

WADE SURVEYING104 S Warpath
Salmon, Idaho 83467

Phone (208) 756-3070

April 14, 2003

point on the centerline of Fourth of July Creek Road;

Thence N 20°55'20"W 25.05 ft. to a point on the northerly right-of-way of said road and a point on the westerly bank of a irrigation ditch;

Thence the following courses and distances along said bank;

N 02°36'54"E 60.07 ft.; N 28°02'59"E 58.65 ft.;

N 15°30'43"W 127.16 ft.; N 51°51'12"W 39.91 ft.;

N 33°06'06"W 165.18 ft.; N 06°59'14"W 37.95 ft.;

N 29°42'15"W 46.78 ft. to a point on the southerly bank of

4th of July Creek;

Thence the following courses and distances along said bank;

S 75°48'40"W 136.18 ft.; S 29°08'32"W 124.95 ft.;

S 89°16'43"W 66.98 ft.; S 46°14'00"W 127.63 ft.;

S 28°14'30"W 228.89 ft.; S 54°24'47"W 225.57 ft.;

S 72°39'34"W 199.74 ft.; S 43°13'23"W 49.70 ft.;

S 51°20'43"W 9.43 ft.;

Thence S 27°51'08"E 340.40 ft. to a point on the centerline of 4th of July Creek Road;

50.32 ft. along a curve to the right having a delta angle of 04°34'18', a radius of 630.63 ft., a chord bearing of S 70°03'07"W for a distance of 50.31 ft.;

Thence N 27°51'08"W a distance of 394.79 ft.;

Thence N 88°20'01"W a distance of 69.04 ft.;

Thence N 84°47'44"W a distance of 77.35 ft.;

Thence N 75°24'08"W a distance of 97.84 ft.;

Thence N 40°21'36"W a distance of 123.39 ft.;

Thence S 68°02'25"W a distance of 111.16 ft.;

Thence S 22°53'51"E a distance of 31.98 ft.;

Thence N 73°10'04"W a distance of 134.50 ft.;

Thence S 60°37'44"W a distance of 480.44 ft.;

Thence S 45°29'40"W a distance of 141.01 ft.;

Thence S 68°57'10"W a distance of 176.04 ft.;

Thence N 01°49'46"E a distance of 629.83 ft.;

Thence N 79°42'39"W a distance of 571.44 ft. to a point on westerly boundary of the SW1/4NE1/4 of said Section 30;

Thence N 00°12'12"W along said boundary 1202.02 ft. to the NW corner of said SW1/4NE1/4;

Thence S 89°54'11"E a distance of 1320.47 ft. to the NE corner of said SW1/4NE1/4;

Thence N 00°12'12"W 1316.04 ft. to the NW corner of the NE1/4NE1/4 of said Section 30;

Thence S 89°52'49"E 1294.28 ft. to the POINT OF BEGINNING.

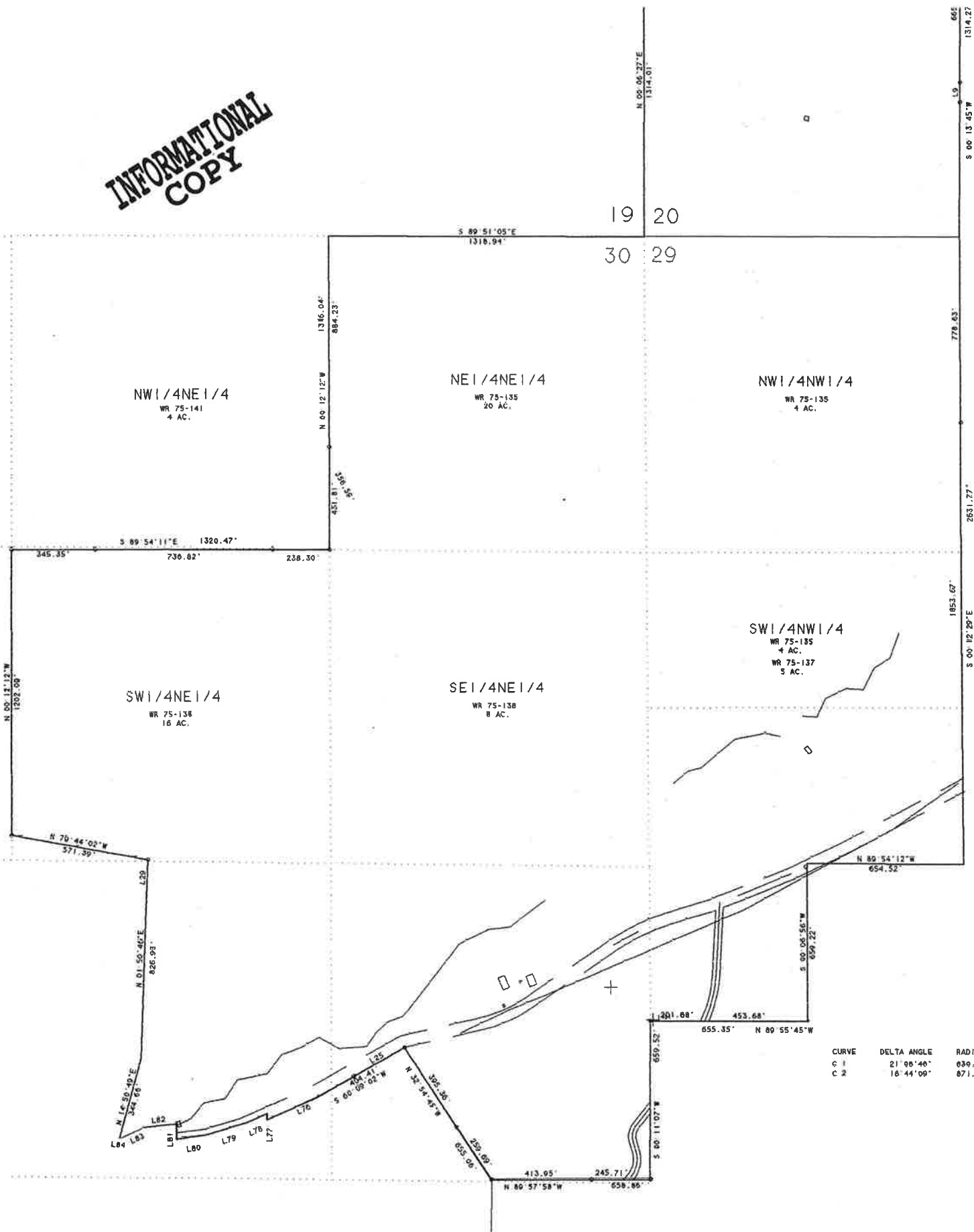
PARCEL CONTAINS 357.63 +OR- ACRES TOTAL

LESS 0.48 +OR- ACRES FOR THE CEMETERY

NET 357.15 +OR- ACRES

Page 2 of 2

INFORMATIONAL
COPY





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

August 28, 2002

JACK COPELAND
RT 10 BOX 40
CARMEN ID 83462

RE: WATER RIGHT OWNERSHIP CHANGE FOR 75-135, 75-137, 75-138, 75-141, 75-143A

Dear Mr. Copeland:

On March 21, 2002, our office received a request to change the ownership on the above referenced water rights from Jack and Dan Copeland to Wells Fargo Bank. Accordingly, I changed the name to Wells Fargo. However, the legal description of the property listed on each claim does not match the maps submitted at the time of filing.

If it is at all possible, could you meet with our water agent in Salmon, Bob Foster, to resolve this issue? You would need to draw the boundaries of this property on a map and then our office will correct the legal descriptions on each claim.

If you have questions or concerns about this matter please contact Water Rights Supervisor Ernest Carlsen at (208) 525-7161 or Senior Water Agent Bob Foster at (208) 756-6644.

Sincerely,

Jennifer Crabtree
Technical Records Specialist

Enclosure

cc: Bob Foster
Gary Glorfield, Wells Fargo Bank

RECEIVED

MAR 18 2002

WATER RESOURCES
WESTERN REGION

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.

RECEIVED
MAR 21 2002
Department of Water Resources
Eastern Region

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
<u>75-135</u>	<u>75-135</u>	<u>—</u>	<u> </u>	<u> </u>	<u> </u>
<u>75-137</u>	<u>75-137</u>	<u>—</u>	<u> </u>	<u> </u>	<u> </u>
<u>75-138</u>	<u>75-138 — includes subdivision</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>75-141</u>	<u>75-141</u>	<u>—</u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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

- A. The appropriate **FILING FEE**. See instructions for fee amounts. NO fee required
- 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)

Jack R. Copeland & Shirley Copeland

North Fork, Id 83460

4. New Owner/Claimant(s)

Wells Fargo Bank Northwest NA successor to First Security Bank

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

Loan Support Team
999 Main St

New Mailing Address

City, State and ZIP Code

Boise, Id 83702

New Telephone Number

(208) 393-5545

5. Date you acquired the property

November 14, 2001

Wells Fargo Bank Northwest NA
Idaho LST
MAC U1859-038
Boise, ID 83702
208 393-5541
208 393-5546 Fax

WELLS
FARGO

March 14, 2002

RECEIVED
MAR 21 2002
Department of Water Resources
Eastern Region

RECEIVED
MAR 18 2002
WATER RESOURCES
WESTERN REGION

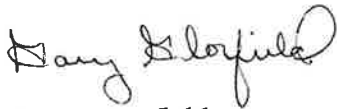
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

Re: Transfer of water rights previously owned by Copeland's in the 4th of July Creek area north of Salmon.

Dear IDWR,

Wells Fargo Bank Northwest, N.A. (WFB) has acquired real estate formerly owned by Jack and Dan Copeland in 4th of July Creek area north of Salmon. Enclosed for your reference is a copy of the deed which transferring owner to the ranch from Jack to Dan Copeland and his wife. Also attached are copies of the Sheriff's Deed transferring all ownership interest of Dan Copeland and Janice Copeland in the ranch and the Copeland subdivision to WFB. I have also included Aerial photos from the FSA. I am interested in getting the ownership of the water into the banks name so we can market the property along with the water rights. Enclosed is a check for \$150.00. If you have any questions please contact me at (208) 393-5545.

Cordially,



Gary Glorfield
Assistant Vice President
Loan Support Team

6-5892-G

ORIGINAL

WARRANTY DEED

JACK COPELAND and SHIRLEY COPELAND, as individuals, hereinafter referred to as "Grantors", for \$10.00 and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell, convey, and warrant unto DAN COPELAND, individually, hereinafter referred to as "Grantees", whose address is P.O. Box 1356, Salmon, Idaho 83462, the real property located in Lemhi County, Idaho, more particularly described on Exhibit A, attached hereto and made a part hereof, hereinafter referred to as the "Premises."

TO HAVE AND TO HOLD the Premises, together with its tenants, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, including, without limitation, all water and water rights, ditches and ditch rights, the right to groundwater, mineral rights, easements, and rights-of-way unto Grantee, and Grantee's heirs, successors and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the Premises; that the Premises are free from all liens, claims and encumbrances, and that Grantor shall warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed this 11 day of January, 1994.

Jack Copeland
JACK COPELAND

Shirley Copeland
SHIRLEY COPELAND

State of Idaho)
County of Lemhi)

221840
is No. _____

This instrument was filed for record at the request of American Land Title at 3:56 o'clock P m 2-25 19 94 and duly filmed and indexed in the records of Lemhi County

Alberta Wiederick

Ex-Officio Recorder

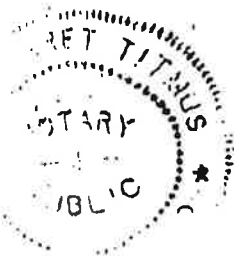
By J. Terri J. Martin Deputy
Filed 909

WARRANTY DEED - 1

STATE OF IDAHO)

County of Ada)ss.

On this 14th day of January, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared JACK COPELAND, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

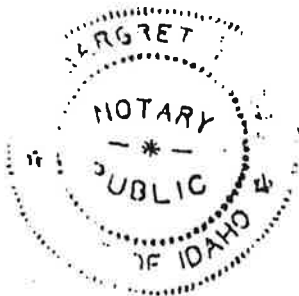


M. Margaret Titmus
Notary Public for Idaho
Residing at: Bowle ID
Commission expires: 11-3-94

STATE OF IDAHO)

County of Ada)ss.

On this 14th day of January, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared SHIRLEY COPELAND, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



M. Margaret Titmus
Notary Public for Idaho
Residing at: Bowle ID
Commission expires: 11-3-94

EXHIBIT A**LEGAL DESCRIPTION****TRACT I:**

THE W 1/2 NW 1/4, NW 1/4 NW 1/4 SW 1/4, SECTION 29; THE N 1/2 SE 1/4, N 1/2 SW 1/4 SE 1/4, NW 1/4 SE 1/4 SE 1/4, E 1/2 NE 1/4, SW 1/4 NE 1/4, SECTION 30, ALL IN TOWNSHIP 24 N., RANGE 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

TRACT II:

THE NE 1/4 SE 1/4, S 1/2 SE 1/4 NE 1/4, NE 1/4 SE 1/4 NE 1/4, E 1/2 NW 1/4 SE 1/4 NE 1/4, SECTION 19, THE W 1/2 NW 1/4 SW 1/4 NW 1/4, W 1/2 SW 1/4 SW 1/4 NW 1/4, W 1/2 NW 1/4 SW 1/4, AND THE SW 1/4 SW 1/4, SECTION 20, TOWNSHIP 24 N., RANGE 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

EXCEPTING THEREFROM:

LOTS 1, 2, AND 3 OF COPELAND'S GREEN ACRES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED FOR RECORD IN BOOK 5 OF PLATS AT PAGE 27, RECORDS OF LEMHI COUNTY, IDAHO. . .

A FIFTY (50) FOOT EASEMENT SHALL BE RETAINED FOR INGRESS AND EGRESS FOR ADJACENT AND ADJOINING PROPERTY OWNERS ALONG THE WEST PROPERTY LINE FROM THE CENTERLINE OF FOURTH OF JULY CREEK ROAD NORTH TO THE NORTH PROPERTY LINE.

Craig W. Christensen (ISB #2086)
CRAIG W. CHRISTENSEN, CHARTERED
414 South Garfield
P. O. Box 130
Pocatello, Idaho 83204-0130
Telephone: (208) 234-9353
Fax: (208) 234-9357

Attorney For: Plaintiff

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF LEMHI

WELLS FARGO BANK NORTHWEST,
N. A., formerly known as First
Security Bank of Idaho, N.A.,

Plaintiff,

-vs-

COPELAND CONSTRUCTION, INC.,
an Idaho Corporation; COPELAND
CATTLE COMPANY, an Idaho
Corporation; COPELAND TRUCKING
COMPANY, an Idaho Corporation;
DANIEL H. COPELAND and JANICE
S. COPELAND, Husband and Wife,

Defendants.

Case No. CV 98-52

SHERIFF'S DEED-PARCEL VI

State of Idaho
County of Lemhi

SS No. 248831

This instrument was filed for record at the request
of Craig W. Christensen Esq
at 11:49 o'clock A.m. 11-14 2001

and duly filmed and indexed in the records of Lemhi
County

Terri J. Morton
Ex-Officio Recorder

By Terri J. Morton Deputy

Fee 21.00

Return to _____

THIS INDENTURE made this 14 day of November 2001
between Brett Barsalou, Sheriff of the County of Lemhi, State of
Idaho, Grantor, and Wells Fargo Bank Northwest, N.A., f/k/a First
Security Bank of Idaho, N.A., Grantee;

WHEREAS, in and by a certain Stipulated Judgment and Order
for Sale made and entered by the District Court of the Seventh
SHERIFF'S DEED - PARCEL VI

Judicial District of the State of Idaho, in and for the County of Lemhi, on the 20th day of May,, in the above-entitled action, in which said Decree it was, among other things, ordered, adjudged and decreed that all and singular the personal property described in the Complaint in said action and specifically described in said Decree, and the real property owned by Defendants located within Lemhi County, Idaho, or so much thereof as might be sufficient to raise the amount due to the parties entitled thereto, should be sold at public auction by the Sheriff of Lemhi County, State of Idaho, in the manner prescribed by law and according to the course and practice of said Court; that any party to the action might become a purchaser at such sale; that said Sheriff should issue the usual certificate and Deed to the purchaser, or purchasers, as required by law.

WHEREAS, a Writ of Execution was duly issued out of the above-entitled Court on the 7th day of June, 2000, which Writ of Execution was delivered to Brett Barsalou, Sheriff of Lemhi County, State of Idaho, Grantor herein, whereby it was, among other things, commanded that the said property therein described should be sold and the said Decree carried out in full; and

WHEREAS, Grantor did, on the 17th day of July, 2000, after due public notice having been given, as required by the laws of the State of Idaho, and the course and practice of said Court,

duly sell, at public auction, in said County of Lemhi, State of Idaho, pursuant to said Court Decree, Execution and the provisions of law, the following described real property, was fairly struck off and sold to said Grantee, for the sum of \$155,000.00, lawful money of the United States of America, it being the highest and best bid; and

WHEREAS, the said Grantee thereupon paid the Grantor fees and disbursements on said sale; and

WHEREAS, the Grantor thereupon made and executed the usual Sheriff's Certificate Of Sale Of Real Property, in duplicate, in due form of law, and delivered one to the Grantee and caused the other to be filed for record in the Office of the County Recorder of Lemhi County, State of Idaho under Instrument Number 244847 on the 25th day of July, 2001; and

WHEREAS, more than twelve (12) months have elapsed since the date of said sale and no redemption has been made of the premises so sold, as aforesaid, by or on behalf of said judgment debtors, or by, or on behalf of, any other person or persons;

NOW, THIS INDENTURE,

WITNESSETH: that the Grantor, Brett Barsalou, Sheriff of Lemhi County, State of Idaho, in order to carry into effect the sale so made by him, as aforesaid, in pursuance of said Decree of Foreclosure and in conformity to the statutes in such cases made

248831

and provided, and also in consideration of the sum of One Hundred Fifty-five Thousand and no/100 Dollars (\$155,000.00), so bid and paid to him by Wells Fargo Bank Northwest, N.A. f/k/a First Security Bank of Idaho, N.A., Grantee herein, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said Grantee and to its successors and assigns forever, all that certain real estate particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all attachments, hereditaments, appurtenances, and ditches, grazing permits, water, water rights and permits pertaining thereto.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.



Sheriff of Lemhi County, Idaho

248831

STATE OF IDAHO)
) ss
County of Lemhi)

On this 14 day of Nov, 2001, before me, a Notary Public in and for said County and State, personally appeared Brett Barsalou, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Sheriff of Lemhi County, State of Idaho, and acknowledged to me that he executed the same as such Sheriff of Lemhi County, State of Idaho.

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



James J. Jensen
Notary Public for Idaho
Residing at Lemhi Co.
My Commission Expires: 6.1.04

248831

TRACT VI:

A PARCEL OF LAND LOCATED IN THE E1/2, SECTION 30 AND THE W1/2, SECTION 29, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 29 FROM WHICH THE W1/4 CORNER OF SAID SECTION BEARS S. 00 DEGREES 19' 15" E., 2629.70 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 89 DEGREES 59' 41" E. ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 29 A DISTANCE OF 1314.22 FT. TO THE NE CORNER OF THE W1/2NW1/4 OF SAID SECTION;

THENCE S. 00 DEGREES 12' 29" E. ALONG THE EASTERLY BOUNDARY OF SAID W1/2NW1/4 A DISTANCE OF 657.20 FT. TO THE POINT OF BEGINNING;

THENCE CONTINUING S. 00 DEGREES 12' 29" E. ALONG SAID BOUNDARY A DISTANCE OF 1974.57 FT. TO THE SE CORNER OF THE W1/2NW1/4 OF SAID SECTION;

THENCE N. 89 DEGREES 54' 12" W. ALONG THE SOUTHERLY BOUNDARY OF SAID SW1/4NW1/4 A DISTANCE OF 654.52 FT. TO THE NE CORNER OF THE NW1/4NW1/4SW1/4 OF SAID SECTION;

THENCE S. 00 DEGREES 06' 56" W. ALONG THE EASTERLY BOUNDARY OF SAID NW1/4NW1/4SW1/4 A DISTANCE OF 659.22 FT. TO THE SE CORNER OF SAID NW1/4NW1/4SW1/4;

THENCE N. 89 DEGREES 55' 45" W. ALONG THE SOUTHERLY BOUNDARY OF SAID NW1/4NW1/4SW1/4 A DISTANCE OF 453.68 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING IRRIGATION DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE:

N. 30 DEGREES 39' 48" E., 27.69 FT.; N. 10 DEGREES 25' 11" E., 174.75 FT.;

N. 05 DEGREES 59' 44" W., 61.19 FT.; N. 04 DEGREES 12' 19" E., 227.69 FT. TO A POINT ON THE CENTERLINE OF FOURTH OF JULY CREEK ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE:

EXHIBIT

A

tabbles

248831

S. 72 DEGREES 35' 45" W., 191.08 FT.; 254.68 FEET ALONG A CURVE TO THE LEFT HAVING A CHORD OF S. 64 DEGREES 13' 40" W., 253.77 FT., A DELTA OF 16 DEGREES 44' 09" AND A RADIUS OF 871.89 FT.;

S. 55 DEGREES 51' 32" W., 426.13 FT.; 232.75 FT. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S. 66 DEGREES 25' 55" W., 231.43 FT., A DELTA OF 21 DEGREES 08' 46" AND A RADIUS OF 630.63 FT.;

S. 77 DEGREES 43' 57" W., 188.48 FT.;

THENCE N. 37 DEGREES 25' 00" W. A DISTANCE OF 515.90 FT.;

THENCE N. 62 DEGREES 48' 49" E. A DISTANCE OF 517.18 FT.;

THENCE N. 52 DEGREES 40' 16" E. A DISTANCE OF 349.61 FT.;

THENCE N. 42 DEGREES 25' 30" E. A DISTANCE OF 535.11 FT.;

THENCE N. 53 DEGREES 17' 57" E. A DISTANCE OF 406.60 FT.;

THENCE N. 23 DEGREES 32' 01" E. A DISTANCE OF 718.78 FT.;

THENCE N. 00 DEGREES 11' 54" E. A DISTANCE OF 532.69 FT.;

THENCE EAST A DISTANCE OF 805.76 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN FOURTH OF JULY CREEK ROAD.

Craig W. Christensen (ISB #2086)
CRAIG W. CHRISTENSEN, CHARTERED
414 South Garfield
P. O. Box 130
Pocatello, Idaho 83204-0130
Telephone: (208) 234-9353
Fax: (208) 234-9357

Attorney For: Plaintiff

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF LEMHI

WELLS FARGO BANK NORTHWEST,
N. A., formerly known as First
Security Bank of Idaho, N.A.,

Plaintiff,

-vs-

COPELAND CONSTRUCTION, INC.,
an Idaho Corporation; COPELAND
CATTLE COMPANY, an Idaho
Corporation; COPELAND TRUCKING
COMPANY, an Idaho Corporation;
DANIEL H. COPELAND and JANICE
S. COPELAND, Husband and Wife,

Defendants.

Case No. CV 98-52

248828

SHERIFF'S DEED-PARCEL III

State of Idaho
County of Lemhi)

SS No. _____

This instrument was filed for record at the request

of Craig W. Christensen, Esq.

at 11:40 o'clock A.m. 11-14 2001

and duly filed and indexed in the records of Lemhi
County

Terri J. Morton

Ex-Officio Recorder

By Terri J. Morton Deputy

Fee 21.00

Return to _____

THIS INDENTURE made this 14 day of November, 2001
between Brett Barsalou, Sheriff of the County of Lemhi, State of
Idaho, Grantor, and Wells Fargo Bank Northwest, N.A., f/k/a First
Security Bank of Idaho, N.A., Grantee;

WHEREAS, in and by a certain Stipulated Judgment and Order
for Sale made and entered by the District Court of the Seventh

SHERIFF'S DEED - PARCEL III

Judicial District of the State of Idaho, in and for the County of Lemhi, on the 20th day of May, 1998, in the above-entitled action, in which said Decree it was, among other things, ordered, adjudged and decreed that all and singular the personal property described in the Complaint in said action and specifically described in said Decree, and the real property owned by Defendants located within Lemhi County, Idaho, or so much thereof as might be sufficient to raise the amount due to the parties entitled thereto, should be sold at public auction by the Sheriff of Lemhi County, State of Idaho, in the manner prescribed by law and according to the course and practice of said Court; that any party to the action might become a purchaser at such sale; that said Sheriff should issue the usual certificate and Deed to the purchaser, or purchasers, as required by law.

WHEREAS, a Writ of Execution was duly issued out of the above-entitled Court on the 7th day of June, 2000, which Writ of Execution was delivered to Brett Barsalou, Sheriff of Lemhi County, State of Idaho, Grantor herein, whereby it was, among other things, commanded that the said property therein described should be sold and the said Decree carried out in full; and

WHEREAS, Grantor did, on the 17th day of July, 2000, after due public notice having been given, as required by the laws of the State of Idaho, and the course and practice of said Court,

duly sell, at public auction, in said County of Lemhi, State of Idaho, pursuant to said Court Decree, Execution and the provisions of law, the following described real property, was fairly struck off and sold to said Grantee, for the sum of \$346,000.00, lawful money of the United States of America, it being the highest and best bid; and

WHEREAS, the said Grantee thereupon paid the Grantor fees and disbursements on said sale; and

WHEREAS, the Grantor thereupon made and executed the usual Sheriff's Certificate Of Sale Of Real Property, in duplicate, in due form of law, and delivered one to the Grantee and caused the other to be filed for record in the Office of the County Recorder of Lemhi County, State of Idaho under Instrument Number 244845 on the 25th day of July, 2000; and

WHEREAS, more than twelve (12) months have elapsed since the date of said sale and no redemption has been made of the premises so sold, as aforesaid, by or on behalf of said judgment debtors, or by, or on behalf of, any other person or persons;

NOW, THIS INDENTURE,

WITNESSETH: that the Grantor, Brett Barsalou, Sheriff of Lemhi County, State of Idaho, in order to carry into effect the sale so made by him, as aforesaid, in pursuance of said Decree of Foreclosure and in conformity to the statutes in such cases made

248828

and provided, and also in consideration of the sum of Three Hundred Forty-six Thousand and no/100 Dollars (\$346,000.00), so bid and paid to him by Wells Fargo Bank Northwest, N.A. f/k/a First Security Bank of Idaho, N.A., Grantee herein, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said Grantee and to its successors and assigns forever, all that certain real estate particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all attachments, hereditaments, appurtenances, and ditches, grazing permits, water, water rights and permits pertaining thereto.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.


Sheriff of Lemhi County, Idaho

248828

STATE OF IDAHO)

) ss

County of Lemhi)

On this 14 day of Nov, 2001, before me, a Notary Public in and for said County and State, personally appeared Brett Barsalou, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Sheriff of Lemhi County, State of Idaho, and acknowledged to me that he executed the same as such Sheriff of Lemhi County, State of Idaho.

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



Brett J. Jensen
Notary Public for Idaho
Residing at Lemhi Co.
My Commission Expires: 6.1.04

248828

TRACT III:

W1/2NW1/4SW1/4NW1/4, W1/2SW1/4SW1/4NW1/4, W1/2NW1/4SW1/4, SW1/4SW1/4, SECTION 20, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

NE1/4SE1/4NE1/4, E1/2NW1/4SE1/4NE1/4, S1/2SE1/4NE1/4, NE1/4SE1/4, SECTION 19, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN E1/2, SECTION 30 AND THE W1/2, SECTION 29, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 29, FROM WHICH THE W 1/4 CORNER OF SAID SECTION BEARS S. 00 DEGREES 19' 15" E., 2629.70 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 89 DEGREES 59' 41" E. ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 29 A DISTANCE OF 1314.22 FT. TO THE NE CORNER OF THE W1/2NW1/4 OF SAID SECTION;

THENCE S. 00 DEGREES 12' 29" E. ALONG THE EASTERLY BOUNDARY OF SAID W1/2NW1/4 A DISTANCE OF 657.20 FT.;

THENCE WEST A DISTANCE OF 805.76 FT.;

THENCE S. 00 DEGREES 11' 54" W. A DISTANCE OF 532.69 FT.;

THENCE S. 23 DEGREES 32' 01" W. A DISTANCE OF 718.78 FT.;

THENCE S. 53 DEGREES 17' 57" W. A DISTANCE OF 406.60 FT.;

THENCE S. 42 DEGREES 25' 30" W. A DISTANCE OF 535.11 FT.;

THENCE S. 52 DEGREES 40' 16" W. A DISTANCE OF 349.61 FT.;

THENCE S. 62 DEGREES 48' 49" W. A DISTANCE OF 517.18 FT.;

THENCE N. 37 DEGREES 25' 00" W. A DISTANCE OF 100.00 FT.;

THENCE S. 22 DEGREES 53' 51" W. A DISTANCE OF 31.98 FT.;

THENCE N. 73 DEGREES 10' 04" W. A DISTANCE OF 134.50 FT.;

THENCE S. 60 DEGREES 37' 44" W. A DISTANCE OF 480.44 FT.;

THENCE S. 45 DEGREES 29' 40" W. A DISTANCE OF 141.01 FT.;

THENCE S. 68 DEGREES 57' 10" W. A DISTANCE OF 176.04 FT.

TO A POINT ON THE EASTERLY BOUNDARY OF COPELAND'S GREEN ACRES SUBDIVISION;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID SUBDIVISION;

EXHIBIT

A

248828

244845

N. 01 DEGREES 50' 46" E., 630.21 FT.; N. 79 DEGREES 44' 02" W., 571.39 FT. TO A POINT ON THE WESTERLY BOUNDARY OF THE E1/2 OF SAID SECTION 30;

THENCE N. 00 DEGREES 12' 12" W. ALONG SAID BOUNDARY A DISTANCE OF 1202.00 FT. TO THE NW CORNER OF THE SW1/4NE1/4 OF SAID SECTION;

THENCE S. 89 DEGREES 54' 11" E. ALONG THE NORTHERLY BOUNDARY OF SAID SW1/4NE1/4 A DISTANCE OF 1320.47 FT. TO THE SW CORNER OF THE NE1/4NE1/4 OF SAID SECTION;

THENCE N. 00 DEGREES 12' 12" W. ALONG THE WESTERLY BOUNDARY OF SAID NE1/4NE1/4 A DISTANCE OF 1316.04 FT. TO THE NW CORNER OF SAID NE1/4NE1/4;

THENCE S. 89 DEGREES 51' 05" E. ALONG THE NORTHERLY BOUNDARY OF SAID NE1/4NE1/4 A DISTANCE OF 1318.94 FT. TO THE POINT OF BEGINNING.

1		Sec. 30	
5	10.00	3	4
19.60	10.00		

5
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19.83

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Sec. 31

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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 75-137
Date Received: 11/13/1990
Receipt No: E015444
Received By:

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

1. Name of Claimant(s)

FOURTH OF JULY CREEK LLC Phone: (208)756-2257
807 MAIN ST
SALMON ID USA 83467

2. Date of Priority: 04/01/1962

3. Source: FOURTH OF JULY CREEK Trib. to: SALMON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
24N	22E	29	SW NW	LEMHI	

5. Description of diverting works:

SHORT DITCH (DITCH NO. 5).

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	8/01	0.2	

7. Total Quantity Appropriated is:
0.2 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
24N	22E	29	NW NW	IRRIGATION	5
Section Acres					5

Total Acres 5

11. Place of use in counties: LEMHI

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

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 75-137

WATER RIGHT NUMBER: 75-137

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	SHIRLEY COPELAND NORTH FORK, ID 83466
Current Owner	WELLS FARGO BANK NORTHWEST NA LOAN SUPPORT TEAM 999 MAIN ST BOISE, ID 83702 (208)393-5545
Original Owner	JACK R COPELAND HCR 10 BOX 40 CARMEN, ID 83462 (208)865-2451

Priority Date: 04/01/1962

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
FOURTH OF JULY CREEK	SALMON RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	4/01 to 8/01	0.200 CFS	
	<u>Total Diversion:</u>	0.200 CFS	

Location of Point(s) of Diversion

FOURTH OF JULY CREEK	SW1/4NW1/4	Sec. 29, Twp 24N, Rge 22E, B.M.
LEMHI County		

Place of UseIRRIGATION Within LEMHI County

T24N R22E S29 SWNW 5.0

Total Acres: 5

Conditions of Approval:Remarks:Comments:Dates and Other Information:

SCANNED

OCT 03 2 11

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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: A75-00137

Date Received: 4/11/1990

Receipt No: ED1544410Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

RECEIVED

APR 30 1990

Department of Water Resources
Eastern District Office

1. Name: JACK R. COPELAND
Address: HCR 10, Box 40, Carmen, Idaho 83462

Name: SHIRLEY COPELAND
Address: HCR 10, Box 40, Carmen, Idaho 83462

2. Date of Priority: APR 01, 1962

3. Source: FOURTH OF JULY CREEK Trib. to: SALMON RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4	Lot	County
24N	22E	29	SW	NW			LEMHI

5. Description of diverting works:
SHORT DITCH (DITCH NO. 5).

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	08/01	0.200		
IRRIGATION	08/02	11/01	0.160		

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

A.F.A.

8. Total consumptive use is 12.5 Acre Feet Per Annum.

9. Non-irrigation uses:

A75-00137

Page 1

Date: 04/11/90

MICROFILMED

DEC 15 1992

A7500137

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
24N	22E	29	SW NW		IRR	5.0

Section Acres 5.0

Total Acres 5.0

11. Place of use in counties: LEMHI

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

Case Number:

Court :

Decree date:

MERRILL M. BROWN, ET AL.,
Decree Plaintiff

vs

FRANK R. NELSON, ET AL.
Decree Defendant

MICROFILMED

DEC 15 1992

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 X 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): Jack R. Copeland Date: April 20, 1990
Shirley Copeland Date: 4-20-90

State of Idaho)
County of Lemhi) SS.

Subscribed and sworn (or affirmed) before me this 20 day

of April 19 90

Milton A. Sfr
Notary Public

Seal

Residing at Salmon, Idaho 83467

My Commission Expires _____

MICROFILMED
DEC 15 1992

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