

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 25 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP
Department of Water Resources
Eastern Region

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7262 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-12016 <i>?</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: TLFF Holdings Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Nature Conservancy
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

P.O Box 2770

Mailing address

(208) 788-8988

Telephone

Hailey

City

nmendelsohn@TNC.ORG

Email

ID

State

83333

Zip

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: January 21, 2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: *Mark Menlove* State Director, 22-6 32/22/22
 Signature of new owner/claimant Title, if applicable Date
Mark Menlove
 Print name

Signature: _____ Title, if applicable _____ Date _____
 Signature of new owner/claimant
 Print name _____

For IDWR Office Use Only: \$50. - for this app
 Received by M. Pethis Date 3-25-22 Receipt No. E047936 Receipt Amt. 250.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 domestic previously sold - partial complete Approved by UB Processed by UB Date 8/26/2022
Refund Requested

Recorded at the Request of:

After Recording Return to:

The Nature Conservancy
4245 North Fairfax Drive
Arlington, VA 22203-1605

First American Title Company

921823

GRANT DEED

FOR VALUE RECEIVED, **BFF HOLDINGS, INC.**, a Utah corporation, as to Tract 6 only, and **TLFF HOLDINGS, INC.**, a Utah corporation, as to all other Tracts, Grantors, do hereby grant to **THE NATURE CONSERVANCY**, a District of Columbia non-profit corporation, Grantee, whose address is 4245 North Fairfax Drive, Arlington, Virginia 22203-1605, the following described property situated in Teton County, Idaho:

THE TRACTS DESCRIBED ON EXHIBIT A ATTACHED HERETO

TOGETHER WITH all and singular the tenements, hereditament, and appurtenances thereunto belonging, or otherwise appertaining, including but not limited to any interest Grantors may have in the water rights listed on EXHIBIT B attached hereto, and all estate, right, title and interest in and to the said property.

SUBJECT TO: The matters set forth on EXHIBIT C attached hereto and all existing matters of public record or that would be disclosed by an accurate survey and inspection of the land.

{signature page follows}

IN WITNESS WHEREOF, Grantors have executed this Grant Deed this 19 day of January 2022.

GRANTORS:

BFF HOLDINGS, INC., a Utah corporation,
as to Tract 6 only

By: [Signature]
Thomas E. Muir, President

TLFF HOLDINGS, INC., a Utah corporation,
as to all other Tracts

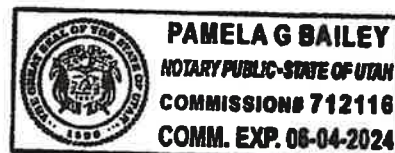
By: [Signature]
Thomas E. Muir, President

STATE OF Utah)
) ss.
County of Salt Lake

This record was acknowledged before me on Jan 19, 2022, by Thomas E. Muir as President of BFF HOLDINGS, INC. and as President of TLFF HOLDINGS, INC.

[Signature]
Signature of Notary Public

(stamp)



My Commission Expires: June 4, 2024

EXHIBIT B**Water Rights**

Water Right No. 22-7262 (included in its entirety)

Water Right No. 22-12016 (included in its entirety)

Water Right No. 22-13810 (this transfer includes only 0.62 cfs; Grantor is reserving and retaining 3.07 cfs)

Water Right No. 22-13337 (this transfer includes 0.20 cfs of water right that portion retained by Grantor in previous sale described in Instrument# 260754, recorded in Teton County, Idaho)

All Grand Teton Canal Company shares currently owned by Grantor, totaling 1,183 shares.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/15/2021

Water Right 22-7262

Owner Type **Name and Address**
Current Owner TLFF HOLDINGS INC
500 S HUNTSMAN WAY
SALT LAKE CTY, UT 84108-1235
tmuir@hunstmancos.com

Priority Date: 1/29/1988

Basis: Decreed

Status: Active

Source **Tributary**
GROUND WATER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	4.900 CFS	1,050.0 AF
STOCKWATER	01/01	12/31	0.120 CFS	9.4 AF
Total Diversion			4.900 CFS	1,060.0 AF

Source and Point(s) of Diversion

GROUND WATER SESW Sec. 13, Twp 05N, Rge 45E, TETON County

Place Of Use

STOCKWATER within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	13									X	X	X	X					
05N	45E	14													X	X	X	X	

IRRIGATION within TETON County

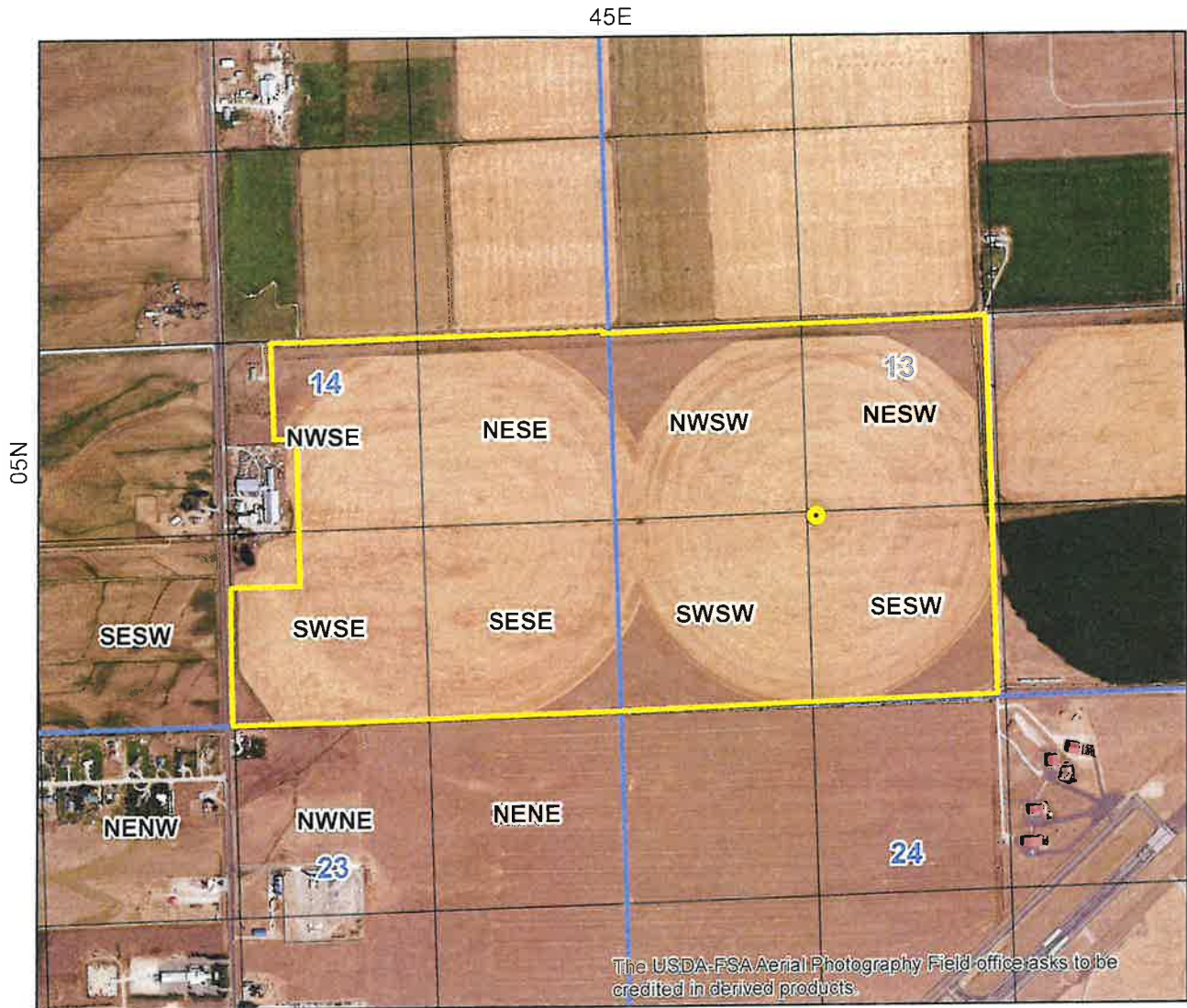
			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	13									39.0	39.0	40.0	40.0					158.0
05N	45E	14													39.0	27.0	35.0	40.0	141.0

POU Total Acres: 299.0

Conditions of Approval:

1. C18 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.
2. N08 The quantity of water decreed for this water right for stockwater use is not a determination of historical beneficial use.
3. N05 The quantity of water under this right for stockwater use shall not exceed 13,000 gallons per day.
4. X02 Stockwater use is for 700 range cattle.

State of Idaho
Department of Water Resources
Water Right License
22-7262



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

0 0.15 0.3 0.6 Miles



IDAHO DEPARTMENT OF WATER RESOURCES

1/15/2021

Proof Report

Water Right 22-12016

Owner Type
Current Owner

Name and Address
TLFF HOLDINGS INC
500 S HUNTSMAN WAY
SALT LAKE CTY, UT 84108-1235
tmuir@hunstmancos.com

Priority Date: 12/31/1892

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary**Beneficial Use**

STOCKWATER

DOMESTIC

From

1/01

To

12/31

Diversion Rate

0.090 CFS

0.040 CFS

Total Diversion

0.130 CFS

Volume**Source and Point(s) of Diversion**

GROUND WATER

SWSWSW

Sec. 14, Twp 05N, Rge 45E, TETON County

Place Of Use

DOMESTIC within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	14											X						

STOCKWATER within TETON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	45E	14											X						

Conditions of Approval:

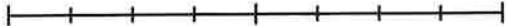
1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. STOCKWATER, 300 CATTLE, 2 HORSES PARCEL NO. RP05N45E146000A PROPERTY ALSO KNOWN AS 16 S AGATE

State of Idaho
Department of Water Resources
Water Right License
22-12016



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

0 0.045 0.09 0.18 Miles



Recorded at the Request of:

After Recording Return to:

The Nature Conservancy
4245 North Fairfax Drive
Arlington, VA 22203-1605

First American Title Company

GRANT DEED

921823

FOR VALUE RECEIVED, BFF HOLDINGS, INC., a Utah corporation, as to Tract 6 only, and TLFF HOLDINGS, INC., a Utah corporation, as to all other Tracts, Grantors, do hereby grant to THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, Grantee, whose address is 4245 North Fairfax Drive, Arlington, Virginia 22203-1605, the following described property situated in Teton County, Idaho:

THE TRACTS DESCRIBED ON EXHIBIT A ATTACHED HERETO

TOGETHER WITH all and singular the tenements, hereditament, and appurtenances thereunto belonging, or otherwise appertaining, including but not limited to any interest Grantors may have in the water rights listed on EXHIBIT B attached hereto, and all estate, right, title and interest in and to the said property.

SUBJECT TO: The matters set forth on EXHIBIT C attached hereto and all existing matters of public record or that would be disclosed by an accurate survey and inspection of the land.

{signature page follows}

IN WITNESS WHEREOF, Grantors have executed this Grant Deed this 19 day of January 2022.

GRANTORS:

BFF HOLDINGS, INC., a Utah corporation,
as to Tract 6 only

By: *Thomas E. Muir*
Thomas E. Muir, President

TLFF HOLDINGS, INC., a Utah corporation,
as to all other Tracts

By: *Thomas E. Muir*
Thomas E. Muir, President

STATE OF Utah)
) ss.
County of Salt Lake

This record was acknowledged before me on Jan 19, 2022, by Thomas E. Muir as President of BFF HOLDINGS, INC. and as President of TLFF HOLDINGS, INC.

Pamela G. Bailey
Signature of Notary Public

(stamp)



My Commission Expires: June 4, 2024

EXHIBIT A

Land Descriptions

TRACT 1:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 5 NORTH, RANGE 45 EAST, BEING MARKED AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 120674; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 00°23'27" EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°23'27" EAST 1372.44 FEET; THENCE SOUTH 89°41'44" WEST 2649.92 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE ALONG SAID WEST LINE, NORTH 00°13'44" WEST 1353.59 FEET TO A POINT SOUTH 00°13'44" EAST 30.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13; THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, NORTH 89°17'15" EAST 2546.14 FEET TO THE POINT OF BEGINNING.

PARCEL B:

TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 13: SW1/4
SECTION 14: SE1/4

LESS AND EXCEPTING THEREFROM: A TRACT BEGINNING AT THE NORTHWEST CORNER OF THE SE¼ OF SECTION 14, AND RUNNING THENCE EAST 22 RODS (363'); THENCE SOUTH 40 RODS (660.0'); THENCE WEST 22 RODS; THENCE NORTH 40 RODS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: A TRACT OF LAND BEING A PORTION OF THE W½SE¼ OF SECTION 14, T5N, R45E, BOISE MERIDIAN, TETON COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 14, FOUND AS DESCRIBED IN A CORNER PERPETUATION AND FILING RECORD FILED IN THE OFFICE OF THE CLERK OF TETON COUNTY, IDAHO; THENCE ALONG THE SOUTH LINE OF THE SE¼ OF SAID SECTION 14, N89°54'40"E, 49.50 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF WAY LINE OF U.S.

HIGHWAY 33, WHERE IS FOUND A 1/2 INCH DIAMETER IRON PIPE WITH PLASTIC CAP INSCRIBED "AW ENG 2680"; THENCE ALONG SAID RIGHT-OF-WAY LINE N00°08'57"W, 959.26 FEET TO THE POINT OF BEGINNING, WHERE IS FOUND A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "P.M. JORGENSEN LS 6970"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N00°08'57"W, 1000.00 FEET TO A POINT, WHERE IS FOUND A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "SURVEYOR SCHERBELL LTD PLS 3990 BIG PINEY, WYOMING"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S89°55'14"E, 450.00 FEET TO A POINT, WHERE IS FOUND A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "P.M. JORGENSEN LS 6970"; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE S00°08'57"E, 1000.00 FEET TO A POINT, WHERE IS FOUND A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "P.M. JORGENSEN LS 6970"; THENCE N89°55'14"W, 450.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: THAT PORTION OF PHASE I, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 29, 1992 AS INSTRUMENT NO. 111887, THAT LIES WITHIN THE ABOVE DESCRIBED PROPERTY.

ALSO LESS AND EXCEPTING THEREFROM: THAT PORTION OF PHASE II, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 113900, THAT LIES WITHIN THE ABOVE DESCRIBED PROPERTY.

ALSO LESS AND EXCEPTING THEREFROM: ROCKY FLATS P.U.D., TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 14, 1990 AS INSTRUMENT NO. 106895.

ALSO LESS AND EXCEPTING THEREFROM: HASTINGS LANE COUNTY ROAD 250 NORTH ALONG THE NORTH BOUNDARY OF ALL OF THE ABOVE DESCRIBED PROPERTY.

ALSO LESS AND EXCEPTING THEREFROM: THE WEST 49.5 FEET OF THE SE 1/4 OF SECTION 14 FOR EXISTING U.S. HIGHWAY 33 RIGHT-OF-WAY.

SUBJECT TO EASEMENTS FOR TETON VISTA DRIVE AND FALCON LANE AS THEY CROSS THE ABOVE DESCRIPTION PROPERTY, AS SHOWN ON SWEETWATER PHASE I PLAT, RECORDED DECEMBER 29, 1992 AS INSTRUMENT NO. 111887.

TRACT 2:**PARCEL 1:**

ALL OF ROCKY FLATS, P.U.D., TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 14, 1990 AS INSTRUMENT NO. 106895.

PARCEL 2:

LOTS 100, 101, 102 AND 103, PHASE II, SWEETWATER SUBDIVISION, TETON COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 113900

TRACT 3:**PARCEL 1:**

A PARCEL OF LAND LOCATED IN PART OF THE NW1/4 NW1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, SAID PARCEL, BEING A PORTION OF THOSE LANDS CONVEYED BY THAT WARRANTY DEED FROM THE BURNSIDE FAMILY LIVING TRUST, DATED JUNE 3, 1997, TO FILLMORE FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT NO. 200818, RECORDS OF TETON COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34, AND 35 OF SAID TOWNSHIP AND RANGE; WHICH IS MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP, INSCRIBED "A.W. ENG PE-LS 2860" WITH OTHER APPROPRIATE MARKINGS; THENCE S 89°40'23" E, 820.13 FEET, ON THE NORTH LINE OF SAID NW1/4 OF SAID SECTION 35, TO THE POINT OF BEGINNING, WHICH IS MONUMENTED BY A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITHOUT CAP; THENCE CONTINUING ON SAID NORTH LINE, BEING ALSO THE NORTHERN BOUNDARY OF TRACT 1, PARCEL 1, OF WARRANTY DEED 200818, S 89°40'23" E, 184.90 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, INSCRIBED "U.S.D.O.E. BONNEVILLE PWR ADM PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, S 00°01'32" E, 588.83 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 2 INCH DIAMETER ALUMINUM CAP, INSCRIBED "JORGENSEN ASSOCIATES PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, N 89°40'23" W, 184.99 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 2 INCH

DIAMETER ALUMINUM CAP INSCRIBED "JORGENSEN ASSOCIATES PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, N 00°01'02" W, 214.91 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 1 INCH DIAMETER YELLOW PLASTIC CAP, INSCRIBED "AW-ENG 2860"; THENCE PROCEEDING ON THE WESTERLY BOUNDARY OF SAID TRACT 1, PARCEL 1, N 00°01'02" W, 373.92 FEET TO THE POINT OF BEGINNING;

TRACT 4:

PARCEL 1:

A PARCEL OF LAND LOCATED IN PART OF THE NW1/4 NW 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO; SAID PARCEL, BEING A PORTION OF THOSE LANDS CONVEYED BY THAT WARRANTY DEED FROM THE BURNSIDE FAMILY LIVING TRUST, DATED JUNE 3, 1997, TO FILLMORE FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT NO. 200818, RECORDS OF TETON COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34, AND 35 OF SAID TOWNSHIP AND RANGE; WHICH IS MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "AW-ENG PE-LS 2860" WITH OTHER APPROPRIATE MARKINGS; THENCE S 89°40'23" E, 820.13 FEET, ON THE NORTH LINE OF SAID NW1/4 OF SAID SECTION 35, TO THE NORTHEAST CORNER OF TRACT 2, PARCEL 1, OF SAID WARRANTY DEED 200818, BEING A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITHOUT CAP; THENCE PROCEEDING ON SAID EASTERN BOUNDARY, S 00°01'02" E, 373.92 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 1 INCH DIAMETER YELLOW PLASTIC CAP, INSCRIBED "AW-ENG 2860"; THENCE CONTINUING, S 00°01'02" E, 214.91 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "JORGENSEN ASSOCIATES PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, S 89°40'23" E, 184.99 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, INSCRIBED "JORGENSEN ASSOCIATES PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, S 00°01'32" E, 336.69 FEET, TO A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, INSCRIBED "U.S.D.O.E. BONNEVILLE PWR ADM PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING, S 89°40'23" E, 315.01 FEET, TO THE EASTERN BOUNDARY OF SAID TRACT 2, PARCEL 1, WHICH IS MONUMENTED BY A 5/8 INCH DIAMETER STEEL REINFORCING

BAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, INSCRIBED "U.S.D.O.E. BONNEVILLE PWR ADM PE&LS 13031", SET THIS SURVEY; THENCE PROCEEDING ON THE BOUNDARY OF SAID TRACT, S 00°01'32" E, 386.31 FEET, TO THE SOUTHERN BOUNDARY OF SAID TRACT, WHICH IS MONUMENTED BY A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP, INSCRIBED "A-W ENG ID 2860"; THENCE PROCEEDING ON SAID BOUNDARY, N 89°36'08" W, 1321.35 FEET, TO THE WESTERN BOUNDARY OF SAID TRACT, BEING ALSO THE WEST LINE OF THE NW1/4 OF SAID SECTION 35, WHICH IS MONUMENTED BY A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP, INSCRIBED "A-W ENG ID 2860"; THENCE PROCEEDING ON SAID WESTERN BOUNDARY, N 00°01'53" E, 1310.19 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE SW1/4NW1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE NW SECTION CORNER OF SAID SECTION 35, THENCE SOUTH, 1310.32 FEET ALONG THE WEST SECTION LINE TO A POINT;
THENCE S 89°34'30"E, 330.37 FEET TO THE POINT OF BEGINNING;
THENCE S 89°37'51"E, 991.10 FEET TO A POINT;
THENCE S 00°03'18"E, 511.88 FEET TO A POINT;
THENCE N 89°33'24"W, 231.44 FEET TO A POINT;
THENCE S 00°03'18"E, 470 FEET TO A POINT;
THENCE N 89°33'24"W, 992.05 FEET TO A POINT;
THENCE N 00°00'50"W, 1310.59 TO THE POINT OF BEGINNING.

PARCEL 3:

SECTION 34, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.
SECTION 34: NE1/4NE1/4

LESS, AND EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH-EAST ONE-QUARTER (N1/2NE1/4) OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTH-EAST ONE-SIXTEENTH SECTION CORNER OF SAID SECTION 34, BEING MARKED BY A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "A-W ENG 2860 ALONG WITH OTHER MARKING"; THENCE, N 00°05'05" E,

863.20 FEET, ALONG THE EAST ONE-SIXTEENTH LINE OF SAID SECTION TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 90°00'00" W, 257.74 FEET, ALONG THE NORTH LINE OF THAT TRACT CONVEYED BY THAT DEED FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 65233 TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, S 40°30'00" W, 913.90 FEET, ALONG THE WESTERLY LINE OF SAID PARCEL TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, S 00°00'00" E, 165.00 FEET, ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH ONE-SIXTEENTH LINE OF SAID SECTION BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 89°46'48" W, 113.80 FEET, ALONG SAID LINE TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 19°11'30" E 117.90 FEET, TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 36°17'45" E 744.30 FEET, TO A POINT BEING MARKED BY 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 00°00'00" W, 538.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT ROAD COMMONLY KNOWN AS BATES ROAD, SAID POINT OF INTERSECTION BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, S 89°47'36" E, 529.48 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, S 00°19'05" E, 1279.97 FEET TO A POINT OF INTERSECTION WITH THE NORTH ONE-SIXTEENTH LINE OF SAID SECTION, BEING MARKED BY A 5/8" DIAMETER REBAR 24" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP INSCRIBED WITH "PLS 14391 ALONG WITH OTHER MARKINGS"; THENCE, N 89°46'48" W 57.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

TRACT 5:**PARCEL 1:**

A PART OF THE SW1/4NW1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE NW SECTION CORNER OF SAID SECTION 35, THENCE SOUTH 1310.32 FEET ALONG THE WEST SECTION LINE TO A POINT; THENCE S 89°34'30"E, 330.37 FEET TO A POINT; THENCE S 89°37'51"E, 991.10 FEET TO A POINT; THENCE S 00°03'18"E, 841.88 FEET TO THE POINT OF BEGINNING; THENCE S 00°03'18"E, 470.00 FEET TO A POINT; THENCE N 89°33'24"W, 232.44 FEET TO A POINT; THENCE N 00°03'18"W, 470.00 FEET TO A POINT; THENCE S 89°33'24"E, 232.44 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS TO SAID PROPERTY ONLY AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 3, PAGE 417, INSTRUMENT NO. 30907 AND IN BOOKS 3, PAGE 484, INSTRUMENT NO. 33558 AND INSTRUMENT NO. 98001, RECORDS OF TETON COUNTY, IDAHO.

TRACT 6:

ALSO, ALL OF THAT CERTAIN STRIP OF LAND DESCRIBED IN DEED DATED JUNE 18, 1920, FROM JAMES WILLIAM PRICE, ET UX, TO THE YELLOWSTONE PARK RAILROAD COMPANY (PREDECESSOR TO THE UNION PACIFIC RAILROAD COMPANY), RECORDED IN THE FREMONT COUNTY RECORDS ON DECEMBER 3, 1912, IN BOOK 10 OF DEEDS ON PAGE 571, SAID STRIP BEING MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

"A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF MAIN TRACK OF THE TETON BASIN BRANCH OF THE YELLOWSTONE PARK RAILROAD AS LOCATED ACROSS THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN. THE COURSE OF SAID CENTERLINE OF MAIN TRACK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST AND WEST CENTERLINE OF SAID SECTION 26 AND 688.6 FEET WESTERLY FROM THE CENTER THEREOF; THENCE SOUTH 0 DEGREES AND 7 MINUTES

WEST 1318.7 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 AND 691.3 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT.

ALSO, ALL THAT CERTAIN STRIP OF LAND DESCRIBED IN WARRANTY DEED DATED JUNE 18, 1912, FROM JAMES WILLIAM PRICE, ET UX, TO THE OREGON SHORT LINE RAILROAD COMPANY (PREDECESSOR TO THE UNION PACIFIC RAILROAD COMPANY), RECORDED IN THE FREMONT COUNTY RECORDS ON JULY 31, 1912, IN BOOK 11 OF DEEDS ON PAGE 191, SAID STRIP BEING MORE PARTICULARLY DESCRIBED IN SAID DEED AS FOLLOWS:

***BEGINNING AT A POINT TWO THOUSAND TWENTY SEVEN AND SEVEN TENTHS (2027.7) FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, B.M.; THENCE EAST ONE HUNDRED (100) FEET TO POINT ONE; THENCE SOUTH NAUGHT DEGREES SEVEN MINUTES WEST, THIRTEEN HUNDRED SEVENTEEN AND FIVE TENTHS (1317.5) FEET TO POINT TWO; THENCE WEST ONE HUNDRED (100) FEET TO POINT THREE; THENCE NORTH NAUGHT DEGREES SEVEN MINUTES EAST, THIRTEEN HUNDRED SEVENTEEN AND FIVE TENTHS (1317.5) FEET TO THE PLACE OF BEGINNING.**

LESS AND EXCEPTING THEREFROM THAT LAND GIVEN IN WARRANTY DEED RECORDED AS INSTRUMENT NO 116966, RECORDS OF TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

BEGINNING AT A POINT 49.5 FT. WEST FROM THE NE CORNER OF THE SW1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN; THENCE WEST 689.1 FT. TO THE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S 00° 00' W, 501.7 FT. ALONG THE RIGHT-OF-WAY LINE; THENCE EAST 200.0 FT. TO THE EASTERLY RIGHT-OF-WAY LINE; THENCE N 00° 07' E, 468.7 FT. ALONG THE RIGHT-OF-WAY LINE; THENCE EAST 489.1 FT.; THENCE NORTH 33 FT. TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT LAND GIVEN IN WARRANTY DEED RECORDED AS INSTRUMENT NO 114646, RECORDS OF TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

A PORTION OF THE NE1/4 SW1/4 SECTION 26, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED AS:

FROM THE SE CORNER OF SAID NE1/4 SW1/4 NORTH 89 DEGREES 57'00" WEST, 600.00 FEET, AND SOUTH 00 DEGREES 00'00" EAST, 3.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57'00" WEST, 139.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'26" EAST, 462.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57'00" EAST, 138.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00'00" EAST, 462.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:
 BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 26, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LITTLE STREET AND THE CENTERLINE OF MAIN STREET; THENCE N 89°57'00" W ALONG SAID RIGHT-OF-WAY LINE 743.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE OLD UNION PACIFIC RAILROAD PROPERTY; THENCE N 00° DEGREES 10'00" E ALONG SAID RIGHT-OF-WAY LINE 82.50 FEET TO A POINT WHICH IS THE INTERSECTION OF THE RAILROAD RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF LITTLE STREET, POINT BEING THE TRUE POINT OF BEGINNING THENCE CONTINUING N 00°10'00" E ALONG SAID RIGHT-OF-WAY 500.25 FEET TO A POINT WHICH IS 30.00 FEET NORTH OF THE CENTERLINE OF DEPOT STREET; THENCE S 89°57'00" E, 153.00 FEET TO A POINT WHICH IS 11.25 FEET SOUTH AND 60.00 FEET WEST OF THE SOUTHWEST CORNER OF LOT 32, BLOCK 3 OF THE DRIGGS MAIN STREET ANNEX; THENCE N 00°03'00" E, 647.75 FEET TO A POINT WHICH IS WEST 60.00 FEET FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 1 OF THE DRIGGS MAIN STREET ANNEX; THENCE N 07°11'37" W, 97.22 FEET TO A POINT WHICH IS 60.00 FEET WEST OF THE EAST RIGHT-OF-WAY OF THE OLD UNION PACIFIC RAILROAD PROPERTY; THENCE N 00°10'00" E PARALLEL TO THE RIGHT OF WAY, 811.00 FEET TO THE SOUTH LINE OF BENNIE D. GREEN'S PROPERTY (INSTRUMENT # 116966); THENCE ALONG GREEN'S PROPERTY S 00°50'00" E, 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE OLD UNION PACIFIC RAILROAD PROPERTY; THENCE S 00°10'00" W ALONG THE RIGHT-OF-WAY, 1615.08 FEET TO A POINT WHICH IS 30.00 FEET SOUTH OF THE CENTERLINE OF DEPOT STREET; THENCE N 89°57'00" W, 149.21 FEET; THENCE S 00°10'00" W, 440.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LITTLE STREET; THENCE N 89°57'00" W, 50.00 FEET TO THE POINT OF BEGINNING.

TRACT 7:

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SOUTH ½ SOUTHWEST 1/4, SECTION 14, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH NO CAP FOUND MARKING THE
SOUTHWEST CORNER OF SAID SECTION 14;
THENCE NORTH 00°38'57" WEST, A DISTANCE OF 313.10 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 89°31'01" EAST, A DISTANCE OF 396.44 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 00°38'57" WEST, A DISTANCE OF 275.00 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 89°31'01" WEST, A DISTANCE OF 396.44 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 00°38'57" WEST, A DISTANCE OF 739.97 FEET
TO A REBAR WITH NO CAP FOUND;
THENCE NORTH 89°26'00" EAST, A DISTANCE OF 2,627.74 FEET
TO A POINT;
THENCE SOUTH 00°19'28" EAST, A DISTANCE OF 1,332.01 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 89°31'01" WEST, A DISTANCE OF 2,620.20 FEET
TO THE POINT OF BEGINNING.

TRACT 8:
TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN,
TETON COUNTY, IDAHO
SECTION 22: S1/2NW1/4 and N1/2NW1/4

TRACT 9:
TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN,
TETON COUNTY, IDAHO
SECTION 15: SE1/4SE1/4

TRACT 10:
TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN,
TETON COUNTY, IDAHO
SECTION 22: NW1/4SW1/4

TRACT 11:
SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING
PART OF NORTHWEST 1/4, SOUTHWEST 1/4, SECTION 14,
TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH NO CAP FOUND MARKING THE
WEST 1/4 CORNER OF SAID SECTION 14;
THENCE NORTH 89°21'00" EAST, A DISTANCE OF 2,638.48 FEET
TO A POINT;
THENCE SOUTH 00°11'48" EAST, A DISTANCE OF 1,002.29 FEET

TO A POINT;
THENCE SOUTH 89°26'25" WEST, A DISTANCE OF 1,297.41 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 00°35'27" EAST, A DISTANCE OF 329.80 FEET
TO A REBAR WITH AN ALUMINUM CAP FOUND;
THENCE SOUTH 89°26'00" WEST, A DISTANCE OF 1,043.38 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 00°42'34" WEST, A DISTANCE OF 755.02 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 89°21'03" WEST, A DISTANCE OF 288.65 FEET
TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 00°38'57" WEST, A DISTANCE OF 573.48 FEET
TO THE POINT OF BEGINNING

TRACT 12:
TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN,
TETON COUNTY, IDAHO
SECTION 15: S½SW¼; SW¼SE¼

EXHIBIT B**Water Rights**

Water Right No. 22-7262 (included in its entirety)

Water Right No. 22-12016 (included in its entirety)

Water Right No. 22-13810 (this transfer includes only 0.62 cfs; Grantor is reserving and retaining 3.07 cfs)

Water Right No. 22-13337 (this transfer includes 0.20 cfs of water right, that portion retained by Grantor in previous sale described in Instrument# 260754, recorded in Teton County, Idaho)

All Grand Teton Canal Company shares currently owned by Grantor, totaling 1,183 shares.

EXHIBIT C**Matters to Which Title is Subject****ALL TRACTS**

Taxes or assessments for calendar year 2022 and future years which are not yet due and payable.

MATTERS RELATING TO TRACTS 1 AND 2

Right of way for road over and across a portion of said premises granted by instrument dated July 15, 1935, executed by the State of Idaho, recorded August 9, 1935, in Book 62 at page 540.

Exceptions and reservations contained in the Deeds from the State of Idaho, Chrystal J. Phillips, recorded February 10, 1960, in Book 77 of Deeds at Page 572, in Book 77 of Deeds at Page 573, wherein mineral rights are reserved to the State (47-701 Idaho Code) and rights of way for ditches constructed by authority of the United States, as granted to the United States under the provision of Section 58-604, Idaho Code 1947 as amended by Chapter 44, 1951 Session Laws.

Sprinkler Irrigation Cost-Sharing Operating Agreement dated July 1, 1970 from A. Reese Chambers and Roene Chambers, et al. to The Lower Teton Sprinkler Irrigation System, recorded July 23, 1970 as Instrument No. 68485.

Electric line right-of-way easement granted by Eugene Toole, to Fall River Rural Electric Cooperative, Inc., recorded December 18, 1977 recorder's No. 84743, records of Teton County, ID.

Electric line right-of-way easement granted by Valley Bank, to Fall River Rural Electric Cooperative, Inc., recorded December 17, 1987 recorder's No. 101826, records of Teton County, ID.

Agreement for electrical service between Valley bank, and Fall River Rural Electric Cooperative, Inc., recorded December 17, 1987 recorder's No. 101879 records of Teton County, ID.

Agreement for electrical service between Moritz O. Bergmeyer, and Fall River Rural Electric Cooperative, Inc., recorded November 28, 1988 recorder's No. 103399 records of Teton County, ID.

Agreement for electrical service between Moritz O. Bergmeyer, and Fall River Rural Electric Cooperative, Inc., recorded November 28, 1988 recorder's No. 103402 records of Teton County, ID.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, but deleting any covenant, condition or restriction indicating a preference, limitation or

discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded September 9, 1992, as Instrument No. 110902.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded April 15, 2006, as Instrument Number 176158, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded November 28, 2006, as Instrument Number 182873, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement Agreement between Raymond Vetsch, as Trustee of The Raymond Vetsch Revocable Trust of April 3, 2001, Stephen D. Wade, as Trustee of the Stephen D. Wade Revocable Trust, dated February 15, 1996, Allen Ball, as Trustee of The Allen Ball and Connie Ball Family Trust (fka The Allen Ball and Connie Ball Living Trust) created January 6, 1990 and amended and completely restated on August 3, 2004, Brent Alan Blue, as Trustee of The Brent Alan Blue Living Trust, dated the 28th day of June, 1989, as restated March 8, 2005, and any amendments thereto, and Richard S. Thoenig and Waltraud H. Thoenig, as Trustees of the Thoenig Family Trust dated April 14, 1989, recorded February 8, 2007 as Instrument No. 184908.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded December 29, 1992, as instrument number 111887, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded as Instrument No. 111964, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

Assignment recorded August 24, 2005 as Instrument No. 170429.

PARTIAL ASSIGNMENT recorded February 8, 2007, as Instrument No. 184910.

AMENDMENT recorded February 8, 2007, as Instrument No. 184907.

AMENDMENT recorded December 16, 2021 as Instrument No. 272938.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded September 28, 1993, as instrument number 113900, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded as Instrument No. 239358, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: TLFF Holdings, Inc., a Utah corporation and BFF Holdings, Inc., a Utah corporation.
Recorded: March 17, 2020, Instrument No. 259213.

Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: TLFF Holdings, Inc., a Utah corporation and BFF Holdings, Inc., a Utah corporation.
Recorded: March 17, 2020, Instrument No. 259214.

Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: TLFF Holdings, Inc., a Utah corporation and BFF Holdings, Inc., a Utah corporation.
Recorded: June 16, 2021, Instrument No. 269677.

Right-of-way or easement of County Roads.

Declaration of Restrictions recorded December 23, 2021 as Instrument No. 273300.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 23, 2021, as Instrument Number 273297, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Cross Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: TLFF Holdings, Inc., a Utah limited liability company and The Dee Lamar Conger Jr., Revocable Trust
Recorded: December 16, 2021, Instrument No. 272937

MATTERS RELATING TO TRACTS 3, 4 AND 5

Right-of-way Easement recorded February 6, 1968, as Instrument No. 65380.

Warranty Deed and Transmission Line Easement recorded March 3, 1969, as instrument No. 66702.

Easement as described in Warranty Deed from Parley S. Driggs, etux to James F. Griggs, recorded March 22, 1910, Book 3 Page 417, Records of Teton County, Idaho.

Easement as described in Warranty Deed from Parsley S. Driggs, etux to Ora D. Keith, recorded August 29, 1910, Book 3, Page 484, Records of Teton County, Idaho.

Transmission Line and Access Road Easement granted by C. Elmer Christensen & Margurette Christensen & Alvie C. Christensen & Gloria L. Christensen, recorded December 24, 1968. Recorder's No. 66477, Records of Teton County, Idaho.

Right-of-way easement as evidenced in Correction Warranty Deed recorded May 22, 2000, Instrument No. 137798.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded January 14, 2004, as Instrument Number 159437, ALSO July 16, 2004, as Instrument No. 162250, ALSO recorded April 27, 1996 as Instrument No. 124141, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Electric line right-of-way granted to Fall River Rural Electric Cooperative, Inc, recorded October 21, 2004, as Instrument No. 164146.

Electrical service Agreement upon the terms, conditions and provisions contained therein: Parties: Ronald Burnside, and Fall River Rural Electric Cooperative, Inc
Recorded: October 21, 2004, Instrument No. 164170

Easement for Right of Way for Telecommunications Lines granted to Columbine Telephone Company d.b.a Teton Telecom Communications, recorded November 1, 2005, as Instrument No. 172395.

Right-of-way or easement of county roads.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded June 22, 2018, as Instrument Number 250719, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

MATTERS RELATING TO TRACT 6

Provisions in deed to Union Pacific Land Resources Corporation, recorded March 5, 1993, as Instrument No. 112357.

MATTERS RELATING TO TRACT 7

Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded August 8, 1935, in Book 62 of Deeds, Page 538.

Right-of-way or easement of ditch.

Right-of-way or easement of 1000 W.

Restrictions on Warranty Deed recorded December 11, 2019, as Instrument No.: 257913, records of Teton County, ID. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 11, 2019, as Instrument Number 257912, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

MATTERS RELATING TO TRACTS 8 AND 9

Reservations in United States Patent, recorded in Book 6, of Patents, Page 43 and 44.

Right-of-Way or easement of 1000 W.

Right-of-way or easement of ditch.

Easement for Easement granted to Lavel H Johnson, Elaine L. Johnson, Lowell B. Curtis, Julina Curtis, Daniel J. Letham and Wanda W. Letham, recorded October 20, 1986, as Instrument No. 99708.

Power Line Agreement upon the terms, conditions and provisions contained therein:

Parties: Lavel H. Johnson, Steve Johnson, John Latham, Blackfoot Farms, LLC and Fall River Rural Electric Cooperative.

Recorded: 11/23/2007, Instrument No. 188633.

Provisions in deed to Union Pacific Land Resources Corporation, recorded August 24, 1987, as Instrument No. 101265.

MATTERS RELATING TO TRACT 10

Reservations in United States Patent, recorded in Book 7, of Patents, Page 448.

MATTERS RELATING TO TRACTS 11 AND 12

Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded August 6, 1935, as Instrument No. Book 62 of Deeds, Page 535.

Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Lavel H Johnson, Elaine L. Johnson, Lowell B. Curtis, Julina Curtis, Daniel J. Letham and Wanda W. Letham

Recorded: October 20, 1986, Instrument No. 99708

Grant of all minerals by document recorded August 24, 1987, Instrument No. 101264, together with the appurtenant rights to use the surface of the land.

Easement for Electric Line Right of Way granted to Fall River Rural Electric Cooperative, Inc, recorded July 17, 1991, as Instrument No. 108328.

Restrictions on Warranty Deed recorded July 7, 1999, as Instrument No.: 134368, records of Teton County, ID. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded July 12, 1999, as Instrument Number 134406, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Right-of-way or easement of County Roads.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded September 25, 2008, as Instrument Number 200281, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictions on warranty Deed recorded December 11, 2019, as Instrument No.: 257910, records of Teton County, ID. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

Road Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Michael R Stears and TLFF Holdings, Inc

Recorded: December 11, 2019, Instrument No. 257922

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded December 11, 2019, as Instrument Number 257909, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

NOT A LEGAL COPY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 274768

TETON COUNTY, IDAHO
03-18-2022 11:14:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1024327-T (JP)**

Date: **February 16, 2022**

For Value Received, **Robert G. Abrams and Marilyn D. Abrams, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **David M. Abrams, a single man**, hereinafter called the Grantee, whose current address is **2095 North 1000 West, Driggs, ID 83422**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Situated in the State of Idaho, County of Teton, being part of Southwest 1/4, Southwest 1/4, Section 14, Township 5 North, Range 45 East, of B.M. being more particularly described as follows:

Commencing at a rebar with no cap found marking the Southwest Corner of said Section 14; Thence North 00°38'57" West, a distance of 313.10 feet to a rebar with a plastic cap set stamped, "PLS 13856" marking the Point of Beginning; Thence continuing North 00°38'57" West, a distance of 275.00 feet to a rebar with a plastic cap set stamped, "PLS 13856"; Thence North 89°31'01" East, a distance of 396.44 feet to a rebar with a plastic cap set stamped, "PLS 13856"; Thence South 00°38'57" East, a distance of 275.00 feet to a rebar with a plastic cap set stamped, "PLS 13856"; Thence South 89°31'01" West, a distance of 396.44 feet to the Point of Beginning.

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

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 02/16/2022

Warranty Deed
- continued

File No.: 1024327-T (JP)

Robert G. Abrams
Robert G. Abrams

Marilyn D. Abrams
Marilyn D. Abrams

STATE OF California)
COUNTY OF Los Angeles)

On this 17th day of February, 2022, before me, a Notary Public in and for said State, personally appeared **Robert G. Abrams and Marilyn D. Abrams**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Upeksha Thennakoon
Notary Public for the State of California
Residing at: Los Angeles County
My Commission Expires: 11/01/2023

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 264176

TETON COUNTY, IDAHO

11-24-2020 09:14:00 No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE - DRIGGS

KIM KEELEY Fee: \$15.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **940391-T (JP)**

Date: **November 11, 2020**

For Value Received, **Michael R. Stears, a married man as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Robert G. Abrams and Marilyn D. Abrams, husband and wife**, hereinafter called the Grantee, whose current address is **6619 Marywood Road, Bethesda, MA 02655**, the following described premises, situated in **Teton County, Idaho**, to-wit:

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SOUTHWEST ¼, SOUTHWEST ¼, SECTION 14, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH NO CAP FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°38'57" WEST, A DISTANCE OF 313.10 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856" MARKING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°38'57" WEST, A DISTANCE OF 275.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE NORTH 89°31'01" EAST, A DISTANCE OF 396.44 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 00°38'57" EAST, A DISTANCE OF 275.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 89°31'01" WEST, A DISTANCE OF 396.44 FEET TO THE POINT OF BEGINNING.

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

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 11/11/2020

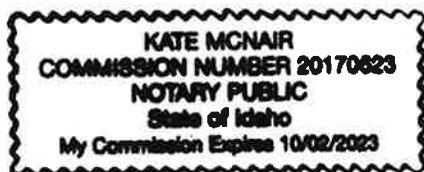
Warranty Deed
- continued

File No.: 940391-T (JP)


Michael R. Stears

STATE OF Idaho)
COUNTY OF Madison)

On this 12 day of November, 2020, before me, a Notary Public in and for said State, personally appeared **Michael R. Stears**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Notary Public for the State of Idaho
Residing at Rexburg, ID
My Commission Expires: 10-2-2023

14. Electric Service - Residential Agreement upon the terms, conditions and provisions contained therein: Parties: Fall River Rural Electric Cooperative, Inc., and Jammi Hill. Recorded: December 7, 2000, Instrument No. 140625. (Parcel 5)
15. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by survey recorded September 25, 2008, as Instrument No. 200281. (Parcel 5 and 6)
16. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded August 6, 1935, in Book 62 of Deeds, Page 535. (Parcel 6)

NOT A LEGAL COPY

RECORDED AT THE REQUEST OF:

AFTER RECORDING RETURN TO:

Michael R. Stears
444 Jeanine Circle
Sugar City, ID 83448

GRANT DEED

FOR VALUE RECEIVED, TLFF Holdings, Inc., a Utah corporation, Grantor, does hereby convey to Michael R. Stears, a married man dealing with his separate property, Grantee, whose complete mailing address is 444 Jeanine Circle, Sugar City, ID 83448, the following described property situated in Teton County, Idaho:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, excluding water rights, and all estate, right, title and interest in and to the said property and all of Grantor's right, title and interest in and to all streets, alleys and rights-of-way adjacent thereto. Grantor hereby reserves any water rights appurtenant or otherwise associated with the said property other than any water rights associated with domestic wells serving residences located on the said property.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns forever.

SUBJECT TO: the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference and any other matters appearing of public record or that would be apparent from a survey or inspection of the said property.

{signature page follows}

IN WITNESS WHEREOF, Grantor has executed this Grant Deed this 9 day of December, 2019.

GRANTOR:

TLFF Holdings, Inc., a Utah corporation

By: Thomas E. Muir

Printed Name: Thomas E. Muir

As Its: President

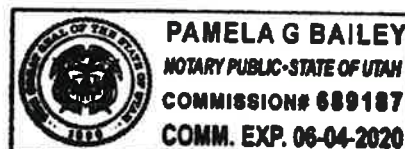
State of Utah

County of Salt Lake

This record was acknowledged before me on December 9, 2019, by Thomas E. Muir as President of TLFF Holdings, Inc., a Utah corporation.

Pamela G. Bailey
Signature of Notary Public

(stamp)



My Commission Expires: June 4, 2020

GRANT DEED - 2

104482756.1 0044769-00025

EXHIBIT A LEGAL DESCRIPTION

PARCEL 4:

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 14, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH NO CAP FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°38'57" WEST, A DISTANCE OF 213.10 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856" MARKING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°38'57" WEST, A DISTANCE OF 275.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE NORTH 89°31'01" EAST, A DISTANCE OF 396.44 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 00°38'57" EAST, A DISTANCE OF 275.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 89°31'01" WEST, A DISTANCE OF 396.44 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF NORTHWEST 1/4, SOUTHWEST 1/4, SECTION 14, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH NO CAP FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 00°38'57" EAST, A DISTANCE OF 573.48 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856" MARKING THE POINT OF BEGINNING;

THENCE NORTH 89°21'03" EAST, A DISTANCE OF 288.65 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 00°42'34" EAST, A DISTANCE OF 755.02 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856"; THENCE SOUTH 89°26'00" WEST, A DISTANCE OF 289.45 FEET TO A REBAR WITH NO CAP FOUND; THENCE NORTH 00°38'57" WEST, A DISTANCE OF 754.60 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4SW1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 330 FEET; THENCE WEST 1320 FEET; THENCE SOUTH 330 FEET; THENCE EAST 1320 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM: THAT PORTION CONVEYED TO STATE OF IDAHO BY INSTRUMENT RECORDED IN BOOK 62 AT PAGE 535.

EXHIBIT A

104482756.1 0044769-00025

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. General taxes for the year 2020 and any subsequent years.
8. Reservations in United States Patent.
9. Water rights, claims or title to water whether or not the matters are shown by the public records.
10. Right-of-way or easement of 1000 W. (Parcel 4 and 5)
11. Restrictions on Warranty Deed recorded July 7, 1999, as Instrument No.: 134367 and 134368, records of Teton County, ID. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision. (Parcel 5)
12. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded July 12, 1999, as Instrument Number 134406. (Parcel 5)
13. Easement for electric line right of way granted to Fall River Rural Electric Cooperative, Inc, recorded December 7, 2000, as Instrument No. 140575. (Parcel 5)



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

August 26, 2022

THE NATURE CONSERVANCY
PO BOX 2770
HAILEY ID 83333-2770

Re: Change in Ownership for Water Right No(s): 22-7262, 22-12016

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Please note the department did not receive sufficient evidence of ownership for water right 22-12016, therefore that water right is being returned unprocessed. Because the water right was not complete you are entitled to a partial refund. The department has initiated a refund and it should arrive in a couple of weeks from the state office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

From: [Barg, Jonie](#)
To: [IdwrPayable](#)
Subject: Refund Request
Date: Friday, August 26, 2022 11:14:00 AM
Attachments: [Receipt\(6\).PDF](#)

Good morning!

I have a refund request as follows:

Receipt number: E047936
Amount: \$25.00
Payable to The Nature Conservancy
PO Box 2770
Haily ID 83333

Reason: Ownership Change filed; additional information requested for some of the water rights. Information was not received; therefore, the application is being returned partially unprocessed. The applicant is entitled to a partial refund of this receipt.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Barg | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.barg@idwr.idaho.gov
Website: www.idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 10, 2022

THE NATURE CONSERVANCY
PO BOX 2770
HAILY ID 83333

RE: Change in Ownership Water Right No. 22-7262, 22-12016

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. The department has the required information to process 22-7262.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** According to the information available there are some discrepancies between the property purchased and the place of use of water right 22-12016. According to your application you would receive all of water right 22-12016. However, it appears that is a domestic water right appurtenant to the property, which was sold in Michael Stears on December 11, 2019, instrument number 257919. If you believe this is incorrect, please provide documentation indicating your ownership or that the water rights were withheld for the sale of the property under instrument number 257919. If you do not have any interest in that water right, please inform the department for us to process your application.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)

SCANNED

MAY 13 2022