

July 12, 2021

RECEIVED

JUL 15 2021

IDWR / NORTH

State of Idaho Department of Water Resources

Subject: Palouse River Basin Adjudication Claim No. 87-11258

Dear Chris,

I am submitting information on the Water Rights that started on October 1995 and was brought forward with each sale of the property. On March 28, 2013 we (Ronald and Marietta Moser) acquired all rights, title and interest of the property, real estate situated in Latah County, State of Idaho. This sale included the property of Moser Farms, INC. (T. Douglas and Judith Moser). If you need this information I can email it to you.

The enclosed documents clarify the owner ship of the Water Rights adjoining the property at 1201 Magee Rd. Genesee, Idaho.

Sincerely,

Ron and Marietta Moser


ronm@inlandnet.com

1-509-336-3080

to #1
*
410787

WARRANTY DEED

FOR VALUE RECEIVED, the GRANTOR, MOSER FARMS, INC., an Idaho corporation, does hereby grant, sell and convey unto JAMES R. VESTAL and MOLLY M. VESTAL, husband and wife, the GRANTEEES, whose address is: Route 1, Box 71, Genesee, ID 83832, the following described premises situate in Latah County, State of Idaho:

The South 554 feet of the West 554 feet of the SW1/4 SW1/4 of Section 29, Township 38 North, Range 4, W.B.M.;

RESERVING unto GRANTOR, and GRANTOR'S heirs, assigns and successors, a perpetual easement, running with the land, on and over the subject real property for ingress and egress and all lawful purposes, said easement being fifty (50) feet in width and being located along the line of the now existing road near the Southeast corner of said real property and being approximately 400 feet in length, more or less; and

RESERVING unto GRANTOR, and GRANTOR's heirs, assigns and successors, that certain existing water line and a perpetual water line easement, running with the land, running from the now existing well located on the subject property to GRANTOR's adjacent real property, including but not limited to the right to convey water and the right to enter upon the subject property for the purpose maintenance, repair and replacement of said existing water line; and

RESERVING unto GRANTOR, and GRANTOR's heirs, assigns and successors, the right to take, divert and use, as tenants in common with GRANTEEES, water from the now existing well on the subject property, which said right shall run with the land.

TO HAVE AND HOLD the premises, with appurtenances, to GRANTEEES, their heirs and assigns forever.

GRANTOR does hereby covenant that GRANTOR is the owner thereof in fee simple; that it is free from all encumbrances, and that

410787

GRANTOR will defend the same from all lawful claims except general taxes for the year 1995, and easements, reservations, restrictions and rights-of-way of record or in use.

DATED this 15 day of February, 1995.

MOSER FARMS, INC.

By: T. Douglas Moser
Title: President

STATE OF IDAHO)
 Latah :ss.
County of Nea-Perse)

On this 15 day of February, 1995, before me personally appeared T. Douglas Moser President of the corporation that executed instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Kathleen Drage
Notary Public, in and for the
State of Idaho, residing at
Moscow, therein.
My Commission Expires: 10-12-95

WARRANTY DEED -2

NO. 410787
AT THE REQUEST OF:
LATAH COUNTY TITLE CO.
DATE & HOUR: 2/17/95 10:00 A.M.
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 6.00 BY [Signature]
M/ LATAH COUNTY TITLE CO.

* #2

45835

493835

to

WARRANTY DEED

FOR VALUE RECEIVED, JAMES R. VESTAL and MOLLY M. VESTAL, husband and wife, the grantors, do hereby grant, bargain, sell and convey unto:

WILLIAM S. RAYMOND and DEANNE M. RAYMOND
husband and wife

1201 Magee Road
Genesee, Idaho 83832

the grantees, the following described premises situated in Latah County, State of Idaho, to-wit:

The South 554 feet of the West 554 feet of the SW1/4SW1/4 of Section 29, Township 38 North, Range 4 West, B.M.

Approved by Grantees: WR DM

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT to reservations in United States Patent, restrictive covenants, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successors, heirs and assigns forever. Said Grantors do hereby covenant to and with said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 11th day of February, 2005.

James R. Vestal
JAMES R. VESTAL

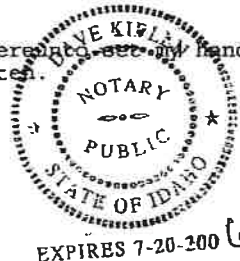
Molly M. Vestal
MOLLY M. VESTAL

STATE OF IDAHO)
: ss
County of Latah)

On this 11th day of February, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES R. VESTAL and MOLLY M. VESTAL, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date last above written.

[Signature]
NOTARY PUBLIC for Idaho
Residing at Moscow
My Commission Expires: _____



493835
LATAH COUNTY TITLE CO
DATE & HOUR 2-11-05 3:36
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 35 BY [Signature]

#3

① 1/2
48213

509074

WARRANTY DEED

For Value Received William S. Raymond and Deanne M. Raymond, husband and wife

the Grantors, hereby grants, bargains, sells, conveys and warrants unto

Stephen K Moser, a married man

The Grantees, whose current address 1201 Magee Road Genesee, Idaho 83832

the following described premises, to wit:

The South 554 feet of the West 554 feet of the SW1/4SW1/4 of Section 29, Township 38 North, Range 4 West, B.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT to reservations in United States Patent, restrictive covenants, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees successors, heirs and assigns forever. Said Grantors do hereby covenant to and with said Grantees, that Grantors are owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 6th day of October 2006.

William S. Raymond
William S. Raymond

Deanne M. Raymond
Deanne M. Raymond

STATE OF Idaho)
COUNTY OF Latah) ss.

On this 6 day of October 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared William S. Raymond and Deanne M. Raymond, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Dave Kiblen
Notary Public: Moscow, Idaho

My commission expires 7/18/2012



NO. 509074
AT THE REQUEST OF:
LATAH COUNTY TITLE CO
DATE & HOUR: 10/11/06 11:19
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 3.00 BY [Signature]

514373

#4
- 648997
WARRANTY DEED

For Value Received Stephen K. Moser and Diana K. Moser, husband and wife
the Grantors, hereby grant, bargain, sell, convey and warrant unto
James Murray and Tonya M. Murray, husband and wife

the Grantees, whose current address;

1201 Magee Road
Genesee, ID 83832

the following described premises, located in Latah County State of Idaho to wit:
See "Exhibit A" attached hereto

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT to reservations in United States Patent, restrictive covenants, existing and recorded rights-
of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the
parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees
successors, heirs and assigns forever. Said Grantors do hereby covenant to and with said Grantees, that
Grantors are owners in fee simple of said premises; that said premises are free from all encumbrances except as
hereinabove set forth and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 1 day of June, 2007.

Stephen K. Moser
Stephen K. Moser

Diana K. Moser
Diana K. Moser

STATE OF IDAHO)
) ss.
COUNTY OF LATAH)

On this 1st day of June, 2007 before me, the undersigned, a Notary Public, in and for said State, personally
appeared Stephen K. Moser and Diana K. Moser, husband and wife, known to me, and/or identified to me on
the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Heidi Zumhofe
Notary Public: Heidi Zumhofe
Residing at: Moscow ID
My commission expires 2/21/2013



EXHIBIT "A"
LEGAL DESCRIPTION

ESCROW NO.: 48997

A parcel of land located in the SW1/4SW1/4 of Section 29, Township 38 North, Range 4 West, B.M., described as follows:

BEGINNING at the Southwest corner of said Section 29; thence, N. 19°42'56" E, 320.77 feet; thence N. 44°17'42" E, 243.28 feet; thence N. 77°08'03" E, 131.17 feet; thence S. 81°52'52" E, 107.80 feet; thence S. 48°24'34" E, 90.87 feet; thence S. 02°46'59" E, 379.67 feet to the centerline of a county road (Magee Road); thence along said centerline, S. 71°13'44" W, 150.02 feet; thence continuing along said centerline, S. 67°27'29" W, 24.41 feet to the South line of said Section; thence along said South line, N. 89°03'55" W, 434.57 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion used for Magee Road right of way.

TOGETHER WITH an easement for ingress and egress located in the SW1/4SW1/4 of Section 29, Township 38 North, Range 4 West, B.M., described as follows:

COMMENCING at the Southwest corner of said Section 29; thence S. 89°03' 55" E, along the South line of said Section, 434.57 feet to the centerline of a county road (Magee Road); thence along said centerline, N. 67°27'29" E, 24.41 feet; thence continuing along said centerline, N. 71°13'44" E, 150.02 feet; thence N. 02°46'59" W, 29.59 feet to the POINT OF BEGINNING;

A strip of land 25 feet wide, lying 12.50 feet on each side of the following described centerline:

thence N. 02°46' 59" W, 350.08 feet to the termination of said easement.

(The side lines of said easement shall be lengthened or shortened to terminate on the Northerly Right-of-Way line of Magee Road.)

NO. 514373
AT THE REQUEST OF:
LATAH COUNTY TITLE CO.
DATE & HOUR: 6-4-07 5:55
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 10.00 BY *[Signature]*

IDAHO RESIDENTIAL PROPERTY RECORD
Inquiry

Screen 1

Parcel No RP 38N04W296460 A Sheet No 1 of 1
Property address 1201 MAGEE RD 83832
Other improvements only?
Inspected by GC Date 9/15/2014 Review year 2015
Purchase price Date
Monthly rent Date
Multiple addresses/rents? N
Class 4 Manual used 3
Use code 3114 2005 Oregon Manual
No of units 1 Sketch stored
Market grade 4 Photo stored
Year built 1906 HO applies
Year remodeled Exempt sheet
Eff age/year / 1965 Prebuilt
Shape code D Building permit
Date occupied Under construction

Land data to view? N

F2=Start F3=Exit F4=Inv F5=OI

5/22/19

PMO100 - PARCEL MASTER INQUIRY

12:15:52

PARCEL: RP 38N04W296460 A F1=SL

F17=DD F12=RC F14=HO
F23=AGMURRAY, JAMES
& MURRAY, TONYA MLEGAL DESCRIPTION
5.32 AC TAX #6730 SWSW
29 38 41201 MAGEE RDCODE AREA 14-0000 OWNER CDGENESEE ID 83832PARC TYPE LOC CODE 28201201 MAGEE RDEFFDATE 9272007 EXPDATE83832PREV PARCEL RP38N04W296401T

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
5 1	2015	4210	AC	1364				
10 1	2015	1000	AC	41000	41000	16468		
19 1	2015	110	AC					
31 1	2015			207966	207966	83532		
TOTALS		5320		250330	248966	100000		

ENTER NEXT PARCEL NUMBER RP AFKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=SrcH F22=EU

Address
MURRAY, JAMES
1201 MAGEE RD

Legal
5.32 AC TAX #6730 SWSW
29 38 4

GENESEE ID,83832

2 Deeds for Parcel: RP38N04W296460A

Wednesday, May 22, 2019 12:16 PM

Deed Number	Deed Type	Deed Date	Deed Description
✓ 514373	WD	06/01/2007	Stephen K Moser & Diana K Moser h/w to James & Tonya M Murray h/w
✓ 568757	+qc	10/25/2014	Moser Farms Inc to James Murray and Tonya Murray, h/w

✓ 509074

✓ 493835

✓ 410787

514373 6730*

A parcel of land located in the SW 1/4, SW 1/4, of Section 29, Township 38 North, Range 4 West, B.M., described as follows: Beginning at the Southwest corner of said Section 29; thence, N 19° 42' 56" E, 320.77 feet; thence N 44° 17' 42" E, 243.28 feet; thence N 77° 08' 03" E, 131.17 feet; thence S 81° 52' 52" E, 107.80 feet; thence S 48° 24' 34" E, 90.87 feet; thence S 02° 46' 59" E, 379.67 feet to the centerline of a county road (Magee Road); thence along said centerline, S 71° 13' 44" W, 150.02 feet; thence continuing along said centerline, S 67° 27' 29" W, 24.41 feet to the South line of said Section; thence along said South line, N 89° 03' 55" W, 434.57 feet to the POINT OF BEGINNING.