

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 75-138

WATER RIGHT NUMBER: 75-138

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

Priority Date: 04/01/1896

Basis: Decreed

Status: **PARENT**

<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	0.960 CFS	
	<u>Total Diversion:</u>	0.960 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 Use

IRRIGATION

Twp	Rge	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
24N	22E	30			4.5	3.3									.9	16.0			24.7

Total Acres: 24.7

Conditions of Approval:Remarks:

1. General AC. IRR. = 24.
2. General **SPLIT RIGHT: SEE RIGHT NOS. 75-14145 & 75-14146**

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 75-138

WATER RIGHT NUMBER: 75-138

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

Priority Date: 04/01/1896

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	0.960 CFS	
	<u>Total Diversion:</u>		0.960 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

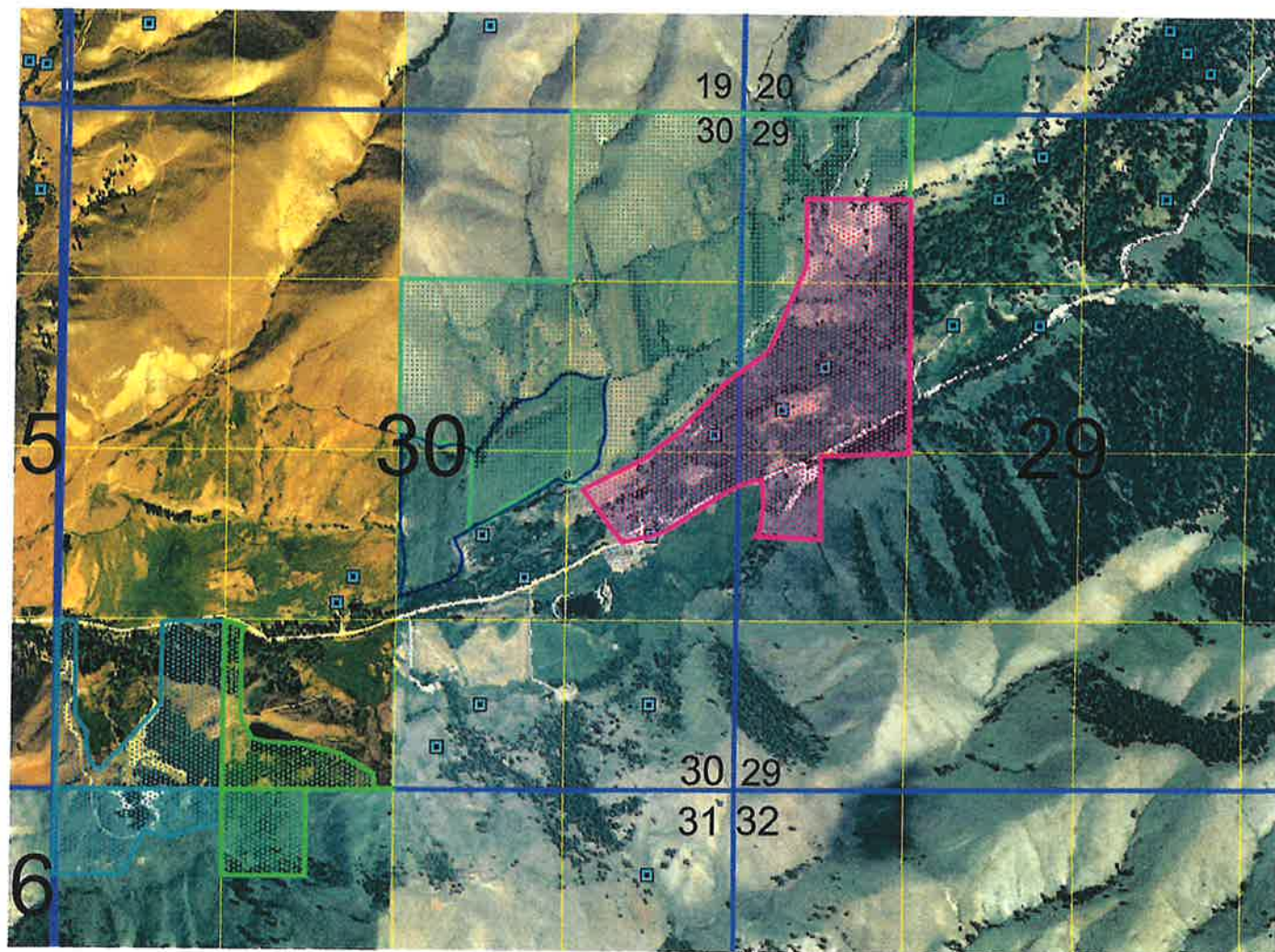
T24N R22E S30	NENE		T24N R22E S30	NWNE	
T24N R22E S30	SWNE	16.0	T24N R22E S30	SENE	8.0
Total Acres: 24					

Conditions of Approval:Remarks:

1. General AC. IRR. = 24.

Comments:Dates and Other Information:

Copeland - Wells Fargo Bank



0.3 0 0.3 0.6 Miles

-  Copeland4.shp
-  Copeland3.shp
-  Copeland2.shp
-  Copeland1.shp
-  Sections
-  QQ
-  GCDB24N22E GCDB
-  Townships
-  POD-AJ ClaimClaim POD

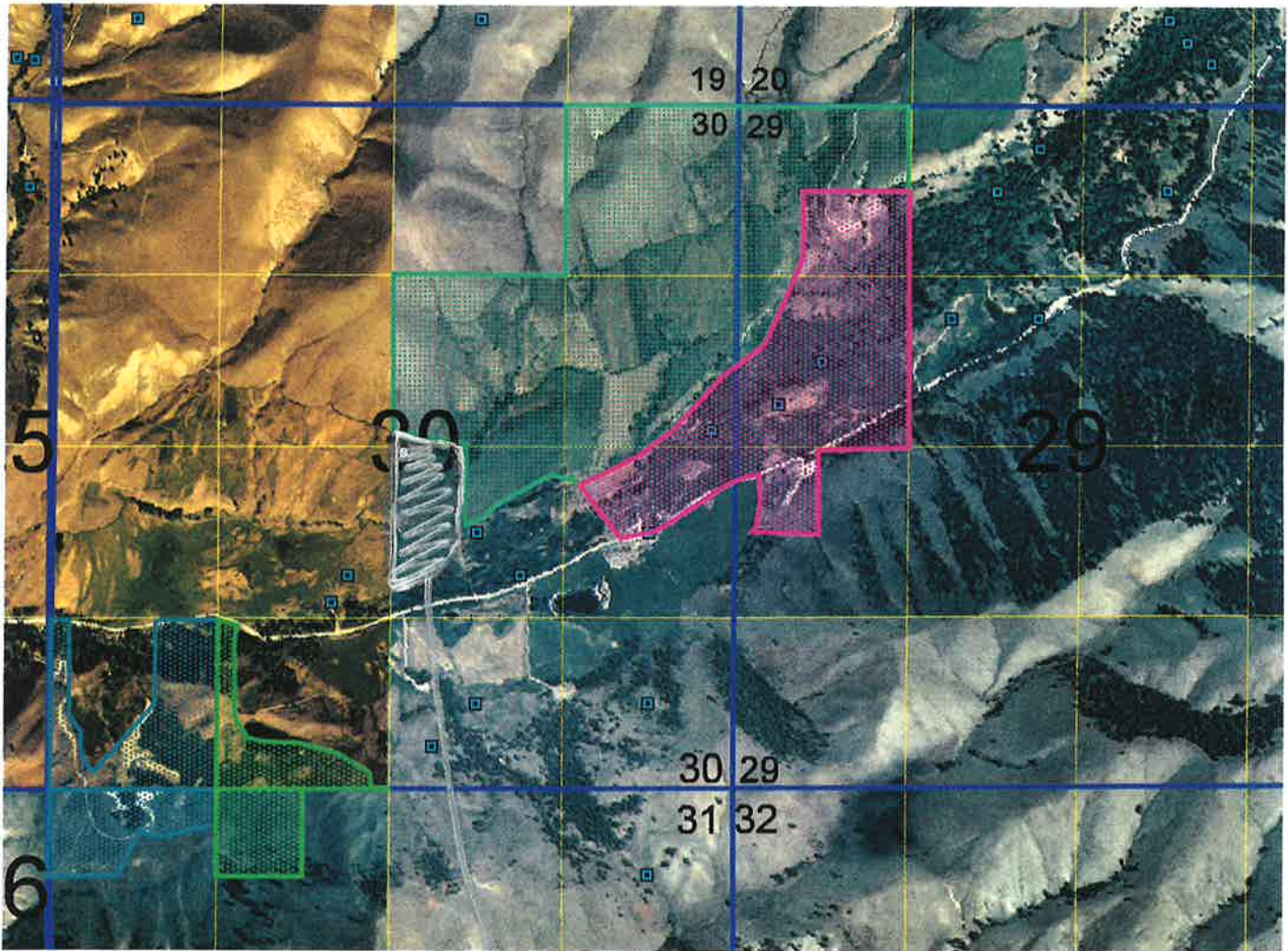
— = map of 75-138
which appears to include
the subdivision



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DEC 13 2005

75-138

Copeland - Wells Fargo Bank

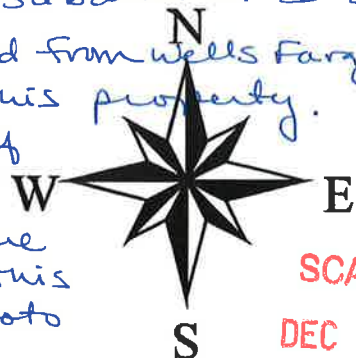


0.3 0 0.3 0.6 Miles

deeds
I
received
from
Wells
Fargo

-  **Copeland4.shp**
-  **Copeland3.shp**
-  **Copeland2.shp**
-  **Copeland1.shp**
-  **Sections**
-  **QQ**
-  **GCDB24N22E GCDB**
-  **Townships**
-  **POD-AJ ClaimClaim POD**

per county assessor, this is the Copeland subdivision. I do not have a deed from Wells Fargo that describes this property. The boundaries of each deed I received are shown on this aerial photo



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State of Idaho

DEPARTMENT OF WATER RESOURCES

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

EASTERN REGION

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

September 24, 2002

GARY GLORFIELD
WELLS FARGO BANK
LOAN SUPPORT TEAM
999 MAIN ST
BOISE ID 83702

RE: WATER RIGHT 75-138 (COPELAND – WELLS FARGO BANK)

Dear Mr. Glorfield:

Recently we discussed splitting this above referenced right in order to remove the Copeland Subdivision. Further research shows the Copeland's did not file for water rights on their subdivision so there is no need to modify this claim. A copy is enclosed for your records.

I apologize for the confusion.

Sincerely,

Jennifer Crabtree
Technical Records Specialist

Enclosure

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
EASTERN REGION
IDAHO FALLS, ID
ph. (208) 525-7161

FAX NO. (208) 525-7177

TRANSMITTAL COVER SHEET

OMNIFAX

TO: Gary Glorfield FROM: Jennifer Crabtree

DOCUMENT DESCRIPTION: Copeland's subdivision

TOTAL NUMBER OF PAGES (Including this page): 4

*
* BILLING ADDRESS: _____ *
* _____ *
* _____ *
* NO. OF PAGES _____ COST/PAGE _____ TOTAL CHARGE _____ *
* _____ *

9/6/02

Dear Mr. Glorfield:

I agree with your assessment of where the Copeland
subdivision is located. (Please see my original map-)

Again, we do not have a deed for this
property. Sincerely, Jennifer Crabtree

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999 MAIN STREET
BOISE, IDAHO 83702

Telephone: (208) 393-5545
FAX: (208) 393-5546

TELECOPY COVER LETTER

DATE: September 5, 2002

Confidentiality Notice: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the US Postal Service. Thank you.

TO: IDWR attention Jennifer Crabtree

FAX number: (208) 525-7177
Voice Number: (208) 525-7161

FROM: Gary Glorfield

RE: Water Right change for Dan Copeland to Wells Fargo

PAGES: Number of pages, including this cover letter: 2

CALL BACK: If the transmission to you was incomplete or not legible, please call the individual above listed at (208) 393-5545 or FAX at (208) 393-5546.

ADDITIONAL MESSAGE: I your correspondence dated 8/28/02 you requested a copy of a deed transferring Lots 1, 2 & 3 of Copeland's Green acres subdivision to the bank. According to the plats that I have this subdivision is south and west of the acreage you reference as the subdivision. Please see attached plat map. If you have any questions please call.

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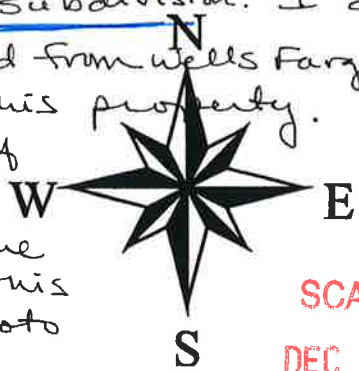
Copeland - Wells Fargo Bank



deeds
I
received
from
Wells
Fargo

-  Copeland4.shp
-  Copeland3.shp
-  Copeland2.shp
-  Copeland1.shp
-  Sections
-  QQ
-  GCDB24N22E GCDB
-  Townships
-  POD-AJ ClaimClaim POD

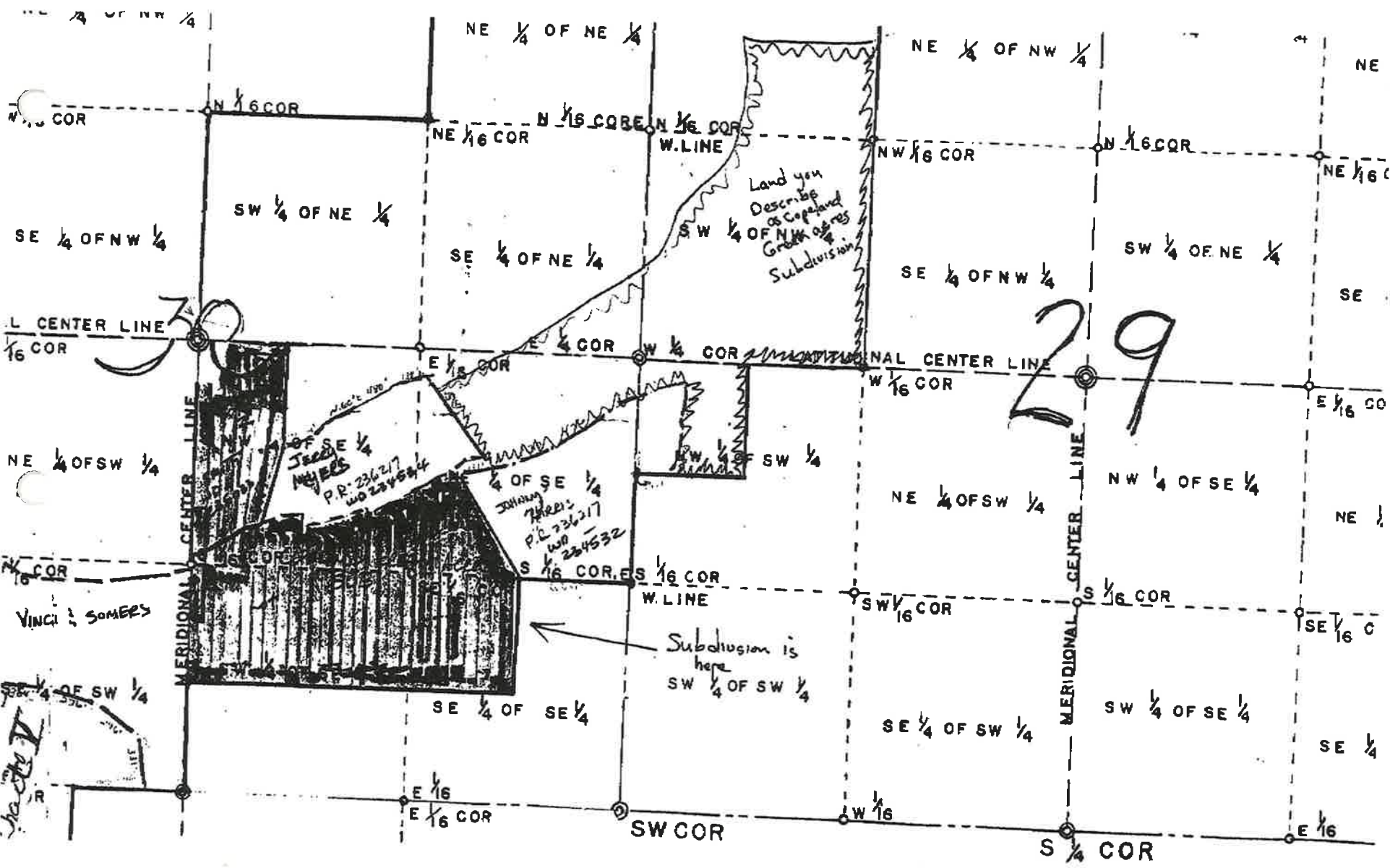
per county assessor, this is the
Copeland subdivision. I do not
have a deed from Wells Fargo that
describes this property. The
boundaries of
each deed
I received are
shown on this
aerial photo



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SEP 05 10:13:02 FR FSB SPECIAL LOAN DPT. 208 393 5546 TO 9-1-2008-525-7177 P. 02/02

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DEC 13 2005



** TOTAL PAGE.02 **



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

GARY GLORFIELD
ASST VICE-PRESIDENT
WELLS FARGO BANK NORTHWEST NA
LOAN SUPPORT TEAM
999 MAIN ST
BOISE ID 83702

RE: WATER RIGHT OWNERSHIP CHANGE FOR DAN COPELAND

Dear Mr. Glorfield:

As I discussed with you over the phone a couple weeks ago, I have changed the ownership on 75-135, 75-137, 75-138, 75-141 and 75-143A. Copies of these claims are being sent to you in another mailing. However, there are some issues yet to be resolved.

We cannot change 75-7597 until Dan Copeland fills out the enclosed "Assignment of Permit" form. In addition, your office overpaid the fees to change this and other rights. There is a \$25.00 fee for the Assignment of Permit, but no fees to change the adjudication claims. Therefore, I initiated a refund of \$125.00 of the \$150.00 originally paid by Wells Fargo with check no. 0892700203. You should receive this refund from our state office in Boise in the next few weeks.

75-10573 and 75-10574 are claims for homes formerly owned by the Copelands. Please advise which right, if any, is to be changed.

Claim 75-138 appears to cover the Copeland Subdivision in addition to other irrigated land. None of the deeds I received from your office described the subdivision. I have included copies of the deeds that describe property in section 30 if you would like to double check my research. Please provide a deed for the subdivision as I may have to split this water right.

Thank you for your assistance in these matters. If you have questions or concerns,

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DEC 13 2005

please contact myself or my supervisor, Ernest Carlsen at (208) 525-7161.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Crabtree".

Jennifer Crabtree

Technical Records Specialist

Enclosure

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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

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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

RECEIVED

MAR 18 2002

WATER RESOURCES
WESTERN 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>75-137</u>	<u>75-137</u>	<u>—</u>			
<u>75-138</u>	<u>75-138 — includes subdivision</u>	<u>—</u>			
<u>75-141</u>	<u>75-141</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 83466

4. New Owner/Claimant(s)

Wells Fargo Bank Northwest NA successor to First Security Bank

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

New Mailing Address

Loan Support Team
999 Main St

City, State and ZIP Code

Boise, Id 83702

New Telephone Number

(208) 393-5545

5. Date you acquired the property

November 14, 2001

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DEC 13 2005

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

March 14, 2002

RECEIVED
MAR 21 2002
Department of Water Resources
Eastern Region

RECEIVED
MAR 18 2002
WATER RESOURCES
WESTERN REGION

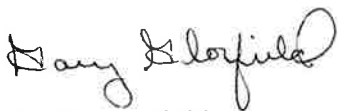
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

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

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 V
State of Idaho)
County of Lemhi) SS No. 248830

This Instrument was filed for record at the request
of Craig W. Christensen Esq
at 11:48 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 V

SCANNED

DEC 13 2005

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,

248830

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 \$100.00, 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

248830

and provided, and also in consideration of the sum of One Hundred and no/100 Dollars (\$100.00), 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

STATE OF IDAHO

248830

County of Lemhi

) ss
)

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.



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

248830

TRACT V:

TOWNSHIP 24 NORTH, RANGE 22 EAST, B.M., LEMHI COUNTY, IDAHO.

SECTION 31: NW1/4NE1/4NW1/4

SECTION 30: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE CENTERLINE OF THE EXISTING 4TH OF JULY CREEK ROAD LOCATED IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 22 EAST, B.M., LEMHI COUNTY, IDAHO.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SE1/4SW1/4, SECTION 30, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S1/4 CORNER OF SAID SECTION 30, RUN THENCE S. 89 DEGREES 55' 41" W. ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 221.50 FT.;

THENCE N. 09 DEGREES 29' 33" W. A DISTANCE OF 331.72 FT.;

THENCE N. 56 DEGREES 49' 14" W. A DISTANCE OF 296.30 FT.;

THENCE N. 75 DEGREES 47' 25" W. A DISTANCE OF 276.01 FT.;

THENCE N. 86 DEGREES 37' 27" W. A DISTANCE OF 308.65 FT.;

THENCE N. 78 DEGREES 51' 15" W. A DISTANCE OF 113.83 FT.;

THENCE N. 31 DEGREES 20' 19" W. A DISTANCE OF 182.11 FT.;

THENCE N. 00 DEGREES 55' 34" W. A DISTANCE OF 556.06 FT.

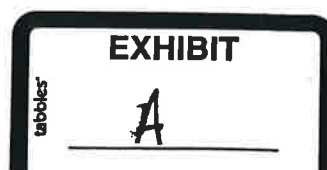
TO A POINT IN THE CENTER OF FOURTH OF JULY CREEK ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE;

157.77 FT. ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 00' 15.5", A RADIUS OF 502.07 FT., A TANGENT OF 79.54 FT.;

S. 60 DEGREES 13' 04" E., 125.09 FT.;

122.77 FT. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 30' 32", A RADIUS OF 230.56 FT., A TANGENT OF 62.88 FT.;



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DEC 13 2005

248830

N. 89 DEGREES 16' 23" E., 224.14 FT.; N. 89 DEGREES 48' 32" E., 192.52 FT.;

362.05 FT. ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 38' 02", A RADIUS OF 1056.52 FT., A TANGENT OF 182.82 FT.;

N. 70 DEGREES 10' 29" E., 176.23 FT. TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE1/4SW1/4;

THENCE S. 00 DEGREES 13' 44" E. ALONG SAID BOUNDARY A DISTANCE OF 1286.08 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

SHERIFF'S DEED-PARCEL IV

State of Idaho
County of Lemhi

SS No. **248829**

This Instrument was filed for record at the request
of Craig W. Christensen Esq.
at 11:47 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

Fee 27⁰⁰

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 IV

SCANNED

DEC 13 2005

248829

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,

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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 \$58,000.00, 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 244846 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

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and provided, and also in consideration of the sum of Fifty-eight Thousand and no/100 Dollars (\$58,000.00), 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

STATE OF IDAHO)

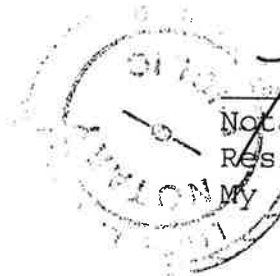
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) ss

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.

 Jana J. Jensen
Notary Public for Idaho.
Residing at Lemhi Co.
My Commission Expires: 6/1/04

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TRACT IV:

PARCEL I:

LOT FOUR (4), SECTION THIRTY (30), TOWNSHIP 24 NORTH, RANGE 22 EAST, BOISE MERIDIAN, LOT FIVE (5), SECTION THIRTY-ONE (31), TOWNSHIP 24 NORTH, RANGE 22 EAST, BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES IN LEMHI COUNTY, IDAHO, TO-WIT:

A FRACTION OF THE SW1/4SW1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 22 EAST, BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SW1/4SW1/4 OF SECTION 30, RUN THENCE WEST 47.3 FEET TO A POINT ON THE NORTHERLY SIDE OF THE LEMHI COUNTY ROAD, AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; CONTINUING THENCE WEST ALONG THE NORTH BOUNDARY OF THE SW1/4SW1/4 OF SECTION 30, A DISTANCE OF 1253.0 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY SIDE OF THE LEMHI COUNTY ROAD; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF THE LEMHI COUNTY ROAD 1288.0 FEET TO THE POINT OF BEGINNING.

EXHIBIT

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ALSO EXCEPTING THEREFROM:

PARCEL E

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 5, SECTION 31, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 31 FROM WHICH THE NE CORNER OF THE SE1/4SE1/4SE1/4 OF SECTION 25, T. 24 N., R. 21 E., BEARS N. 00 DEGREES 02' 03" W., 660.64 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 00 DEGREES 13' 39" W. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 31 A DISTANCE OF 660.00 FT. TO THE SW CORNER OF GOVERNMENT LOT 5 OF SAID SECTION;

THENCE S. 89 DEGREES 59' 12" E. ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT A DISTANCE OF 550.38 FT. TO THE POINT OF BEGINNING;

THENCE N. 25 DEGREES 26' 08" E. A DISTANCE OF 384.82 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING IRRIGATION DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE:

S. 72 DEGREES 34' 26" E., 115.40 FT.; 139.25 FT. ALONG A CURVE TO THE LEFT HAVING A CHORD OF S. 88 DEGREES 44' 28" E., 137.41 FT., A DELTA OF 32 DEGREES 20' 05" AND A RADIUS OF 246.75 FT.;

N. 75 DEGREES 05' 29" E., 335.01 FT.; S. 88 DEGREES 53' 21" E., 26.49 FT.;

THENCE S. 00 DEGREES 11' 55" W. A DISTANCE OF 395.79 FT. TO A POINT ON THE SOUTHERLY BOUNDARY OF GOVERNMENT LOT 5 OF SAID SECTION;

THENCE N. 89 DEGREES 59' 12" W. ALONG SAID BOUNDARY A DISTANCE OF 761.62 FT. TO THE POINT OF BEGINNING.

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AND FURTHER EXCEPTING THEREFROM:

PARCEL "B"

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4, SECTION 30, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4SE1/4SE1/4 OF SECTION 25, T. 24 N., R. 21 E., FROM WHICH THE SW CORNER OF SAID SECTION 30 BEARS S. 00 DEGREES 02' 03" E., 660.64 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 89 DEGREES 59' 58" E. A DISTANCE OF 130.14 FT. TO THE POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF 609.79 FT. TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FOURTH OF JULY CREEK ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY;

S. 80 DEGREES 40' 44" E., 386.38 FT.; N. 83 DEGREES 11' 00" E., 289.18 FT.;

THENCE SOUTH A DISTANCE OF 595.21 FT.;

THENCE S. 42 DEGREES 38' 33" W. A DISTANCE OF 692.32 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING ROAD;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE:

153.39 FT. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N. 36 DEGREES 38' 13" W., 149.18 FT., A DELTA OF 46 DEGREES 41' 02" AND A RADIUS OF 188.26 FT.; N. 07 DEGREES 42' 45" W., 178.06 FT.;

N. 25 DEGREES 23' 03" W., 168.14 FT.; N. 10 DEGREES 54' 24" W., 76.25 FT. TO THE POINT OF BEGINNING.

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PARCEL II:

A FRACTION OF THE N1/2SE1/4SE1/4 OF SECTION 25, T. 24 N., R. 21 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE SAID N1/2SE1/4SE1/4 OF SECTION 25, RUN THENCE N. 89 DEGREES 59' 58" W. ALONG THE SOUTHERLY BOUNDARY OF THE N1/2SE1/4SE1/2 OF SECTION 25 A DISTANCE OF 1210.37 FEET; THENCE NORTH 660.94 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE SE1/4SE1/4 OF SECTION 25; THENCE EAST 35.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY SIDE OF THE LEMHI COUNTY ROAD; THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF THE LEMHI COUNTY ROAD 1175.4 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY OF SECTION 25; THENCE S. 0 DEGREES 02' 03" E. ALONG THE EASTERLY BOUNDARY OF SECTION 25 A DISTANCE OF 630.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

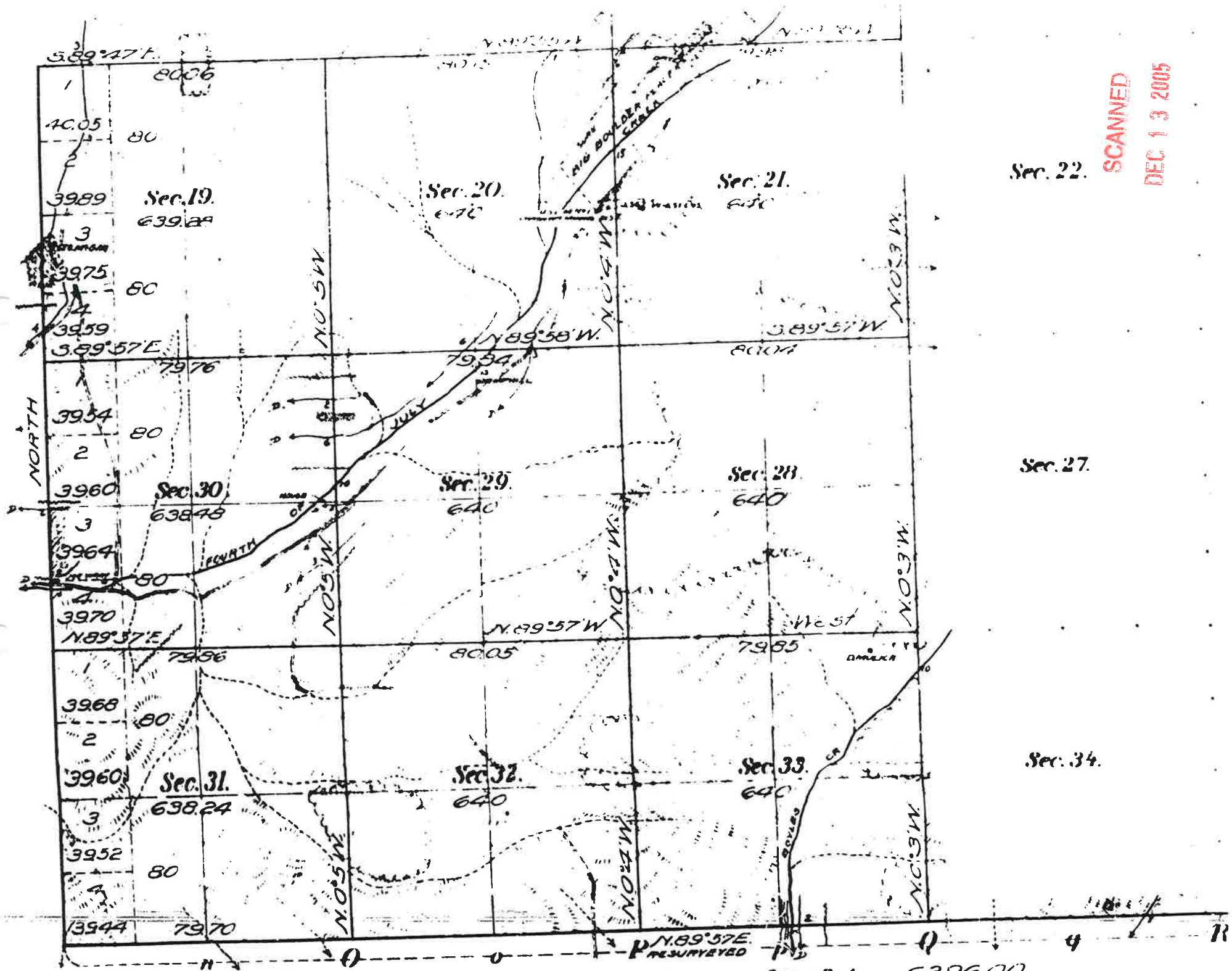
EXCEPTING THEREFROM:

A FRACTION OF THE SE1/4 OF SECTION 25, T. 24 N., R. 21 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THE SE1/4SE1/4NW1/4SE1/4 OF SAID SECTION 25, RUN THENCE NORTH 30.0 FEET; THENCE N. 79 DEGREES 12' E., 337.3 FEET; THENCE N. 89 DEGREES 48' E. 109.9 FEET TO THE POINT OF BEGINNING, AND THE NORTHWESTERLY CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S. 81 DEGREES 53' E., 148.0 FEET; THENCE SOUTH 732.3 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY OF THE NW1/4SE1/4SE1/4 OF SECTION 25; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF THE NW1/4SE1/4SE1/4 OF SECTION 25, A DISTANCE OF 146.5 FEET; THENCE NORTH 753.2 FEET TO THE POINT OF BEGINNING.

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Total number of Acres 6396.00

		Sec. 30			
1	5	10.00	10.00	3	4
	19.60				

5
19.85

6
19.83

2

Sec. 31

3

4

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OCT 03 2 11

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: A75-00138

Date Received: 4/11/1990

Receipt No: E015444/90

Received By: _____

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

RECEIVED

APR 11 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, Carment, Idaho 83462

2. Date of Priority: APR 01, 1896

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:
 SOUTHSIDE DITCH (DITCH NO. 6).

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	08/01	0.960		
IRRIGATION	08/02	11/01	0.720		

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

8. Total consumptive use is **60** Acre Feet Per Annum.

9. Non-irrigation uses:

A7500138



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10. Place of Use:

Township	Range	Section	1/4	of	1/4	Lot	Use	Acres
24N	22E	30	NE		NE		IRR	
			NW		NE		IRR	
			SW		NE		IRR	
			SE		NE		IRR	

16
8

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:

AC. IRR. = 24.

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

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): X *Jack R. Copeland* Date: *April 20, 1990*
X *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*

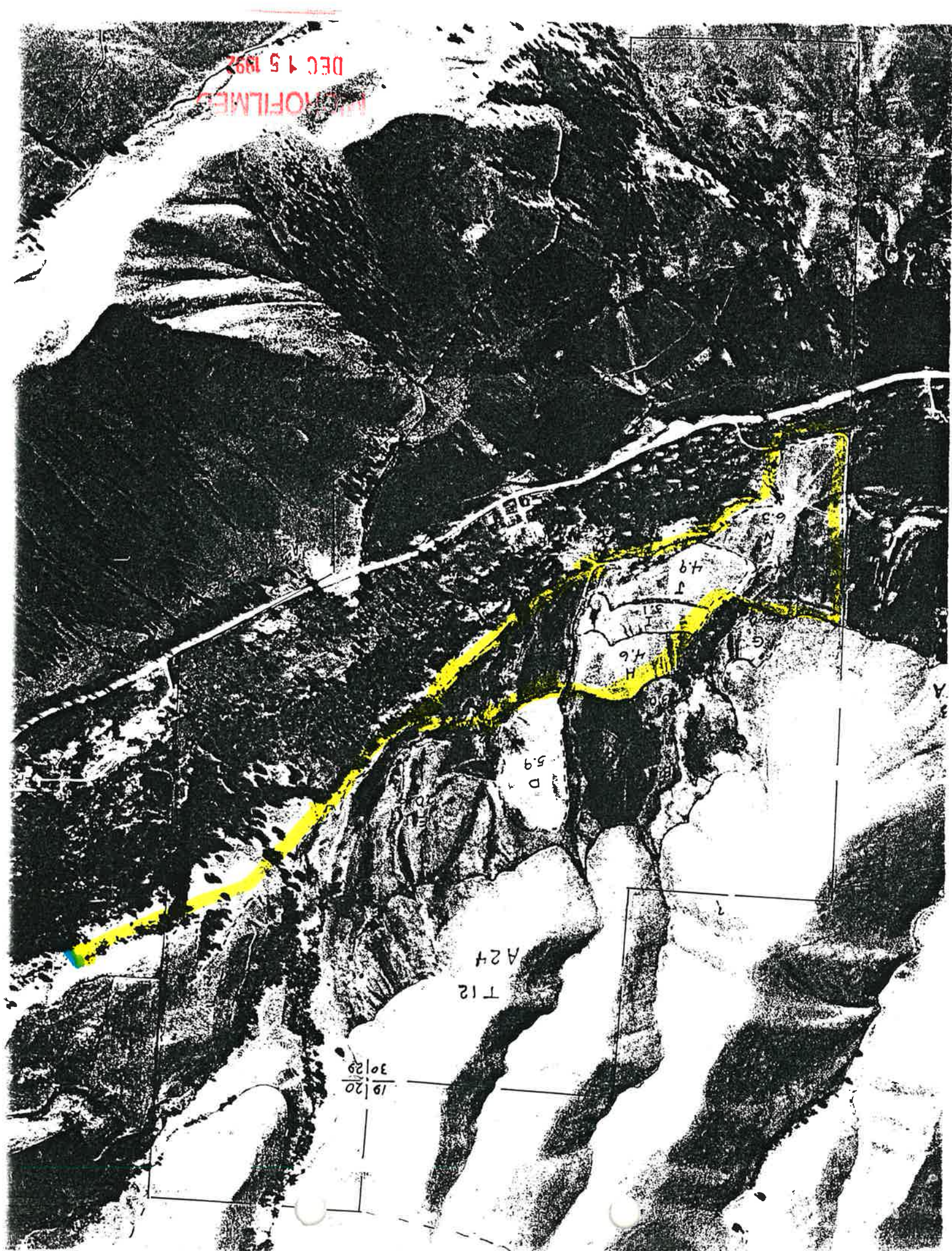
Milton A. Jr.
Notary Public

Seal

Residing at *Salmon, Idaho 83467*

My Commission Expires _____

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19	20
30	29