

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 10 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 #6 of the instructions. **DE✓**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 29-4447	Yes ☒	Yes ☐	29-4447/29-14421	Yes ☐	Yes ☐
✓ 29-4449	Yes ☒	Yes ☐	29-4449/29-14422	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cora M. Barnett and/or Cora Mabey Barnett Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brian D. Richard and Susan J. Richardson and Shandon Lyle Carter and Laura Sarina Carter
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

740 West 395 North

Blackfoot

Idaho

83221

Mailing address

City

State

ZIP

208-680-4022

Telephone

Email

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: July 1, 2021

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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.

SUPPORT DATA

IN FILE # 29-4447

8. Signature: [Signature] Title, if applicable: _____ Date: 2/8/2022
- Signature: [Signature] Title, if applicable: _____ Date: 2-8-22

For IDWR Office Use Only:

Received by: JB Date: 7/7/2021 Receipt No. E047146 Receipt Amt. \$350-

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: _____ Approved by: JB Processed by: JC Date: 3/2/2022

Recording Requested by
and After Recording Mail To:

James L. Barnett
Trustee for the Jack and Ilene Barnett Revocable Trust
938 Creekside Court
Farmington UT 84025

Instrument # 207572

CARIBOU COUNTY

7-1-2021 10:04:53 AM No. of Pages: 13

Recorded for : FIRST AMERICAN TITLE

DENISE HORSLEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 24, 2020 by the **Jack and Ilene Barnett Revocable Trust** through its Trustee James L. Barnett ("Grantor") to **Brian D. Richardson and Susan J. Richardson**, husband and wife, and **Shandon Lyle Carter and Laura Sarina Carter**, husband and wife (collectively "Grantees") ("Special Warranty Deed").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to those exceptions, reservations and exclusions hereafter described, Grantor does hereby grant, bargain, sell, and convey unto Grantees and their heirs, successors, and assigns forever, all of Grantor's interest in and to that certain real property located near Bancroft, Idaho as more particularly described in **Attachment A** hereto and incorporated herein as if set forth in full, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining; the rents, issues and profits thereof; all easements, rights-of-way, water rights, irrigation rights or shares, mineral rights and geothermal rights; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein (collectively, the "Property").

Grantor makes no covenants or warranties with respect to title, express or implied, other than that Grantor is the owner in fee simple of the Property; that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantees; and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to those easements, restrictions, agreements and encumbrances set forth on **Attachment B**, attached hereto and incorporated herein as if set forth in full.

[Signature and notary acknowledgement follow immediately.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

JACK AND ILENE BARNETT REVOCABLE TRUST

By: [Signature] Trustee
James L. Barnett, Trustee
25 June 2021

STATE OF Idaho)
~~UTAH~~ : ss.
County of Caribou)

This record was acknowledged before me on June 24⁵, 2021 by James L. Barnett, Trustee of the Jack and Ilene Barnett Revocable Trust.

KRISTIE KAE URBAN
Notary Public - State of Idaho
Commission Number 20181826
My Commission Expires 09-21-2024

[Signature]
Signature of notary public
My commission expires: 9-21-2024

ATTACHMENT A

(to the Special Warranty Deed from Grantor/Seller Jack and Ilene Barnett Revocable Trust
to Grantees/Buyers Brian and Susan Richardson, and Shandon and Laura Carter)

Real Property Conveyed by Grantor/Seller to Grantees/Buyers:

Except as reserved in the next section below, three parcels of property located in Caribou County, Idaho as follows:

Parcel 1: a parcel of land consisting of all of Section 27 of Township 7 South, Range 40 East, Boise Meridian;

Parcel 2: a parcel of land located in Section 34 of Township 7 South, Range 40 East, Boise Meridian, and more particularly described as follows:

N 1/2 NE 1/4 NW 1/4; N 1/2 NW 1/4 NW 1/4; W 1/2 NE 1/4; AND NE 1/4 NE 1/4 of Section 34, Township 7 South, Range 40 East, Boise Meridian; and

Parcel 3: a parcel of land located in Section 33 of Township 7 South, Range 40 East, Boise Meridian, and more particularly described as follows:

N 1/2 N 1/2 NE 1/4 SE 1/4 of Section 33, Township 7 South, Range 40 East, Boise Meridian.

Real Property Excepted and Reserved by Grantor/Seller (not conveyed to Grantee/Buyers):

Grantor/Seller excepts from conveyance and reserves to itself from the three above-described conveyed parcels the following two parcels of land, together with various described water rights, springs, easements, and rights-of-way:

Parcel 1: A parcel of land located in Sections 27 and 34 of Township 7 South, Range 40 East, Boise Meridian, and more particularly described as follows:

Beginning at the Southwest corner of said Section 27, from which the West quarter corner of Section 27 bears North 00° 04' 10" West 2677.30 feet;
Thence North 00° 04' 10" West 1305.43 feet along the West line of said Section 27 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173";
Thence North 51° 53' 40" East 1257.83 feet to a 5/8" rebar with cap;
Thence South 02° 44' 24" East 787.96 feet to a 5/8" rebar with cap;
Thence South 52° 08' 31" East 834.51 feet to a 5/8" rebar with cap;
Thence South 00° 14' 09" West 1420.20 feet to a 5/8" rebar with cap set on the South line of the North half of the North half of the Northwest quarter of said Section 34;
Thence North 89° 45' 51" West 1670.40 feet to a point on the West line of said Section 34;
Thence North 00° 46' 15" West 630.93 feet along said West line to the Point of Beginning;

Containing 80.0 total acres of land, 55.6 of which are in Section 27 and 24.4 of which are in Section 34; and

Parcel 2: A parcel of land located in Sections 27 and 34 of Township 7 South, Range 40 East, Boise Meridian, Caribou County, Idaho and more particularly described as follows:

Beginning at the North quarter corner of said Section 34, from which the Northwest corner of Section 34 bears North 89° 58' 29" West 2630.86 feet;
Thence South 00° 22' 15" East 640.54 feet along the meridional centerline of said Section 34 to a found 5/8" rebar with cap set at the Southeast corner of the North half of the North half of the Northwest quarter thereof;
Thence North 89° 45' 51" West 956.14 feet along the South line of the said North half of the North half to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 13173";
Thence North 00° 14' 09" East 1420.20 feet to a 5/8" rebar with cap;
Thence South 50° 22' 05" East 1228.50 feet to the Point of Beginning;
Containing 22.5 total acres of land, 8.5 of which are in Section 27 and 14.0 of which are in Section 34.

Water, Springs, and Water Rights Conveyed by Grantor/Seller to Grantees/Buyers:

Except as reserved in the next section below, all water, springs, and water rights appurtenant to the conveyed property.

Water, Springs, and Water Rights Excepted and Reserved by Grantor/Seller (not conveyed to Grantees/Buyers):

Grantor/Seller excepts from conveyance and reserves to itself the following water, springs, diversion rights, and water rights:

50% of Water Right 29-4447

and as to this right only, to include 100% of those diversion rights in that certain spring located in:
NWNW of Section 34, T7S, R40E, Boise Meridian and commonly known as: unnamed spring

20% of Water Right 29-4449

and as to this right only, to include 100% diversion rights in those certain springs located in:
NESW of Section 27, T7S, R40E, Boise Meridian and commonly known as: Tank Spring
SENESEW of Section 27, T7S, R40E, Boise Meridian and commonly known as: Tank Spring
SWSW of Section 27, T7S, R40E, Boise Meridian and commonly known as: unnamed spring
SESWSW of Section 27, T7S, R40E, Boise Meridian and commonly known as: Cora Spring
NWSE of Section 27, T7S, R40E, Boise Meridian and commonly known as: Box Spring

Further, Seller excepts and reserves the right to continue to convey or transport Box Spring and Tank Spring(s) waters via existing pipelines (or their future replacements) to the Pasture Trough located in NWSW 27, Cora's Trough, and Seller's excepted and reserved property for stockwatering, culinary, or other purposes.

Further, Seller excepts and reserves the right to use excess Box Spring flows either directly from spring or by a tap from the existing 3 culinary water line (or its future replacement) from the Box Spring for domestic use on Seller's retained parcels.

Further, Seller excepts and reserves 100% of unapproved Applications for Permit 29-13954 and 29-14001.

Easements and Rights-of-Way Conveyed by Grantor/Seller to Grantees/Buyers:

All existing easements and rights-of-way appurtenant to the non-excepted real property, including but not limited to the following:

Mabey Road, from the intersection of Mabey Road and Ten Mile Pass Road to the north most point of Grantor/Seller's excepted property in Section 27, than on an existing road travelling past the Tank Spring (lower spring area) and terminating at the Box Spring (upper spring area) described as:

A 30.00 foot wide access and utility easement and right-of-way for the purposes of ingress and egress over, across and through an existing road, said road being located in the northwest quarter of the southeast quarter, and in the southwest quarter of Section 27, the southeast quarter of the southeast quarter of Section 28, the southeast quarter of the northeast quarter and in the northeast quarter of the southeast quarter of Section 32, the north half and the southwest quarter of Section 33, all in Township 7 South, Range 40 East, Boise Meridian, and in the West one half of the west one half of Section 4, Township 8 South, Range 40 East, Boise Meridian, said easement being 15.00 feet wide on each side of the following described centerline:

Commencing at the Southwest corner of Section 33, Township 7 South, Range 40 East, Boise Meridian, the same being marked and witnessed by a 3"Aluminum cap tagged, "LS 6236" and being South $00^{\circ}10'25''$ East a distance of 2592.88 feet from the northwest corner of the southwest quarter of said Section 33, basis of bearings; Thence South $03^{\circ}59'17''$ East for a distance of 3494.15 feet to a point of intersection with the Northerly right-of-way line of the Ten Mile Pass Road and the centerline of the Mabey Canyon Road as presently located, the True Point of Beginning:

Thence along the centerline of the Mabey Canyon Road for the following twenty-six (26) courses:

1. Thence North $33^{\circ}16'25''$ East for a distance of 1467.16 feet;
2. Thence North $10^{\circ}22'17''$ East for a distance of 547.75 feet;
3. Thence North $16^{\circ}45'26''$ East for a distance of 345.40 feet;
4. Thence North $07^{\circ}21'56''$ West for a distance of 704.46 feet;
5. Thence North $37^{\circ}49'51''$ West for a distance of 463.28 feet;
6. Thence North $22^{\circ}18'30''$ West for a distance of 578.98 feet;
7. Thence North $38^{\circ}29'24''$ West for a distance of 588.57 feet;
8. Thence North $25^{\circ}13'52''$ West for a distance of 399.52 feet;
9. Thence North $07^{\circ}20'40''$ West for a distance of 470.56 feet;
10. Thence North $08^{\circ}51'20''$ West for a distance of 511.68 feet;
11. Thence North $00^{\circ}24'18''$ West for a distance of 623.96 feet;
12. Thence North $24^{\circ}07'25''$ East for a distance of 59.57 feet;
13. Thence North $57^{\circ}18'33''$ East for a distance of 302.19 feet;
14. Thence North $47^{\circ}09'48''$ East for a distance of 402.48 feet;

15. Thence North 67°16'47" East for a distance of 364.67 feet;
16. Thence North 59°19'47" East for a distance of 678.71 feet;
17. Thence North 68°29'32" East for a distance of 812.60 feet;
18. Thence North 55°39'25" East for a distance of 916.14 feet;
19. Thence North 69°09'57" East for a distance of 370.13 feet;
20. Thence North 53°41'33" East for a distance of 833.68 feet;
21. Thence North 39°16'02" East for a distance of 1145.96 feet;
22. Thence North 28°06'47" East for a distance of 440.45 feet;
23. Thence North 63°55'53" East for a distance of 457.31 feet;
24. Thence North 44°40'20" East for a distance of 376.98 feet;
25. Thence North 56°08'48" East for a distance of 388.76 feet;
26. Thence North 51°30'41" East for a distance of 372.97 feet;

Cora Canyon Road, commencing at the intersection of Mabey Road and North Canyon Road, to approximately the north quarter corner of Section 34, described as:

A 30.00 foot wide access and utility easement and right-of-way for the purposes of ingress and egress over, across and through an existing road, said road is located in the southwest quarter of Section 27, the southwest quarter of the southeast quarter of Section 27, and the northeast quarter of Section 34, connecting to U.S. Government (Bureau of Land Management) properties located in the east half, excepting the north quarter, of the east of half of Section 34 and the southwest quarter of the northwest quarter of Section 35, all in Township 7 South, Range 40 East, Boise Meridian. The road commences at the center line of the Mabey Canyon Road and North Canyon Road, at the northern most point of the Barnett properties, and then continues south and southeast approximately along the Barnett eastern and northeastern property lines, which northeast corner of property ends at the north quarter corner of Section 34. Thence from this point, the road continues southeasterly crossing from the southwest quarter of Section 27, into the southeast quarter of Section 27, and then into the northeast quarter of Section 34 and connects to U.S. Government (Bureau of Land Management) properties.

Easements and Rights-of-Way Excepted and Reserved by Grantor/Seller
(not conveyed to Grantees/Buyers)

Grantor/Seller excepts from conveyance and reserves to itself the following the following easements and rights-of-way:

Mabey Road, from the intersection of Mabey Road and Ten Mile Pass Road to the north most point of Seller's excepted and reserved property in Section 27, than on an existing road travelling past the Tank Spring (lower spring area) and terminating at the Box Spring (upper spring area) described as:

A 30.00 foot wide access and utility easement and right-of-way for the purposes of ingress and egress over, across and through an existing road, said road being located in the northwest quarter of the southeast quarter, and in the southwest quarter of Section 27, the southeast quarter of the southeast quarter of Section 28, the southeast quarter of the northeast quarter and in the northeast quarter of the southeast quarter of Section 32, the north half and the southwest quarter of Section 33, all in Township 7 South, Range 40 East, Boise Meridian, and in the West one half of the west one half of Section 4, Township 8 South, Range 40 East, Boise Meridian, said easement being 15.00 feet wide on each side of the following described centerline:

Commencing at the Southwest corner of Section 33, Township 7 South, Range 40 East, Boise Meridian, the same being marked and witnessed by a 3"Aluminum cap tagged, "LS 6236" and being South 00°10'25" East a distance of 2592.88 feet from the northwest corner of the southwest quarter of said Section 33, basis of bearings; Thence South 03°59'17" East for a distance of 3494.15 feet to a point of intersection with the Northerly right-of-way line of the Ten Mile Pass Road and the centerline of the Mabey Canyon Road as presently located, the True Point of Beginning:

Thence along the centerline of the Mabey Canyon Road for the following twenty-six (26) courses:

1. Thence North 33°16'25" East for a distance of 1467.16 feet;
 2. Thence North 10°22'17" East for a distance of 547.75 feet;
 3. Thence North 16°45'26" East for a distance of 345.40 feet;
 4. Thence North 07°21'56" West for a distance of 704.46 feet;
 5. Thence North 37°49'51" West for a distance of 463.28 feet;
 6. Thence North 22°18'30" West for a distance of 578.98 feet;
 7. Thence North 38°29'24" West for a distance of 588.57 feet;
 8. Thence North 25°13'52" West for a distance of 399.52 feet;
 9. Thence North 07°20'40" West for a distance of 470.56 feet;
 10. Thence North 08°51'20" West for a distance of 511.68 feet;
 11. Thence North 00°24'18" West for a distance of 623.96 feet;
 12. Thence North 24°07'25" East for a distance of 59.57 feet;
 13. Thence North 57°18'33" East for a distance of 302.19 feet;
 14. Thence North 47°09'48" East for a distance of 402.48 feet;
 15. Thence North 67°16'47" East for a distance of 364.67 feet;
 16. Thence North 59°19'47" East for a distance of 678.71 feet;
 17. Thence North 68°29'32" East for a distance of 812.60 feet;
 18. Thence North 55°39'25" East for a distance of 916.14 feet;
 19. Thence North 69°09'57" East for a distance of 370.13 feet;
 20. Thence North 53°41'33" East for a distance of 833.68 feet;
 21. Thence North 39°16'02" East for a distance of 1145.96 feet;
 22. Thence North 28°06'47" East for a distance of 440.45 feet;
 23. Thence North 63°55'53" East for a distance of 457.31 feet;
 24. Thence North 44°40'20" East for a distance of 376.98 feet;
 25. Thence North 56°08'48" East for a distance of 388.76 feet;
 26. Thence North 51°30'41" East for a distance of 372.97 feet;
- Thence leaving said Mabey Canyon Road (intersection of the Mabey Road and North Canyon Road) and coursing along the centerline of a tributary road for the following six (6) courses:
27. Thence South 13°04'50" East for a distance of 215.12 feet;
 28. Thence South 69°15'15" East for a distance of 279.42 feet;
 29. Thence North 86°11'55" East for a distance of 591.38 feet;
 30. Thence South 63°59'38" East for a distance of 219.92 feet;
 31. Thence South 75°20'00" East for a distance of 213.54 feet;
 32. Thence North 89°38'44" East for a distance of 395.20 feet to the source of Box Spring, the terminus of this easement, having already coursed past and including an easement and right of way to Tank Spring.

Segment One of this excepted and retained easement and right-of-way, described in courses 1 through 26 above, is depicted in Exhibit 1a and Exhibit 1b to Attachment A, consisting of maps showing the various excepted and reserved easements and rights-of-way. Segment Two of this excepted and retained easement

and right-of-way, described in courses 27 through 32 above, is depicted in Exhibit 1a and Exhibit 1b to Attachment A, consisting of maps showing the various excepted and reserved easements and rights-of-way. Exhibit 1a and Exhibit 1b to Attachment A are incorporated herein by reference.

The sidelines of said easement are to be lengthened or shortened as needed to terminate at said spring source.

Segment Three of this excepted and retained easement and right-of-way is described as the Cora Canyon Road, commencing at the intersection of Mabey Road and North Canyon Road, to U.S. Government (Bureau of Land Management) properties located in the east half, excepting the north quarter, of the east of half of Section 34 and the southwest quarter of the northwest quarter of Section 35, more particularly described as:

A 30.00 foot wide access and utility easement and right-of-way for the purposes of ingress and egress over, across and through an existing road, said road is located in the southwest quarter of Section 27, the southwest quarter of the southeast quarter of Section 27, and the northeast quarter of Section 34, connecting to U.S. Government (Bureau of Land Management) properties located in the east half, excepting the north quarter, of the east of half of Section 34 and the southwest quarter of the northwest quarter of Section 35, all in Township 7 South, Range 40 East, Boise Meridian. The road commences at the center line of the Mabey Canyon Road and North Canyon Road, at the northern most point of the Grantor/Seller excepted and retained properties, and then continues south and southeast approximately along the Grantor/Seller excepted and retained properties' eastern and northeastern property lines, which northeast corner of property ends at the north quarter corner of Section 34. Thence from this point, the road continues southeasterly crossing from the southwest quarter of Section 27, into the southeast quarter of Section 27, and then into the northeast quarter of Section 34 and connects to U.S. Government (Bureau of Land Management) properties.

Segment Three of this excepted and retained easement and right-of-way is depicted in Exhibit 1a and Exhibit 1b to Attachment A, consisting of maps showing the various excepted and reserved easements and rights-of-way. Exhibit 1a and Exhibit 1b to Attachment A are incorporated herein by reference.

Segment Four of this excepted and retained easement and right-of-way is described as an existing tributary road, approximately 250 feet in length of road access, near the north quarter corner of Section 34, south off the Cora Canyon Road that provides access to existing road to Grantor/Seller's excepted and retained property in Section 34, in Township 7 South, Range 40 East, Boise Meridian, more particularly described as:

A 30.00 foot wide access and utility easement and right-of-way for the purposes of ingress and egress over, across and through an existing road, approximately 250 feet in length of road access, said road is located near the north quarter corner of Section 34, in the southwest quarter of the southeast quarter of Section 27 and the northeast quarter of the northeast quarter of Section 34, all in Township 7 South, Range 40 East, Boise Meridian. This tributary road connects from the Cora Canyon Road to the Grantor/Seller retained properties in the north half of the north half of the northwest quarter of Section 34.

Segment Four of this excepted and retained easement and right of way is depicted in Exhibit 1a and Exhibit 1b to Attachment A, consisting of maps showing the various excepted and reserved easements and rights of way. Exhibit 1a and Exhibit 1b to Attachment A are incorporated herein by reference.

Segment Five of this excepted and retained easement and right-of-way, to the extent any such easement or right-of way-exists, is described as a 30.00 foot wide access and utility easement for the purposes of ingress and egress over, across and through existing tributary roads, commencing from Segment Four's furthest southeast point in the southwest quarter of the northeast quarter of Section 34 and coursing first southeasterly and then northeasterly in the southeast quarter of the northeast quarter of Section 34, and then southeasterly in the southwest quarter of the northwest quarter of Section 35 continuing in a southerly direction through the west half of the southwest quarter of Section 35 until it joins into the Ten Mile Pass Road.

Segment Five of this excepted and retained easement and right-of-way is depicted in Exhibit 1a and Exhibit 1b to Attachment A, consisting of maps showing the various excepted and reserved easements and rights-of-way. Exhibit 1a and Exhibit 1b to Attachment A are incorporated herein by reference.

Further, Grantor/Seller reserves an easement and right-of-way to Tank Spring(s), and to a pipeline which conveys the waters therefrom westerly of Seller's excepted and retained property and Cora's Trough located in the SWSW of Section 27, T7S, R40E, Boise Meridian, to access and maintain for stockwatering, culinary, and other purposes.

Further, Grantor/Seller reserves an easement and right-of-way to Box Spring located in the SW SE of Section 27, T7S, R40E, Boise Meridian to access and to maintain for stockwatering, culinary, and other purposes and the right to develop and use directly and/or via a culinary tap in the existing culinary line somewhere in the North half of Southwest Quarter of Section 27, T7S, R40E, Boise Meridian, as it runs westerly from the Box Spring, and conveys the water via pipeline from the tap to Grantor/Seller's excepted and retained property.

ATTACHMENT B

(to the Special Warranty Deed from Grantor/Seller Jack and Ilene Barnett Revocable Trust
to Grantees/Buyers Brian and Susan Richardson, and Shandon and Laura Carter)

Exceptions and Exclusions (per First American Title Insurance Schedule B, Part II Exceptions):

The Special Warranty Deed is subject to the following Exceptions and Exclusions:

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
8. 2021 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

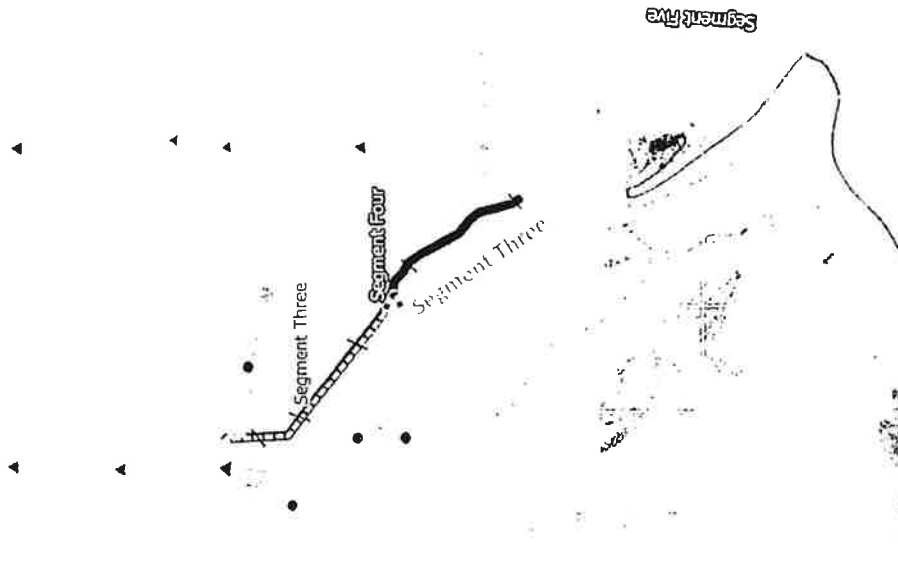
Taxes which may be assessed and entered on the property roll for 2021 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable. General taxes for 2021 and future years.

9. Right-of-way or easement of Ten Mile Pass Road, Ivins Road, and Mabey Canyon Road.
10. Provisions for ingress and egress in deed to Don R. Mabey, recorded May 25, 1958, as Instrument No. 41037.

11. Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded February 21, 1984, as Instrument No. 119625. Said instrument affects the S½SW¼ of Section 33, T. 7 S., R. 40 E., B.M., and Lot 4, Section 4, and Lot 1, Section 5. T. 8 S., R. 40 E., B.M.
12. Easement for slurry line granted to J.R. Simplot Company, a Nevada Corporation, recorded November 1988, as Instrument No. 135520.
13. Easement granted to J.R. Simplot Company, a Nevada Corporation, recorded March 8, 1991, as Instrument No. 140831.
14. Easement granted to PacifiCorp, an Oregon corporation, dba Utah Power & Light Company, recorded November 21, 1991, as Instrument No. 142432.
15. Access and Water Line Easement Agreement for Adjoining Parcels, upon the terms, conditions and provisions contained therein:
Parties: Jack A. Barnett, Trustee of the Cora Mabey Barnett Trust, Don R. Mabey, Matthew A. Mabey, James J. Smedley, Marion S. Harrison, Polly Jene McCammon, Max McCammon, John Whitney and Shannon Whitney
Recorded: November 5, 2008, Instrument No. 181957
16. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
17. 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 19, 2019, as Instrument Number 204493, 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).

16940187_v1

Exhibit 1a to Attachment A



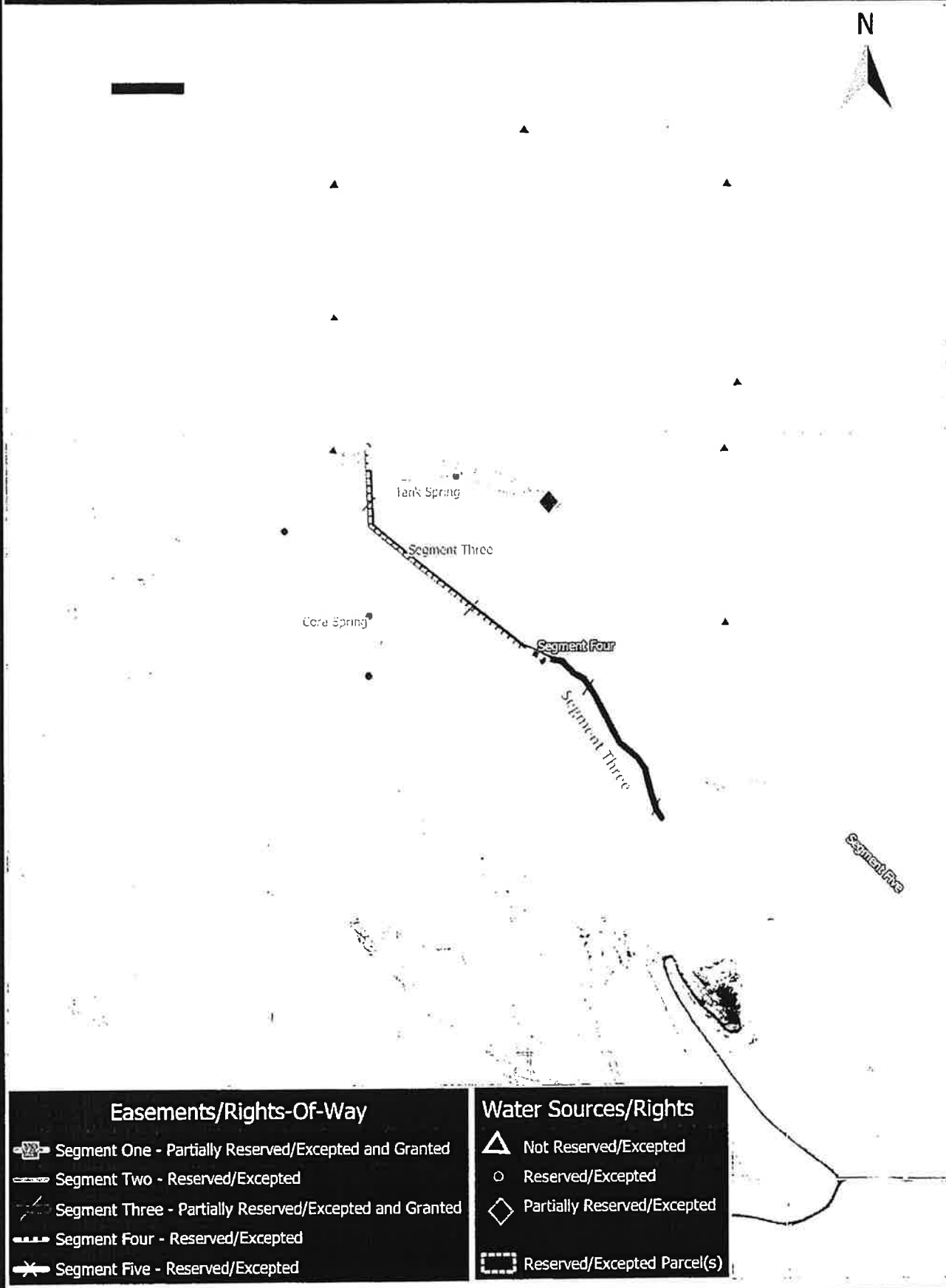
Easements/Rights-Of-Way

- Segment One - Partially Reserved/Excepted and Granted
- Segment Two - Reserved/Excepted
- Segment Three - Partially Reserved/Excepted and Granted
- Segment Four - Reserved/Excepted
- Segment Five - Reserved/Excepted

Water Sources/Rights

- Not Reserved/Excepted
- Reserved/Excepted
- Partially Reserved/Excepted
- Reserved/Excepted Parcel(s)

Exhibit 1b to Attachment A



Recording Requested by
and After Recording Mail To:

James L. Barnett
Trustee for the Jack and Ilene Barnett Revocable Trust
938 Creekside Court
Farmington UT 84025

Instrument # 207571

CARIBOU COUNTY

7-1-2021 10:00:09 AM No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

DENISE HORSLEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 24, 2021 by the **Cora Mabey Barnett Trust** through its Successor Trustee James L. Barnett ("Grantor") to the **Jack and Ilene Barnett Revocable Trust** through its Trustee James L. Barnett ("Grantee") ("Special Warranty Deed").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to those exceptions, reservations and exclusions hereafter described, Grantor does hereby grant, bargain, sell, and convey unto Grantee and its heirs, successors, and assigns forever, all of Grantor's interest in and to that certain real property located near Bancroft, Idaho as more particularly described in **Attachment A** hereto and incorporated herein as if set forth in full, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining; the rents, issues and profits thereof; all easements, rights-of-way, water rights, irrigation rights or shares, mineral rights and geothermal rights; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein (collectively, the "Property").

Grantor makes no covenants or warranties with respect to title, express or implied, other than that Grantor is the owner in fee simple of the Property; that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee; and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor.

[Signature and notary acknowledgement follow immediately.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

CORA MABEY BARNETT TRUST

By: [Signature]
James L. Barnett, Successor Trustee

STATE OF UTAH)
 : ss.
County of Salt Lake)

This record was acknowledged before me on June 24, 2021 by James L. Barnett, Successor Trustee of the Cora Mabey Barnett Trust.



[Signature]
Signature of notary public
My commission expires: 9/27/23

GRANTEE:

JACK AND ILENE BARNETT REVOCABLE TRUST

By: [Signature]
James L. Barnett, Trustee

STATE OF UTAH)
 : ss.
County of Salt Lake)

This record was acknowledged before me on June 24, 2021 by James L. Barnett, Trustee of the Jack and Ilene Barnett Revocable Trust.



[Signature]
Signature of notary public
My commission expires: 9/27/23

ATTACHMENT A
(to the Special Warranty Deed from Grantor Cora Mabey Barnett Trust
to Grantee Jack and Ilene Barnett Revocable Trust

Real Property Conveyed by Grantor to Grantee:

Three parcels of property located in Caribou County, Idaho as follows:

Parcel 1: a parcel of land consisting of all of Section 27 of Township 7 South, Range 40 East, Boise Meridian;

Parcel 2: a parcel of land located in Section 34 of Township 7 South, Range 40 East, Boise Meridian, and more particularly described as follows:

N 1/2 NE 1/4 NW 1/4; N 1/2 NW 1/4 NW 1/4; W 1/2 NE 1/4; AND NE 1/4 NE 1/4 of Section 34, Township 7 South, Range 40 East, Boise Meridian; and

Parcel 3: a parcel of land located in Section 33 of Township 7 South, Range 40 East, Boise Meridian, and more particularly described as follows:

N 1/2 N 1/2 NE 1/4 SE 1/4 of Section 33, Township 7 South, Range 40 East, Boise Meridian.



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

March 02, 2022

SHANDON CARTER
LAURA S CARTER
692 S 1300 W
PINGREE ID 83262-1320

BRIAN RICHARDSON
SUSAN RICHARDSON
398 N 700 W
BLACKFOOT ID 83221-5242

Re: Change in Water Right Ownership: 29-4447 (Split into 29-4447 and 29-14421), 29-4449 (Split into 29-4447 and 29-14422)

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)

cc: CORA M BARNETT
PACIFIC LIFE INSURANCE CO