

05/15/2007

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

RIGHT NUMBER: 75-14463

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

SOURCE: FOURTH OF JULY CREEK

TRIBUTARY: SALMON RIVER

QUANTITY: 2.104 CFS

PRIORITY DATE: 04/01/1896

POINT OF DIVERSION:

T24N R22E S20 SENE Within LEMHI County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
IRRIGATION	04/01 08/01	2.104 CFS1.578
	08/02 11/01	CFS

PLACE OF USE: IRRIGATION in LEMHI County

T24N R22E S20	SWSW	4.00	T24N R22E S30	NENE	6.00
T24N R22E S30	SWNE	15.00	T24N R22E S30	SENE	25.59
T24N R22E S30	NESE	1.00	T24N R22E S30	NWSE	1.00

52.59 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

This right is a split from former right 75-135 .

06/29/2006

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

RIGHT NUMBER: 75-135

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

SOURCE: FOURTH OF JULY CREEK

TRIBUTARY: SALMON RIVER

QUANTITY: 2.720 CFS

PRIORITY DATE: 04/01/1896

POINT OF DIVERSION:

T24N R22E S20 SENE Within LEMHI County

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE
IRRIGATION

PERIOD OF USE
04/01 08/01
08/02 11/01

QUANTITY
2.720 CFS ~~2.040~~
2.04 cfs CFS

PLACE OF USE: IRRIGATION Within LEMHI County

T24N R22E S20	SWSW	4.00	T24N R22E S29	NWNW	11.00
T24N R22E S29	SWNW	2.00	T24N R22E S30	NENE	7.00 <i>10.00</i>
T24N R22E S30	SWNE	15.00	T24N R22E S30	SENE	27.00 <i>25.59</i>
T24N R22E S30	NESE	1.00	T24N R22E S30	NWSE	1.00

68 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

*High .04
4th off fly to
2.72 - 0.616 = 2.104
2.04 - 0.462 = 1.578*

*52.59
4
48.59*

*Acres 68
- 15.41
52.59*

75-135



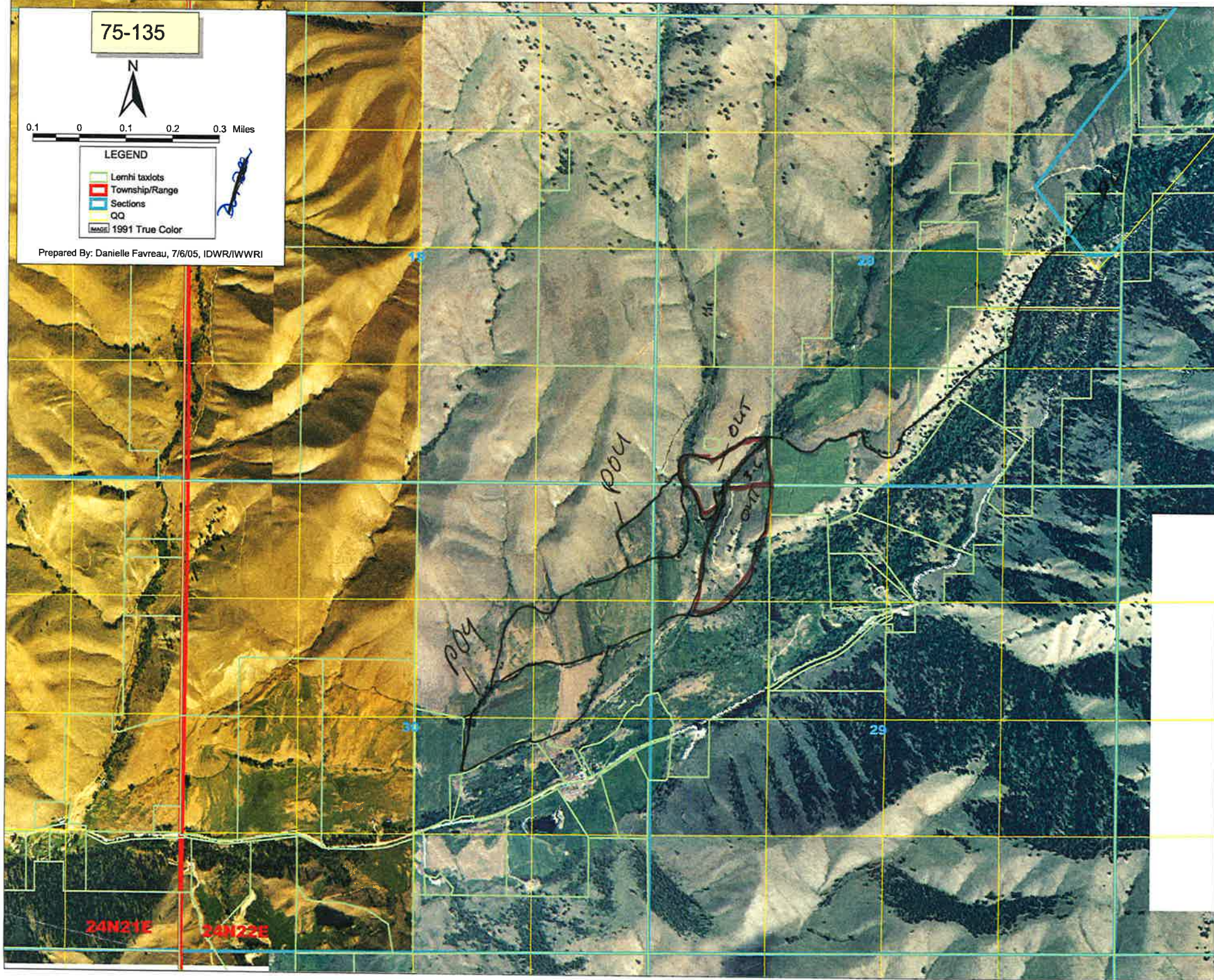
0.1 0 0.1 0.2 0.3 Miles

LEGEND

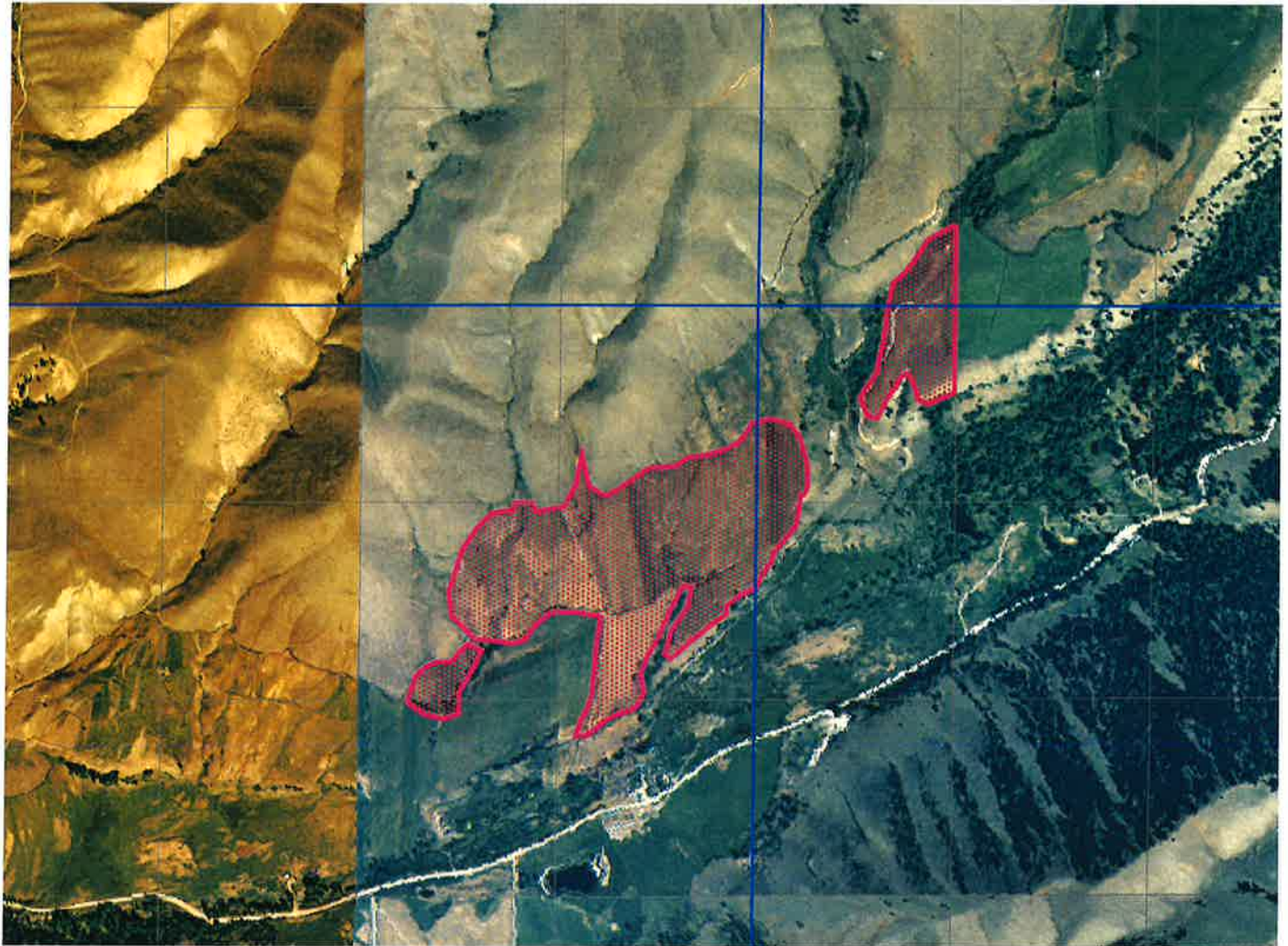
- Lemhi taxlots
- Township/Range
- Sections
- QQ
- IMAGE 1991 True Color



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



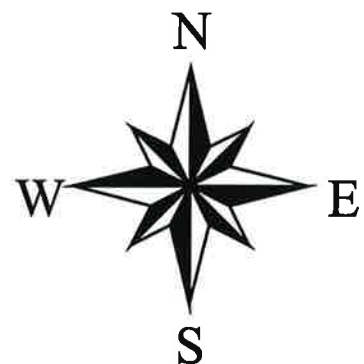
75-135



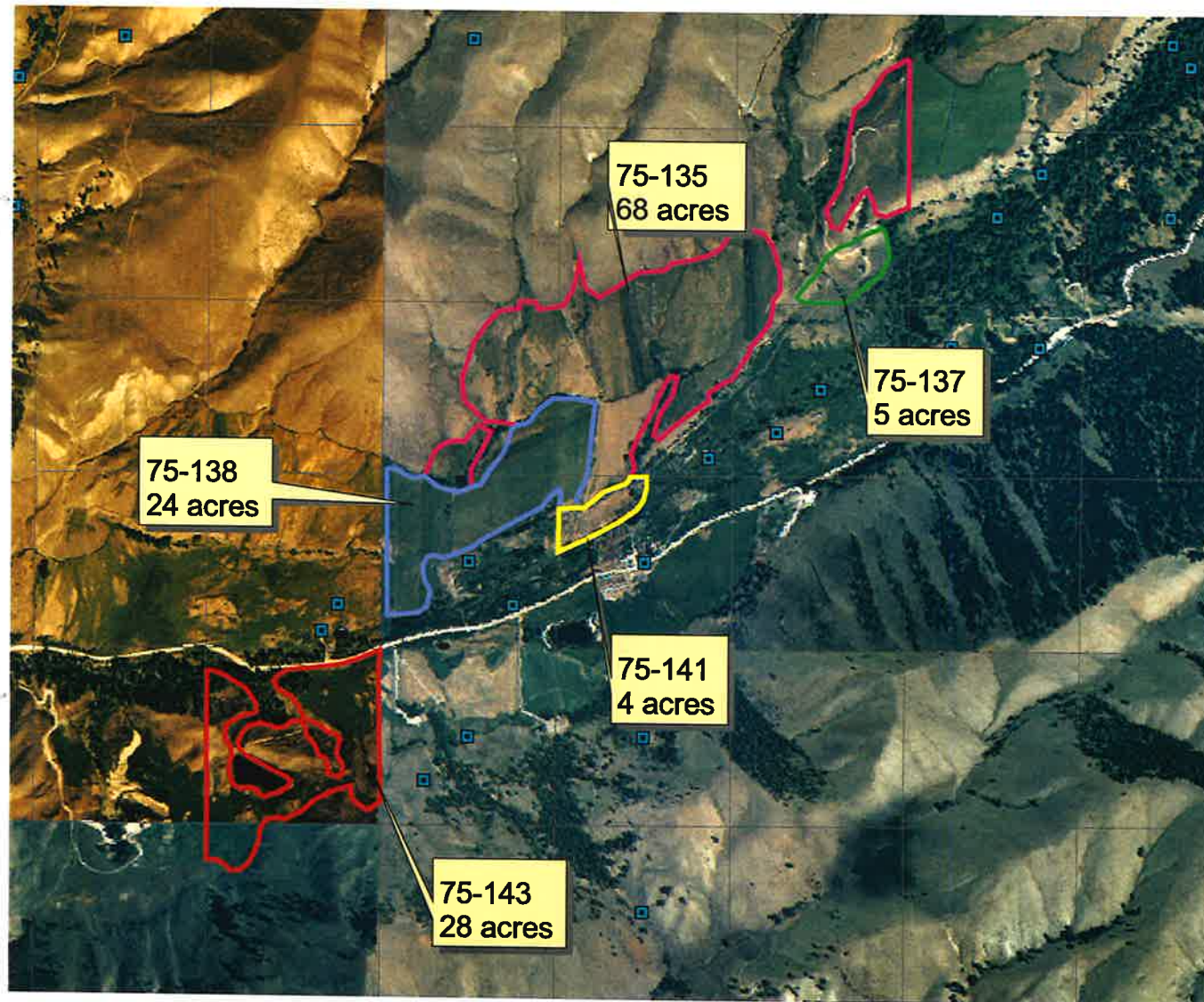
0.2 0 0.2 0.4 Miles

A horizontal scale bar with four segments. The first segment is labeled '0.2', the second '0', the third '0.2', and the fourth '0.4 Miles'. The segments are black and white, with the '0' segment being white and the others being black.

 Sections
 GCDB24N22E GCDB
 75-135.shp

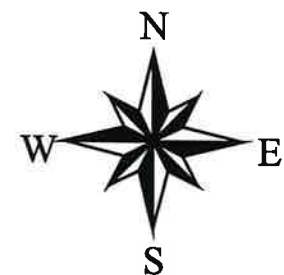


Copeland Claims

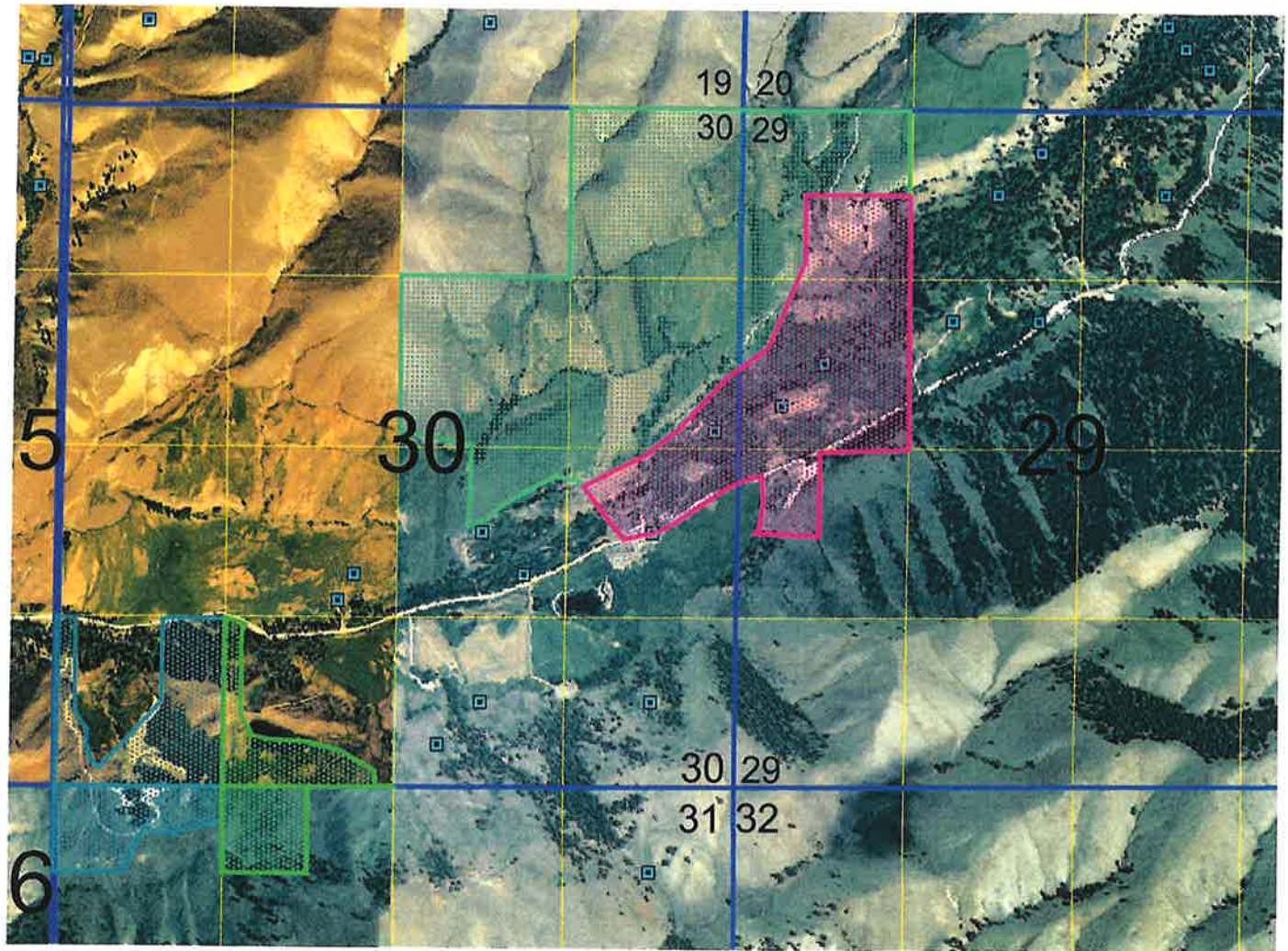


0.3 0 0.3 0.6 Miles

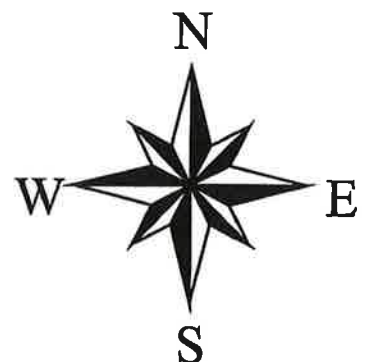
- 75-141.shp
- 75-138.shp
- 75-135.shp
- 75-137.shp
- 75-143.shp
- Lemhi taxlots
- GCDB24N22E GCDB
- POD-AJ ClaimClaim POD



Copeland - Wells Fargo Bank



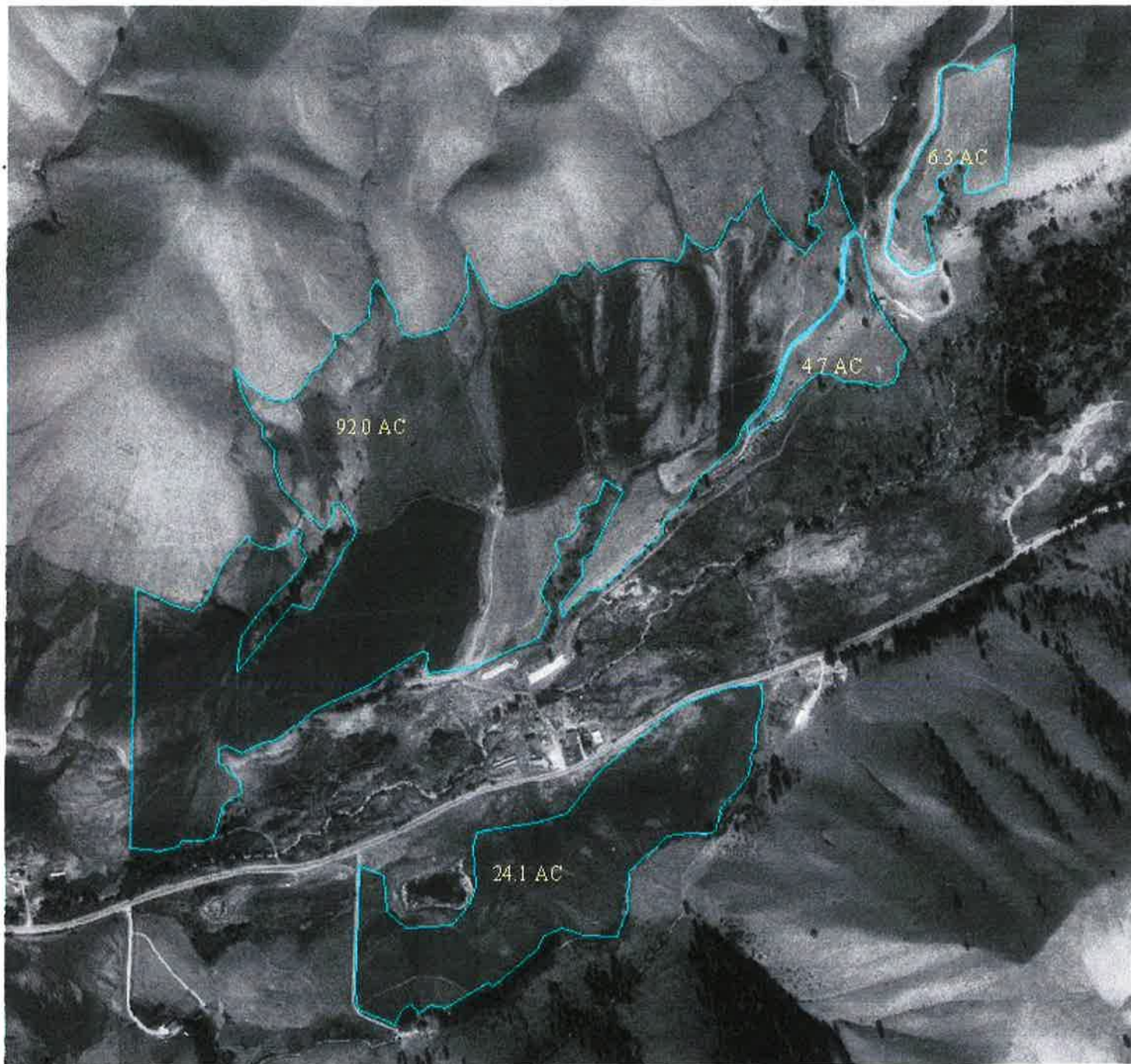
-  **Copeland4.shp**
-  **Copeland3.shp**
-  **Copeland2.shp**
-  **Copeland1.shp**
-  **Sections**
-  **QQ**
-  **GCDB24N22E GCDB**
-  **Townships**
-  **POD-AJ ClaimClaim POD**



Irrigated Acres

Salmon Field Office
NRCS
Lindsay Obray

Date: 02/18/2003



1992 Coverage



IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 75-135

WATER RIGHT NUMBER: 75-135

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

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	2.720 CFS	
	<u>Total Diversion:</u>	2.720 CFS	

Location of Point(s) of Diversion

FOURTH OF JULY CREEK	SE1/4NE1/4	Sec. 20, Twp 24N, Rge 22E, B.M.
LEMHI County		

Place of UseIRRIGATION Within LEMHI County

T24N R22E S29	NWNW	4.0	T24N R22E S29	SWNW	4.0
T24N R22E S30	NENE	20.0	T24N R22E S30	SWNW	20.0
T24N R22E S30	SENE	20.0			
Total Acres: 68					

Conditions of Approval:Remarks:

1. General AC. IRR. = 68.

Comments:Dates and Other Information:

24N	22E	29	NW	NW	IRRIGATION	11
			SW	NW	IRRIGATION	2.1
					Section Acres	13.1
24N	22E	30	NE	NE	IRRIGATION	7.1
			SW	NE	IRRIGATION	15
			SE	NE	IRRIGATION	28
			NE	SE	IRRIGATION	1.2✓
			NW	SE	IRRIGATION	0.7✓
					Section Acres	52
					Total Acres	68.7

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. = 68.

15. Basis of Claim: Decreed



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 <i>OK</i>					
75-137 <i>OK</i>					
75-138 <i>Split</i>					
75-141 <i>OK</i>					

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
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 _____	AI 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. 657.62 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 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. 1314.17 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 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' 34" 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. 127.63 FT.;
S. 28° 14' 30" W. 228.89 FT.; S. 54° 24' 47" W. 225.57 FT.;
S. 72° 39' 34" W. 159.74 FT.; S. 43° 13' 23" W. 49.70 FT.;
S. 51° 20' 43" W. 9.43 FT.;

THENCE 37° 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 51.98 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. 1194.38 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. 45° 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' 57" 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

WELLS FARGO BANK NORTHWEST, N.A.

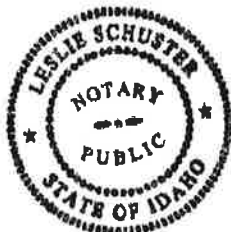
By: [Signature]

[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 Julia 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, she 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) SS No. 253818
 County of Lemhi)

This instrument was filed for record at the request of Alliance

at 2:00 o'clock P. in 14 Mar. 2003

and duly filed and indexed in the records of Lemhi County

By [Signature] Deputy
 Ex-Officio Recorder

Fee 9.00

Return to _____

03-163924

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., C/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

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 clock P.M. 14 Apr. 2003

and duly filed and indexed in the records of Lemhi
County

Terr 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.

Tina M. Christy-Dettloff
TINA M. CHRISTY-DETTLOFF

Residing at Salmon, ID

Comm. Expires: 2/6/2004

TINA M.-CHRISTY-DETTLOFF
NOTARY PUBLIC
STATE OF IDAHO

WADE SURVEYING104 S Warpath
Salmon, Idaho 83467

254204

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

254204

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.

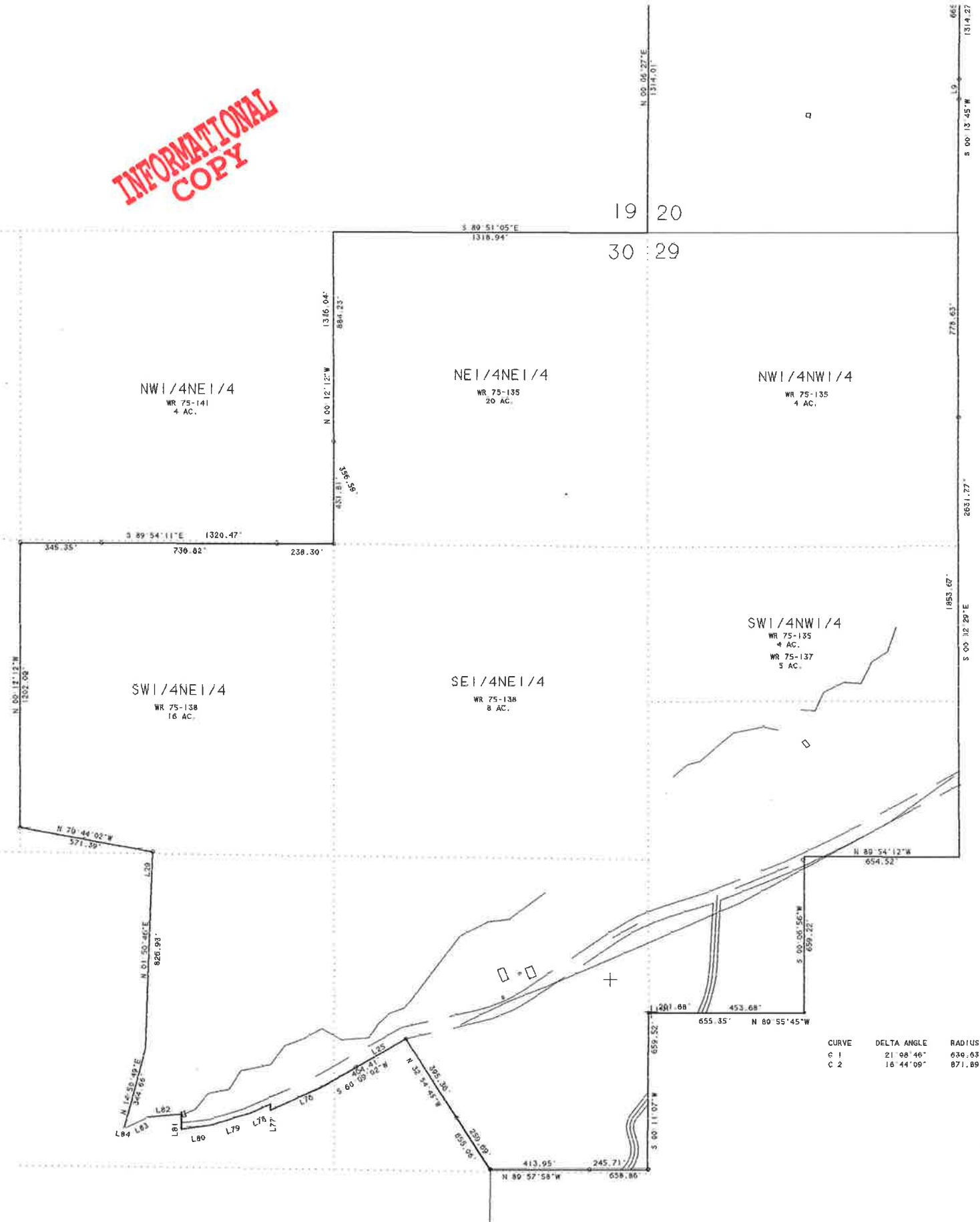
PARCEL CONTAINS 357.63 +OR- ACRES TOTAL

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 REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIPPlease 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>75-137</u>	<u>75-137</u>	☐			☐
<u>75-138</u>	<u>75-138 - includes subdivision</u>	☐			☐
<u>75-141</u>	<u>75-141</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
Loan Support Team
New Mailing Address 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

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

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 "Grantee", 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
ss 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 Wiederlich

Ex-Officio Recorder

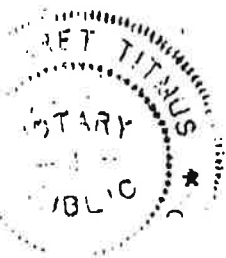
By Terri J. M. [Signature] Deputy
Filed 909

STATE OF IDAHO)

)ss.

County of Ada

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.



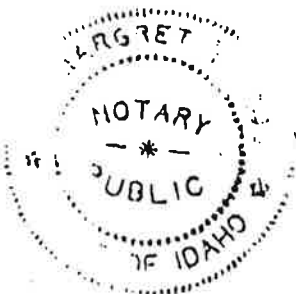
M. Margaret Titmus
Notary Public for Idaho
Residing at: Boise ID
Commission expires: 11-3-94

STATE OF IDAHO)

)ss.

County of Ada

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: Boise ID
Commission expires: 11-3-94

WARRANTY DEED - 2

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 1/4 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 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 11:15 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

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

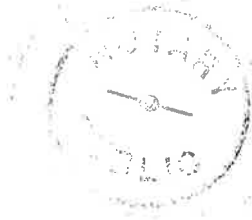
248830

) 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.



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

244847

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.;



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 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 filed and indexed in the records of Lemhi
County

Terri J. Marion
Ex-Officio Recorder

By Terri J. Marion 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

tabbles

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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

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 AM 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 27.00

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 IV

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,

248829

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

248829

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)

248829

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.



Jane J. Jensen
Notary Public for Idaho.
Residing at Lemhi Co.
My Commission Expires: 6/104

248829

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.



248829

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.

248829

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.

248829

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.

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.



James 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

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248828

244845

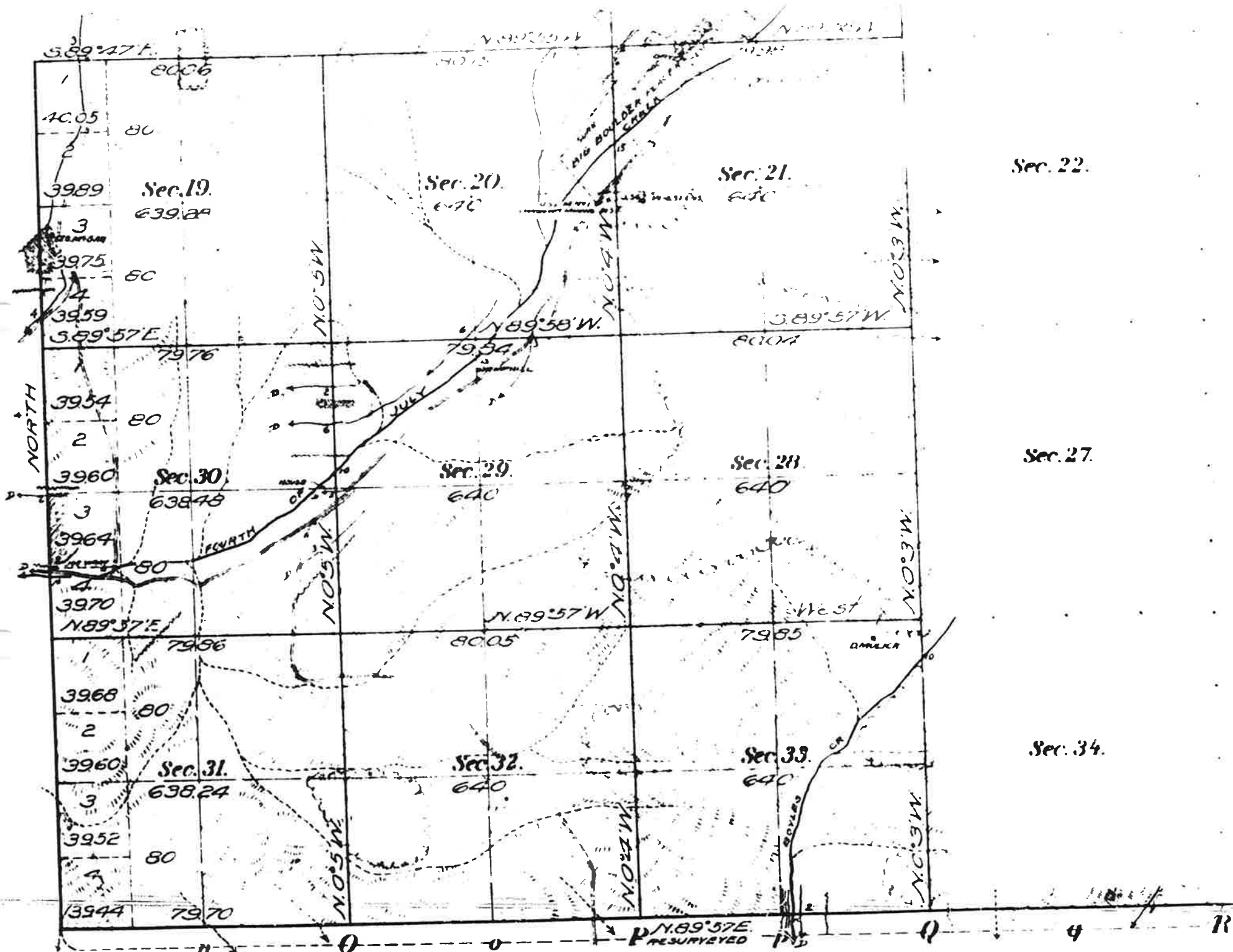
N. 01 DEGREES 50' 46" E., 630.21 FT.; N. 79 DEGREES 44' 02" W., 571.39 FT. TO A POINT ON THE WESTERLY BOUNDARY OF THE E1/2 OF SAID SECTION 30;

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.



Total number of Acres 6,396.00

1	5	10.00	10.00	Sec. 30			
	19.60						
						3	4

5
19.85

6
19.83

2

Sec. 31

3

4

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 75-135
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: 04/01/1896

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	Type
24N	22E	20	SE NE	LEMHI	

5. Description of diverting works:

DITCH NO. 3.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	4/01	8/01	2.72	

7. Total Quantity Appropriated is:
2.72 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	20	SW SW	IRRIGATION	3.6
Section Acres					3.6

SCANNED

MILTON A. (JOCK) SLAVIN
ATTORNEY AT LAW

1016 MAIN ST., P.O. BOX 1103, SALMON, IDAHO 83467

208/756-2030

November 8, 1990

STATE OF IDAHO
Department of Water Resources
150 Shoup Ave., Suite 15
Idaho Falls, Idaho 83467

RE: Notice of Claim to Water Rights
Jack R. Copeland

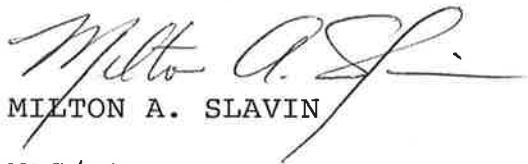
Gentlemen:

In compliance with your letter of October 19, 1990, a copy of which is enclosed, enclosed please find 5 completed Claim to Water Right forms for Jack Copeland, complete with aerial photo attached to each, showing point of diversion and place of use, together with Mr. Copeland's check in the amount of \$376.00. The amount of the check is for 5 claim forms @\$50.00 each, plus \$1.00 per acre for 126 acres.

On claim form Ident. Number A75-00136, Mr. Copeland only has 25 acres, so we have changed this form. The rest of this land has been sold to Bob Vehn and Meriel Hemmingway, so they should have filed for the remainder of the acres.

If you have any questions, please contact my office.

Very truly yours,


MILTON A. SLAVIN

MAS/rt

RECEIVED

NOV 13 1990

Department of Water Resources
Eastern District Office

75
55
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68
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12
5-1

MICROFILMED
DEC 15 1992

118

+

SCANNED

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: A75-00135
Date Received: 4/11/1990
Receipt No: 5015444/90
Received 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, 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	20	SE	NE			LEMHI

5. Description of diverting works:
DITCH NO. 3.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	04/01	08/01	2.720		
IRRIGATION	08/02	11/01	2.040		

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

A.F.A.

8. Total consumptive use is 170. Acre Feet Per Annum.

9. Non-irrigation uses:

A75-00135

Page 1

Date: 04/11/90

MICROFILMED

DEC 15 1992

10.. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
24N	22E	29	NW	NW		IRR	4
			SW	NW		IRR	4
		30	NE	NE		IRR	20
			SW	NW		IRR	20
			SE	NW		IRR	20

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. = 68.

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 D. [Signature]
Notary Public

Seal

Residing at Salmon, Idaho 83467

My Commission Expires _____

SCANNED
MAY 14 2007

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 IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
75-135		X			

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 on file with the county Planning and Zoning or Recorder's Office).
- OR**
- D. 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 or equivalent **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)

Fourth of July Cr LLC
807 Main St, Salmon, ID 83467

4. New Owner/Claimant(s)

Dr. Lance & Dr. Jennifer Ingwersen
 Name Connector (Check one): [] and, [] or, ☒ and/or

New Mailing Address

104 S. Daisy St., Suite A

City, State and ZIP Code

Salmon ID 83467

New Telephone Number

(208) 993-0320

RECEIVED

APR 30 2007

IDWR/North

5. Date you acquired the property

April 23/07

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 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 (you may copy this page, if 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 will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation	0.616 cfs (0.462)	15.41
Stock		
Domestic		
Other		
Totals	.616 cfs (.462 cfs)	15.41
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

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.

7. Signature(s) of New Owner(s) or Claimant(s)

[Signature] D.C. Owner
 (title if applicable)
[Signature] Owner
 (title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____

Date _____

Receipt Amt. _____

Received by _____

Date _____

Receipt No. _____

Processed by _____ AJ

Date _____

WR _____ Date _____

ELK MTN RANCH SUBDIVISION										
		Cubic	Ft/Sec							
	Season 4/1 -8/1	Season 8/2 -11/1			POU					Current
<u>WR-No</u>	<u>Date</u>	<u>Q</u>	<u>Q</u>	<u>POD</u>	<u>T</u>	<u>R</u>	<u>S</u>	<u>QQ</u>	<u>Acres</u>	<u>Owner</u>
75-135	4/1/1896	0.127	0.095	24 22 20 SENE	24N	22E	29	NWNW	3.16	Sunnyside Ranch
75-135	4/1/1896	0.080	0.060	24 22 20 SENE	24N	22E	29	SWNW	2.00	Sunnyside Ranch
75-135	4/1/1896	0.119	0.089	24 22 20 SENE	24N	22E	30	NENE	2.97	Sunnyside Ranch
75-135	4/1/1896	0.291	0.218	24 22 20 SENE	24N	22E	30	SENE	7.27	Sunnyside Ranch
		0.616	0.462						15.41	

EXHIBIT C

271255

LOCATED IN SECTIONS 19,20,29,30 T. 24 N., R. 22 E.,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO
SEE R.O.S. INST. # 237760, 238336, 253783, 234987, & 253731
OWNER: FOURTH OF JULY CREEK, L.L.C.

ACCESS EASEMENT
OVER LANDS DESCRIBED
ON EXHIBIT "B"

PRIVATE LAND

MAGPIE GULCH
RANCH

PARCEL F

PARCEL E
BOBCAT RIDGE
RANCH

WHISPERING PINE RANCH
PARCEL G

BUCKHORN RANCH
PARCEL I

PARCEL D
PONDEROSA
RANCH

SUNNYSIDE RANCH
PARCEL H

PARCEL C
CREEKSIDE RANCH

VALLEY VIEW RANCH
PARCEL L

PARCEL M
BIGHORN RANCH

ASPEN RANCH
PARCEL J

UPPER ROLLING ROCK RANCH
PARCEL B

PARCEL K

ELK MEADOW RANCH

PARCEL A
LOWER ROLLING
ROCK RANCH

FOURTH OF

JULY CREEK RD.

1/4	SEC	T	R
	19	24N	22E
	20		



FOR
FOURTH OF JULY CREEK, L.L.C.

DATE: 12 APR 07 DRAWN/CHK BY: CW/BJM/JW

PROJECT: PROM/T24NR32E/4TH JULY CREEK, L.L.C.

DWG NAME: ROS-4TH JULY CREEK, L.L.C. DWG

SURVEY: ALL POINT ZAK

WADE SURVEYING
GLOBAL POSITIONING SERVICE
LAND SURVEYING & PLANNING
104 S. WARPETH - SHALON BAYDA
SHEPHERD, IDAHO 83441

Sunnyside Ranch



Idaho Department of Water Resources

SRBA Recommendation:

75-135

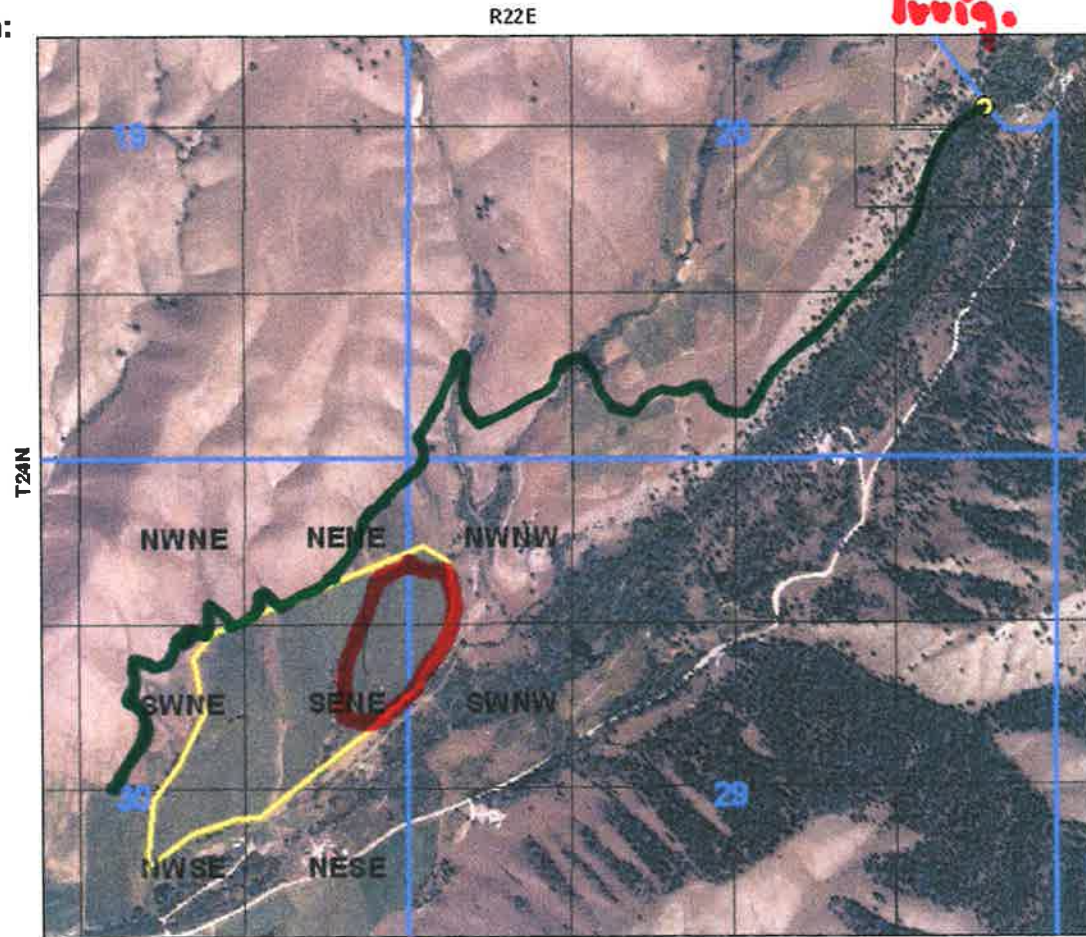
(Irrigation)

Legend

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



Lemhi County
IDWR Basin 75



0 0.5 1 Miles

Prepared by M. Ciscell
On Saturday, November 18, 2006
2004 Aerial Photography



104 South Daisy St., Suite A
Salmon Id 83487
208-756-2202 office
208-756-2213 fax

**Salmon River
Chiropractic**

Fax

To: Kenneth Knoblock

From: Dr. Lance S. Ingwersen, D.C.

Fax: 208-762-2819

Pages: 4 Including cover

Phone: 208-762-2800

Date: 5/5/07

Re: Ingwersen water rights

CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please

Recycle

● **Comments:**

Please find the attached copy of Exhibit "A". Jennifer Coffey/Ingwersen is the correct name on the Water rights listing. Please contact me if you have any information on the adjudication process.

208-993-0320 (cell)

Thank you,

**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

May 1, 2007

Dr. Lance & Dr. Jennifer Ingwersen
104 S. Daisy St. Ste. A
Salmon, ID 83467

Re: 75-135

We are returning your check number 1012 for \$100. An ownership charge fee is not required for this water right because it is still in the adjudication process with the Snake River Basin Adjudication. We reviewed the Warranty Deed information there are two items that we feel need to be resolved:

1. Page 1 of the deed refers to Exhibit "A". That exhibit was not included.
2. The deed lists Jennifer Coffey as the new owner and the change of ownership form list Jennifer Ingwersen.

Please send us exhibit "A" so we can complete the ownership change process.

Sincerely,

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

Kenneth Knoblock
Water Rights Supervisor

WARRANTY DEED

FOR VALUE RECEIVED, FOURTH OF JULY CREEK, L.L.C., an Idaho limited liability company, the Grantor, does hereby grant, bargain, sell and convey unto LANCE S. INGWERSEN and JENNIFER V. COFFEY, husband and wife, whose current address is 106 S. Daisy, Salmon, ID 83467, the Grantees, the following described premises, in Lemhi County, Idaho, to-wit:

See attached Exhibit "A."

SUBJECT TO:

1. Easement to the Descendants and Relatives of all those buried in the cemetery for the right of way for ingress and egress recorded March 3, 1995, as Instrument No. 225524, records of Lemhi County, Idaho.
2. Road Easement and rights incidental thereto as set forth in said easement, granted to Jack R. Copeland and Shirley Elaine Copeland, husband and wife, recorded December 12, 2002 as Instrument No. 252780, records of Lemhi County, Idaho.
3. Easement for ingress and egress to cemetery plot and rights incidental thereto as set forth in said easement, granted to Jack R. Copeland and Shirley Elaine Copeland, husband, recorded December 12, 2002 as Instrument No. 252781, records of Lemhi County, Idaho.
4. Sanitary Regulations recorded December 20, 2006 as Instrument No. 270091, records of Lemhi County, Idaho.
5. Easements, reservations and dedications as shown on Lot Split Plat recorded December 20, 2006 as Instrument No. 270085, records of Lemhi County, Idaho.
6. Easements, reservations and dedications as shown on Record of Survey, recorded April 10, 2007 as Instrument No. 271220, records of Lemhi County, Idaho.

7. Access Easement recorded April 13, 2007 as Instrument No. 271254, records of Lemhi County, Idaho.
8. Declaration of Covenants, Easements, Conditions and Restrictions for Elk Mountain Ranch at Fourth of July Creek recorded April 13, 2007 as Instrument No. 271255, records of Lemhi County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

DATED: April 20, 2007.

FOURTH OF JULY CREEK, L.L.C.

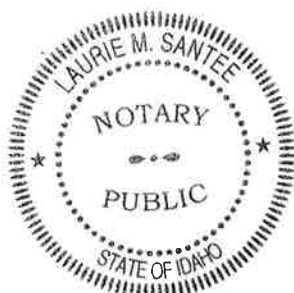
Jordan P. Smith
Jordan P. Smith, Manager

Bill Allen
Bill Allen, Manager

STATE OF IDAHO)
) SS
County of Lemhi)

On this 20th day of April, 2007, before me, a Notary Public in and for said State, personally appeared JORDAN P. SMITH and BILL ALLEN, known to me to be the Managing Members of FOURTH OF JULY CREEK, L.L.C., and the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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



Laurie M. Santee
Notary Public for Idaho
Residing at Salmon, Idaho
Commission Expires: 6-19-2007

Order No.: 3070704136L-D

**LEGAL DESCRIPTION
EXHIBIT 'A'**

A PARCEL OF LAND LOCATED IN THE WEST HALF NORTHWEST QUARTER OF SECTION 29, EAST HALF NORTHEAST QUARTER, SECTION 30, T. 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, FROM WHICH THE WEST QUARTER CORNER OF SECTION 20 BEARS N. 00° 08' 31" E. A DISTANCE OF 2628.16 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 20° 17' 17" E. A DISTANCE OF 1327.24 FT. TO THE POINT OF BEGINNING;

THENCE S. 44° 20' 05" W. A DISTANCE OF 206.26 FT.;

THENCE S. 26° 29' 21" W. A DISTANCE OF 173.33 FT.;

THENCE S. 35° 35' 12" W. A DISTANCE OF 359.15 FT.;

THENCE S. 48° 17' 17" W. A DISTANCE OF 190.51 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING IRRIGATION DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DITCH CENTERLINE;

S. 46° 33' 59" W. 80.46 FT.; N. 50° 42' 02" W. 31.40 FT.;

N. 68° 43' 52" W. 7.99 FT.; N. 41° 35' 36" W. 42.46 FT.;

N. 18° 03' 52" W. 30.71 FT.; N. 23° 33' 01" W. 38.74 FT.;

N. 05° 37' 12" W. 27.90 FT.; N. 18° 29' 18" E. 15.70 FT.;

N. 36° 11' 00" E. 16.06 FT.; N. 71° 19' 26" E. 61.91 FT.;

N. 42° 44' 36" E. 10.77 FT.; N. 42° 25' 09" W. 8.76 FT.;

S. 85° 13' 22" W. 36.65 FT.; N. 78° 37' 19" W. 17.25 FT.;

S. 81° 58' 18" W. 25.76 FT.; S. 64° 17' 37" W. 34.99 FT.;

S. 64° 51' 04" W. 12.21 FT.; S. 73° 57' 53" W. 17.35 FT.;

N. 87° 17' 18" W. 36.36 FT.; N. 78° 43' 38" W. 58.94 FT.;

S. 68° 17' 11" W. 17.96 FT.; S. 79° 45' 10" W. 29.80 FT.;

N. 77° 19' 52" W. 15.32 FT.; N. 57° 23' 15" W. 18.22 FT.;

N. 28° 10' 52" W. 38.77 FT.; N. 34° 05' 02" W. 6.87 FT.;

N. 15° 49' 18" W. 25.41 FT.; N. 33° 36' 38" W. 29.01 FT.;

N. 52° 06' 20" W. 26.26 FT.; S. 46° 15' 51" W. 11.59 FT.;

THENCE N. 02° 18' 51" E. A DISTANCE OF 119.35 FT.;

THENCE N. 20° 53' 28" E. A DISTANCE OF 751.35 FT. TO A POINT ON EXISTING IRRIGATION DITCH;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID DITCH CENTERLINE;

S. 85° 28' 52" E. 12.02 FT.; S. 68° 35' 26" E. 35.83 FT.;

S. 81° 54' 47" E. 27.70 FT.; N. 83° 25' 29" E. 19.85 FT.;



N. 71° 09' 39" E. 47.09 FT.; N. 65° 41' 02" E. 20.41 FT.;
N. 42° 47' 06" E. 13.61 FT.; N. 13° 08' 39" W. 12.62 FT.;
N. 18° 50' 30" W. 37.66 FT.; N. 23° 52' 29" E. 16.81 FT.;
S. 89° 28' 56" E. 12.46 FT.; S. 64° 11' 08" E. 52.30 FT.;
S. 74° 20' 15" E. 18.25 FT.; N. 88° 39' 44" E. 16.19 FT.;
N. 62° 50' 14" E. 32.70 FT.; N. 42° 55' 55" E. 24.45 FT.;
N. 23° 15' 25" E. 66.96 FT.; N. 29° 12' 54" E. 21.10 FT.;
N. 59° 16' 54" E. 31.30 FT.; N. 44° 43' 33" E. 25.43 FT.;
N. 33° 28' 09" E. 64.53 FT.; N. 48° 29' 22" E. 68.88 FT.;
N. 70° 02' 18" E. 11.44 FT.; S. 68° 23' 41" E. 10.17 FT.;
S. 30° 40' 05" E. 13.48 FT.; S. 00° 22' 30" W. 36.58 FT.;
S. 11° 35' 52" E. 15.46 FT.; S. 27° 01' 00" E. 15.85 FT.;
S. 40° 29' 29" E. 17.93 FT.; S. 56° 14' 11" E. 15.91 FT.;
S. 69° 32' 05" E. 51.72 FT.; S. 45° 39' 28" E. 44.21 FT.;
S. 26° 57' 55" E. 48.35 FT.; S. 45° 51' 55" E. 3.37 FT.;
THENCE S. 02° 11' 04" E. A DISTANCE OF 211.42 FT.;
THENCE S. 15° 13' 33" W. A DISTANCE OF 253.84 FT.;
THENCE N. 85° 33' 30" E. A DISTANCE OF 182.65 FT. TO THE POINT OF
BEGINNING.

ALSO KNOWN AS PARCEL H ON RECORD OF SURVEY RECORDED DECEMBER
20, 2006 AS INSTRUMENT NO. 270085.



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

May 1, 2007

Dr. Lance & Dr. Jennifer Ingwersen
104 S. Daisy St. Ste. A
Salmon, ID 83467

SCANNED
MAY - 1 2007

Re: 75-135

We are returning your check number 1012 for \$100. An ownership charge fee is not required for this water right because it is still in the adjudication process with the Snake River Basin Adjudication. We reviewed the Warranty Deed information there are two items that we feel need to be resolved:

1. Page 1 of the deed refers to Exhibit "A". That exhibit was not included.
2. The deed lists Jennifer Coffey as the new owner and the change of ownership form list Jennifer Ingwersen.

Please send us exhibit "A" so we can complete the ownership change process.

Sincerely,

Kenneth Knoblock
Water Rights Supervisor



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:

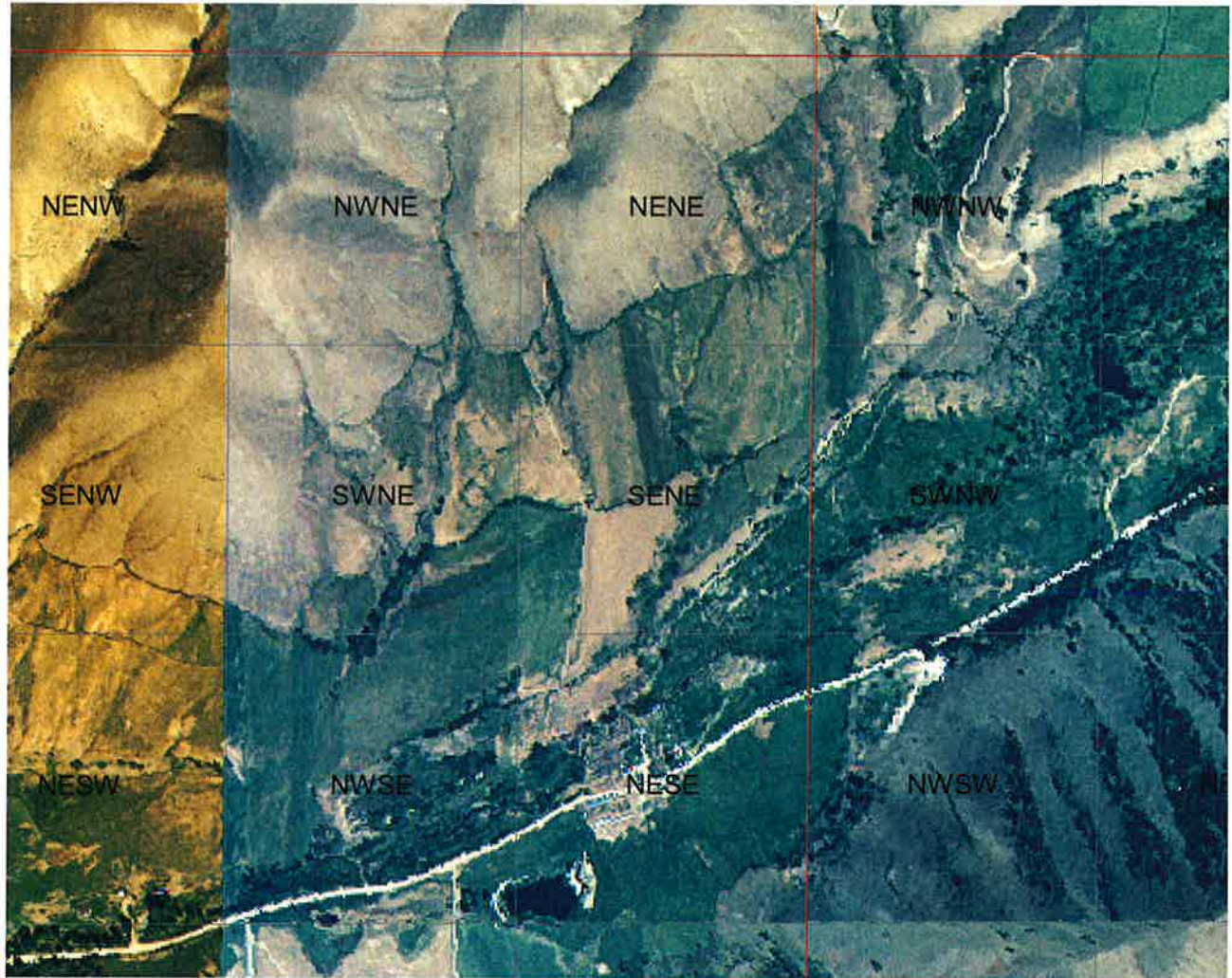
We received your e-mail about the incorrect places of use for these water rights.
Enclosed are maps of the area. Outline the correct places of use on each map and return
the maps to this office.

Sincerely,

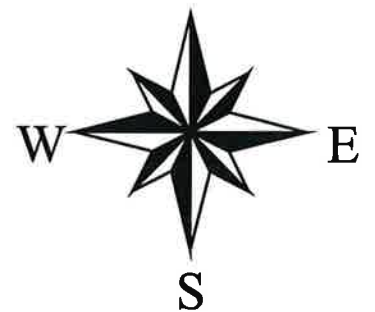
Kenneth Knoblock
Water Resources Agent

Enclosures

75-135



500 0 500 1000 Feet



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

CLAIM NO(s). 75-135

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.: A0015076 G6 * J72505 P001

Township _____	Range _____	Section _____	<u>1/4</u>	<u>1/4</u>	<u>1/4</u>
Township _____	Range _____	Section _____	<u>1/4</u>	<u>1/4</u>	<u>1/4</u>

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: 7-25-05

FIELD EXAMINER:

Bob Foster

Print Name

Bob Foster

Signature