

Received by LE Date 08/18/2020 Receipt No. W048635 Receipt Amt. \$25.00
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 _____ Approved by LE Processed by LE Date 01/13/2021

Instrument # 267816

IDAHO CITY, BOISE COUNTY, IDAHO

5-28-2020 02:24:51 PM No. of Pages: 7

Recorded for : SENIOR EDGE LEGAL

MARY T. PRISCO

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEEDS

Kristi Coffelt

TRUSTEE'S DEED

Stacy M. Pearson, as Trustee of the Stacy M. Pearson Inheritance Trust, dated August 19, 2009, hereinafter referred to as the "Grantor", does hereby grant and convey her undivided one-half (1/2) interest in the following described real property to Stacy M. Pearson and Mark J. Pearson, as Trustees of the Mark J. and Stacy M. Pearson Trust dated February 5, 2003, hereinafter referred to as the "Grantees", whose mailing address is 1602 N. 17th, Boise, Idaho 83702, for no consideration, the following described real property, situated in **BOISE** County, State of Idaho, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein as if fully set forth.

SUBJECT TO taxes and assessments for this year and all subsequent years, together with any and all existing easements, rights-of-way, reservations restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantor executes this instrument solely in her fiduciary capacity and covenants only that she is authorized to make this conveyance in such fiduciary capacity. The Grantor hereby disclaims any and all warranties and covenants, whether express or implied. Any further recourse hereunder is to be only against the aforementioned trust.

NOTE: THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Dated April 29, 2020.

The Stacy M. Pearson Inheritance Trust dated August 19, 2009

By:

Stacy M. Pearson
Stacy M. Pearson, Trustee

STATE OF IDAHO)
 : ss.
County of Ada)

On April 29, 2020, before me, the undersigned, a Notary Public, personally appeared Stacy M. Pearson, the Trustee of the Stacy M. Pearson Inheritance Trust dated August 19, 2009, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said Trust.



Notary Public in and for Idaho
Residing in Boise, Idaho
My Commission expires: 10-4-2025

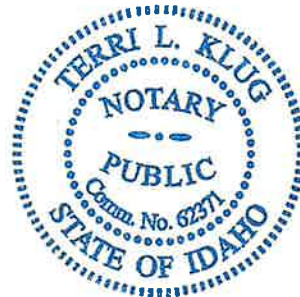


EXHIBIT A
Legal Description

Accurate Surveying & Mapping

A Professional Corporation



Land Description

Parcel A

A parcel of land being all of Government Lot 4 and a portion of Government Lot 5 of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

BEGINNING at the found brass cap monument at the corner common to Sections 5, 6, 7 and 8, the same being the meander corner common to Sections 7 and 8 on the left bank of the South Fork of the Payette River;

Thence upstream on the left (south) meander line S 54° 42' 38" E for a distance of 441.78 feet;

Thence continuing S 58° 27' 38" E for a distance of 324.84 feet;

Thence continuing S 75° 27' 38" E for a distance of 487.26 feet;

Thence continuing S 69° 57' 38" E for a distance of 552.23 feet;

Thence continuing S 81° 27' 38" E for a distance of 972.53 feet to a point witnessed by a set 5/8th inch diameter iron pin labeled PLS 11463 bearing S 14° 47' 22" W a distance of 35.00 feet;

Thence departing said meander S 14° 47' 22" W for a distance of 854.52 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 89° 55' 09" W for a distance of 353.32 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 00° 33' 37" W for a distance of 935.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 on the south line of said Government Lot 5;

Thence N 89° 34' 10" W for a distance of 716.34 feet to a found aluminum cap monument at the center-west sixteenth corner of said Section 8;

Thence N 00° 27' 00" E for a distance of 1313.04 feet to a found aluminum cap monument at the Northwest sixteenth corner of said Section 8;

(CONTINUED ON NEXT PAGE)

Accurate Surveying & Mapping



Thence N 89° 33' 39" W for a distance of 1309.89 feet to a found aluminum cap monument at the North sixteenth corner common to said Sections 7 and 8;

Thence N 00° 17' 46" E for a distance of 1314.36 feet to the **POINT OF BEGINNING**.

Parcel contains 69.313 acres, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.

NOTE:

*ANY FURTHER SUBDIVISION OF THIS
PARCEL SHALL COMPLY WITH BOISE
COUNTY SUBDIVISION PROBLEMS.*



Accurate Surveying & Mapping

A Professional Corporation



Easement Description

Access to Forest Service Road

An easement over and across a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the center $\frac{1}{4}$ of said Section 8; thence S $89^{\circ} 34' 41''$ E along the center section line for a distance of 468.26 feet to a set $\frac{5}{8}$ th inch diameter iron pin labeled PLS 11463; thence N $00^{\circ} 25' 23''$ E for a distance of 113.38 feet to the center line of South Fork Road; thence N $72^{\circ} 31' 32''$ W along said center line for a distance of 70.27 feet; thence continuing N $59^{\circ} 50' 20''$ W along said center line for a distance 49.0 feet more or less to the intersection of an existing dirt road and the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence S $46^{\circ} 48' 25''$ W along the center line of said road for a distance of 102.5 feet;

Thence S $36^{\circ} 33' 28''$ W along said center line for a distance of 50.0 feet;

Thence S $27^{\circ} 46' 05''$ W along said center line for a distance of 53.0 feet more or less to said center section line and the **TERMINUS** of said easement.

The left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 0.14 acres, or 6,165 square feet, more or less.

The intent of the above described easement is to describe an existing road and the physical location of the road should govern over the above courses and distances. The road location is based on aerial photography. Due to winter weather conditions we were unable to access the site.





Easement Description

Access to the river

An easement over a portion of Government Lot 2 and a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found brass cap at the Northeast Sixteenth corner of said Section 8 from which the found brass cap monument at the special meander corner of Section 8 bears S 89° 01' 10" E a distance of 652.83 feet; thence S 00° 24' 59" W along the sixteenth line for a distance of 44.82 feet to the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence N 48° 40' 23" W for a distance of 92.96 feet;

Thence 179.20 feet along the arc of a 210.00 foot radius curve left having a central angle of 48° 53' 30" and a long chord bearing N 67° 46' 07" W a distance of 173.81 feet;

Thence S 86° 03' 18" W for a distance of 166.55 feet;

Thence 73.56 feet along the arc of a 120.00 foot radius curve right having a central angle of 35° 07' 20" and a long chord bearing N 72° 30' 36" W a distance of 72.41 feet;

Thence N 56° 14' 33" W for a distance of 62.66 feet;

Thence 105.40 feet along the arc of a 170.00 foot radius curve left having a central angle of 35° 31' 24" and a long chord bearing N 67° 20' 10" W a distance of 103.72 feet;

Thence N 86° 58' 05" W for a distance of 40.65 feet;

Thence 192.75 feet along the arc of a 68.00 foot radius curve right having a central angle of 162° 24' 19" and a long chord bearing N 10° 02' 23" W a distance of 134.40 feet;

Thence N 66° 12' 01" E for a distance of 29.26 feet;

(CONTINUED ON NEXT PAGE)

Accurate Surveying & Mapping



Thence 105.31 feet along the arc of a 200.00 foot radius curve left having a central angle of $30^{\circ} 10' 11''$ and a long chord bearing $N 51^{\circ} 06' 55'' E$ a distance of 104.10 feet;

Thence $N 36^{\circ} 01' 49'' E$ for a distance of 130.75 feet;

Thence 265.87 feet along the arc of a 150.00 foot radius curve left having a central angle of $101^{\circ} 33' 24''$ and a long chord bearing $N 18^{\circ} 09' 44'' W$ a distance of 232.41 feet;

Thence $N 68^{\circ} 56' 26'' W$ for a distance of 120.30 feet to a point on the meander line of the left (south) side of the South Fork of the Payette River and the **POINT OF TERMINUS** of said easement, said point bearing $N 49^{\circ} 17' 22'' E$ a distance of 138.72 feet from a set $5/8^{\text{th}}$ inch diameter iron pin labeled PLS 11463.

Said left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 1.08 acres, or 46,957 square feet, more or less.



Recording Requested By and
When Recorded Return To:

Stacy M. Pearson
1602 North 17th Street
Boise, Idaho 83702

Instrument # 264365

IDAHO CITY, BOISE COUNTY, IDAHO

8-7-2019 03:09:45 PM No. of Pages: 8

Recorded for : STACY PEARSON

MARY T. PRISCO

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEEDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, TIFFANY L. KEISER, Trustee of the Tiffany L. Keiser Inheritance Trust dated August 19, 2009, whose address is 856 South Shelley Lake Lane, Veradale, Washington 99037 ("**Grantor**"), does hereby convey, remise, release and forever quitclaim one-half (1/2) of Grantor's right, title, claim, and interest in and to Grantor's Thirty Three and One Third percent (33 and 1/3%) tenant in common interest in that certain real property located in Boise County, Idaho, which is more particularly described in Exhibit 1, attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, appurtenances, and water rights thereto (the "**Property**") unto STACY M. PEARSON, as Trustee of the Stacy M. Pearson Inheritance Trust, dated August 19, 2009, whose address is 1602 North 17th Street, Boise, Idaho 83702, and does hereby further convey, remise, release and forever quitclaim one-half (1/2) of Grantor's right, title, claim, and interest in and to Grantor's Thirty Three and One Third percent (33 and 1/3%) tenant in common interest in the Property unto TYRONE D. CANNON, as Trustee of the Tyrone D. Cannon Inheritance Trust, dated August 19, 2009, whose address is 37 Penny Lane, Woodbridge, Connecticut 06525 (collectively, "**Grantees**"), along with their respective heirs, successors, and assigns.

By this Quitclaim Deed, Grantor intends to convey her entire interest in the Property to Grantees. Following this conveyance, it is Grantor's and Grantees' intent that STACY M. PEARSON, as Trustee of the Stacy M. Pearson Inheritance Trust, dated August 19, 2009, will own a Fifty Percent (50%) tenant in common interest in the Property and that TYRONE D. CANNON, as Trustee of the Tyrone D. Cannon Inheritance Trust, dated August 19, 2009, will own a Fifty Percent (50%) tenant in common interest in the Property.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has hereby executed this Quitclaim Deed effective the 27th day of July, 2019.

GRANTOR:

Tiffany L. Keiser, Trustee of the Tiffany L. Keiser Inheritance Trust, dated August 19, 2009

Tiffany L. Keiser

Tiffany L. Keiser, Trustee

STATE OF WASHINGTON)
: ss.
County of Spokane)

On this 27th day of JULY, 2019, before me, a notary public in and for the state of Washington, personally appeared TIFFANY L. KEISER, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Tiffany L. Keiser Inheritance Trust, dated August 19, 2009, and acknowledged that she executed the same as such Trustee.

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

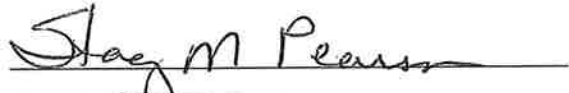


[Signature]
Notary Public for ~~Idaho~~ WASHINGTON
Residing at: 14020 E Sprague Ave, Spokane Valley, WA 99216
My commission expires: 08/19/2020

The above Quitclaim Deed is hereby accepted this 27th day of July, 2019.

GRANTEES:

STACY M. PEARSON, Trustee of the Stacy M. Pearson Inheritance Trust, dated August 19, 2009


Stacy M. Pearson, Trustee

TYRONE D. CANNON, Trustee of the Tyrone D. Cannon Inheritance Trust, dated August 19, 2009

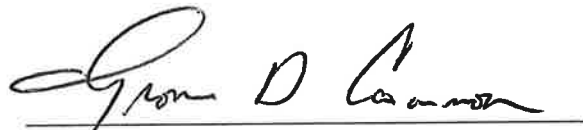

Tyrone D. Cannon, Trustee

EXHIBIT 1
Legal Description

Accurate Surveying & Mapping

A Professional Corporation



Land Description

Parcel A

A parcel of land being all of Government Lot 4 and a portion of Government Lot 5 of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

BEGINNING at the found brass cap monument at the corner common to Sections 5, 6, 7 and 8, the same being the meander corner common to Sections 7 and 8 on the left bank of the South Fork of the Payette River;

Thence upstream on the left (south) meander line S 54° 42' 38" E for a distance of 441.78 feet;

Thence continuing S 58° 27' 38" E for a distance of 324.84 feet;

Thence continuing S 75° 27' 38" E for a distance of 487.26 feet;

Thence continuing S 69° 57' 38" E for a distance of 552.23 feet;

Thence continuing S 81° 27' 38" E for a distance of 972.53 feet to a point witnessed by a set 5/8th inch diameter iron pin labeled PLS 11463 bearing S 14° 47' 22" W a distance of 35.00 feet;

Thence departing said meander S 14° 47' 22" W for a distance of 854.52 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 89° 55' 09" W for a distance of 353.32 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 00° 33' 37" W for a distance of 935.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 on the south line of said Government Lot 5;

Thence N 89° 34' 10" W for a distance of 716.34 feet to a found aluminum cap monument at the center-west sixteenth corner of said Section 8;

Thence N 00° 27' 00" E for a distance of 1313.04 feet to a found aluminum cap monument at the Northwest sixteenth corner of said Section 8;

(CONTINUED ON NEXT PAGE)



Thence N 89° 33' 39" W for a distance of 1309.89 feet to a found aluminum cap monument at the North sixteenth corner common to said Sections 7 and 8;

Thence N 00° 17' 46" E for a distance of 1314.36 feet to the **POINT OF BEGINNING**.

Parcel contains 69.313 acres, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.

NOTE:

*ANY FURTHER SUBDIVISION OF THIS
PARCEL SHALL COMPLY WITH BOISE
COUNTY SUBDIVISION PROCEEDS.*



Accurate Surveying & Mapping

A Professional Corporation



Easement Description

Access to Forest Service Road

An easement over and across a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the center $\frac{1}{4}$ of said Section 8; thence S $89^{\circ} 34' 41''$ E along the center section line for a distance of 468.26 feet to a set $\frac{5}{8}$ th inch diameter iron pin labeled PLS 11463; thence N $00^{\circ} 25' 23''$ E for a distance of 113.38 feet to the center line of South Fork Road; thence N $72^{\circ} 31' 32''$ W along said center line for a distance of 70.27 feet; thence continuing N $59^{\circ} 50' 20''$ W along said center line for a distance 49.0 feet more or less to the intersection of an existing dirt road and the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence S $46^{\circ} 48' 25''$ W along the center line of said road for a distance of 102.5 feet;

Thence S $36^{\circ} 33' 28''$ W along said center line for a distance of 50.0 feet;

Thence S $27^{\circ} 46' 05''$ W along said center line for a distance of 53.0 feet more or less to said center section line and the **TERMINUS** of said easement.

The left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 0.14 acres, or 6,165 square feet, more or less.

The intent of the above described easement is to describe an existing road and the physical location of the road should govern over the above courses and distances. The road location is based on aerial photography. Due to winter weather conditions we were unable to access the site.



1

1602 W. Hays St., Suite 306 • Boise, ID 83702 • Phone: 208-863-4198 •
www accuratesurveyors.com

EXHIBIT B

Accurate Surveying & Mapping

A Professional Corporation



Easement Description

Access to the river

An easement over a portion of Government Lot 2 and a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found brass cap at the Northeast Sixteenth corner of said Section 8 from which the found brass cap monument at the special meander corner of Section 8 bears S 89° 01' 10" E a distance of 652.83 feet; thence S 00° 24' 59" W along the sixteenth line for a distance of 44.82 feet to the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence N 48° 40' 23" W for a distance of 92.96 feet;

Thence 179.20 feet along the arc of a 210.00 foot radius curve left having a central angle of 48° 53' 30" and a long chord bearing N 67° 46' 07" W a distance of 173.81 feet;

Thence S 86° 03' 18" W for a distance of 166.55 feet;

Thence 73.56 feet along the arc of a 120.00 foot radius curve right having a central angle of 35° 07' 20" and a long chord bearing N 72° 30' 36" W a distance of 72.41 feet;

Thence N 56° 14' 33" W for a distance of 62.66 feet;

Thence 105.40 feet along the arc of a 170.00 foot radius curve left having a central angle of 35° 31' 24" and a long chord bearing N 67° 20' 10" W a distance of 103.72 feet;

Thence N 86° 58' 05" W for a distance of 40.65 feet;

Thence 192.75 feet along the arc of a 68.00 foot radius curve right having a central angle of 162° 24' 19" and a long chord bearing N 10° 02' 23" W a distance of 134.40 feet;

Thence N 66° 12' 01" E for a distance of 29.26 feet;

(CONTINUED ON NEXT PAGE)

1
1602 W. Hays St., Suite 306 • Boise, ID 83702 • Phone: 208-863-4198 •
www.accuratesurveyors.com

62266545 J C

Accurate Surveying & Mapping



Thence 105.31 feet along the arc of a 200.00 foot radius curve left having a central angle of 30° 10' 11" and a long chord bearing N 51° 06' 55" E a distance of 104.10 feet;

Thence N 36° 01' 49" E for a distance of 130.75 feet;

Thence 265.87 feet along the arc of a 150.00 foot radius curve left having a central angle of 101° 33' 24" and a long chord bearing N 18° 09' 44" W a distance of 232.41 feet;

Thence N 68° 56' 26" W for a distance of 120.30 feet to a point on the meander line of the left (south) side of the South Fork of the Payette River and the **POINT OF TERMINUS** of said easement, said point bearing N 49° 17' 22" E a distance of 138.72 feet from a set 5/8th inch diameter iron pin labeled PLS 11463.

Said left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 1.08 acres, or 46,957 square feet, more or less.



Instrument # 254047

IDAHO CITY, BOISE COUNTY, IDAHO

2-23-2017 02:50:41 PM No. of Pages: 14

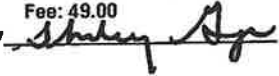
Recorded for : ACCURATE SURVEYING & MAPPING

MARY T. PRISCO

Fee: 49.00

Ex-Officio Recorder Deputy

Index to DEEDS



QUITCLAIM DEED

SHIRLEY A. JORDAN DIBBEN, as Trustee of the Shirley A. Jordan Dikken Revocable Living Trust, dated April 17, 2009, **PHYLLIS J. MORRIS, ROBERT J. JEROME** and **ZOELLA JEROME**, husband and wife, **STACY M. PEARSON**, as Trustee of the Stacy M. Pearson Inheritance Trust dated August 19, 2009, **TYRONE D. CANNON**, as Trustee of the Tyrone D. Cannon Inheritance Trust dated August 19, 2009, and **TIFFANY L. KEISER**, Trustee of the Tiffany L. Keiser Inheritance Trust dated August 19, 2009, (collectively referred to herein as "Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does, by these presents, convey, remise, release and forever quitclaim a one-third undivided interest to **STACY M. PEARSON**, as Trustee of the Stacy M. Pearson Inheritance Trust dated August 19, 2009, whose address is 1602 North 17th Street, Boise, Idaho 83702, a one-third undivided interest to **TYRONE D. CANNON**, as Trustee of the Tyrone D. Cannon Inheritance Trust dated August 19, 2009, whose address is 37 Penny Lane, Woodbridge, Connecticut 06525, and a one-third undivided interest to **TIFFANY L. KEISER**, Trustee of the Tiffany L. Keiser Inheritance Trust dated August 19, 2009, whose address is 856 South Shelley Lake Lane, Veradale, Washington 99037 (collectively referred to herein as "Grantee"), and to their respective heirs, successors, and assigns, all right, title and interest now owned or hereafter acquired in that certain parcel of land situate, lying, and being in the County of Boise, State of Idaho, bounded and particularly described as follows (the "Premises"):

A parcel of land being all of Government Lot 4 and a portion of Government Lot 5 of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference, subject to easements, encumbrances, reservations, and restrictions of record or appearing on the premises.

Together with a permanent and perpetual easement for ingress, egress, and regress over and across the following described property for the benefit of the Owner(s) of the Premises and his or her respective tenants, guests, and invitees:

An easement over and across a portion of the Southwest ¼ of the Northeast ¼ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho, as more particularly described on Exhibit B, the "Easement Description - Access to Forest Service Road."

Together with a permanent and perpetual easement for ingress, egress, and regress over and across the following described property for the benefit of the Owner(s) of the Premises and his or her respective tenants, guests, and invitees:

An easement over a portion of Government Lot 2 and a portion of the SW¼ of the NE¼ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho, as more particularly described on Exhibit C, the "Easement Description - Access to the river."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder or remainders, rents, issues, and profits thereof. To have and to hold all and singular and to their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set their hands this _____ day of February, 2017.


Robert J. Jerome


Phyllis J. Morris


Zoella Jerome

The Stacy M. Pearson Inheritance Trust,
dated August 19, 2009

By: 
Stacy M. Pearson, Trustee

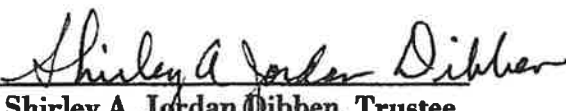
The Tyrone D. Cannon Inheritance Trust,
dated August 19, 2009

By: _____
Tyrone D. Cannon, Trustee

The Tiffany L. Keiser Inheritance Trust,
dated August 19, 2009

By: _____
Tiffany L. Keiser, Trustee

The Shirley A. Jordan Dibben Revocable
Living Trust, dated April 17, 2009

By: 
Shirley A. Jordan Dibben, Trustee

Together with a permanent and perpetual easement for ingress, egress, and regress over and across the following described property for the benefit of the Owner(s) of the Premises and his or her respective tenants, guests, and invitees:

An easement over a portion of Government Lot 2 and a portion of the SW¼ of the NE¼ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho, as more particularly described on Exhibit C, the "Easement Description - Access to the river."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder or remainders, rents, issues, and profits thereof. To have and to hold all and singular and to their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set their hands this 13 day of February, 2017.

Robert J. Jerome

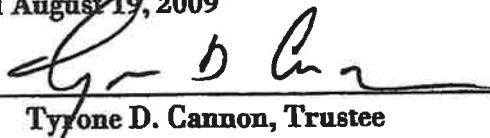
Zoella Jerome

Phyllis J. Morris

The Stacy M. Pearson Inheritance Trust,
dated August 19, 2009

By: _____
Stacy M. Pearson, Trustee

The Tyrone D. Cannon Inheritance Trust,
dated August 19, 2009

By: 
Tyrone D. Cannon, Trustee

The Tiffany L. Keiser Inheritance Trust,
dated August 19, 2009

By: _____
Tiffany L. Keiser, Trustee

The Shirley A. Jordan Dibben Revocable
Living Trust, dated April 17, 2009

By: _____
Shirley A. Jordan Dibben, Trustee

Together with a permanent and perpetual easement for ingress, egress, and regress over and across the following described property for the benefit of the Owner(s) of the Premises and his or her respective tenants, guests, and invitees:

An easement over a portion of Government Lot 2 and a portion of the SW¼ of the NE¼ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho, as more particularly described on Exhibit C, the "Easement Description - Access to the river."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder or remainders, rents, issues, and profits thereof. To have and to hold all and singular and to their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set their hands this _____ day of February, 2017.

Robert J. Jerome

Zoella Jerome

Phyllis J. Morris

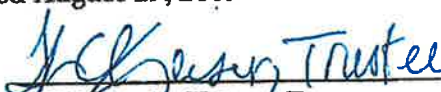
The Stacy M. Pearson Inheritance Trust,
dated August 19, 2009

By: _____
Stacy M. Pearson, Trustee

The Tyrone D. Cannon Inheritance Trust,
dated August 19, 2009

By: _____
Tyrone D. Cannon, Trustee

The Tiffany L. Keiser Inheritance Trust,
dated August 19, 2009

By: 
Tiffany L. Keiser, Trustee

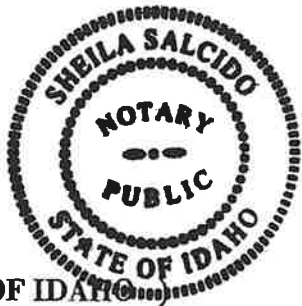
The Shirley A. Jordan Dibben Revocable
Living Trust, dated April 17, 2009

By: _____
Shirley A. Jordan Dibben, Trustee

STATE OF IDAHO)
: ss.
County of Canyon)

On this 11th day of February, 2017, before me, a Notary Public in and for the state of Idaho, personally appeared **ROBERT J. JEROME and ZOELLA JEROME**, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



Sheila Salcido
Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 3/3/2021

STATE OF IDAHO)
: ss.
County of Canyon)

On this 11th day of February, 2017, before me, a Notary Public in and for the state of Idaho, personally appeared **PHYLLIS J. MORRIS**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Sheila Salcido
Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 3/3/2021

County of Ada) : ss.

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



Glenda G. Michael
Notary Public for Idaho
Residing at: FOISE ID
My Commission Expires: JUNE 9 2017

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

Notary Public for Connecticut
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
 : ss.
County of Canyon)

On this _____ day of February, 2017, before me, a Notary Public in and for the state of Idaho, personally appeared STACY M. PEARSON, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Stacy M. Pearson Inheritance Trust, dated August 19, 2009, and acknowledged to me that she executed the same as such Trustee.

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

Notary Public for Idaho

Residing at: _____

My Commission Expires: _____

STATE OF CONNECTICUT)
 : ss.
County of New Haven)

On this 13th day of February, 2017, before me, a Notary Public in and for the state of Connecticut, personally appeared TYRONE D. CANNON, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Tyrone D. Cannon Inheritance Trust, dated August 19, 2009, and acknowledged to me that he executed the same as such Trustee.

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

HARRIET R. COOPER
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30, 2017

Harriet R. Cooper
Notary Public for Connecticut
Residing at: New Haven, CT
My Commission Expires: June 30, 2017

On this 13 day of February, 2017, before me, a Notary Public in and for the state of Washington, personally appeared TIFFANY L. KEISER, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Tiffany L. Keiser Inheritance Trust, dated August 19, 2009, and acknowledged to me that she executed the same as such Trustee.

STATE OF IDAHO)
 : ss.
County of Canyon)

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

QUITCLAIM DEED - Page 5
[C:\020617\Client Files\Pearson\qc-deed.Parcel A]

STATE OF WASHINGTON)
 : ss.
County of Spokane)

On this _____ day of February, 2017, before me, a Notary Public in and for the state of Washington, personally appeared **TIFFANY L. KEISER**, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Tiffany L. Keiser Inheritance Trust, dated August 19, 2009, and acknowledged to me that she executed the same as such Trustee.

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

Notary Public for Washington
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
 : ss.
County of Canyon)

On this 11th day of February, 2017, before me, a Notary Public in and for the state of Idaho, personally appeared **SHIRLEY A. JORDAN DIBBEN**, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Shirley A. Jordan Dibben Revocable Living Trust, dated April 17, 2009, and acknowledged to me that she executed the same as such Trustee.

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



Sheila Salcido
Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 3/3/2021



Land Description

Parcel A

A parcel of land being all of Government Lot 4 and a portion of Government Lot 5 of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

BEGINNING at the found brass cap monument at the corner common to Sections 5, 6, 7 and 8, the same being the meander corner common to Sections 7 and 8 on the left bank of the South Fork of the Payette River;

Thence upstream on the left (south) meander line S 54° 42' 38" E for a distance of 441.78 feet;

Thence continuing S 58° 27' 38" E for a distance of 324.84 feet;

Thence continuing S 75° 27' 38" E for a distance of 487.26 feet;

Thence continuing S 69° 57' 38" E for a distance of 552.23 feet;

Thence continuing S 81° 27' 38" E for a distance of 972.53 feet to a point witnessed by a set 5/8th inch diameter iron pin labeled PLS 11463 bearing S 14° 47' 22" W a distance of 35.00 feet;

Thence departing said meander S 14° 47' 22" W for a distance of 854.52 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 89° 55' 09" W for a distance of 353.32 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;

Thence S 00° 33' 37" W for a distance of 935.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 on the south line of said Government Lot 5;

Thence N 89° 34' 10" W for a distance of 716.34 feet to a found aluminum cap monument at the center-west sixteenth corner of said Section 8;

Thence N 00° 27' 00" E for a distance of 1313.04 feet to a found aluminum cap monument at the Northwest sixteenth corner of said Section 8;

(CONTINUED ON NEXT PAGE)



Thence N 89° 33' 39" W for a distance of 1309.89 feet to a found aluminum cap monument at the North sixteenth corner common to said Sections 7 and 8;

Thence N 00° 17' 46" E for a distance of 1314.36 feet to the **POINT OF BEGINNING**.

Parcel contains 69.313 acres, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.

NOTE:

*Any further subdivision of this
parcel shall comply with Boise
County subdivision process.*





Easement Description

Access to Forest Service Road

An easement over and across a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the center $\frac{1}{4}$ of said Section 8; thence S $89^{\circ} 34' 41''$ E along the center section line for a distance of 468.26 feet to a set $\frac{5}{8}$ th inch diameter iron pin labeled PLS 11463; thence N $00^{\circ} 25' 23''$ E for a distance of 113.38 feet to the center line of South Fork Road; thence N $72^{\circ} 31' 32''$ W along said center line for a distance of 70.27 feet; thence continuing N $59^{\circ} 50' 20''$ W along said center line for a distance 49.0 feet more or less to the intersection of an existing dirt road and the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence S $46^{\circ} 48' 25''$ W along the center line of said road for a distance of 102.5 feet;

Thence S $36^{\circ} 33' 28''$ W along said center line for a distance of 50.0 feet;

Thence S $27^{\circ} 46' 05''$ W along said center line for a distance of 53.0 feet more or less to said center section line and the **TERMINUS** of said easement.

The left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 0.14 acres, or 6,165 square feet, more or less.

The intent of the above described easement is to describe an existing road and the physical location of the road should govern over the above courses and distances. The road location is based on aerial photography. Due to winter weather conditions we were unable to access the site.





Easement Description

Access to the river

An easement over a portion of Government Lot 2 and a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 8 North, Range 5 East of the Boise Meridian, Boise County, Idaho being more particularly described as follows:

Commencing at the found brass cap at the Northeast Sixteenth corner of said Section 8 from which the found brass cap monument at the special meander corner of Section 8 bears S 89° 01' 10" E a distance of 652.83 feet; thence S 00° 24' 59" W along the sixteenth line for a distance of 44.82 feet to the **REAL POINT OF BEGINNING** of a 30.00 foot wide easement being 15.00 feet on each side of the following described center line;

Thence N 48° 40' 23" W for a distance of 92.96 feet;

Thence 179.20 feet along the arc of a 210.00 foot radius curve left having a central angle of 48° 53' 30" and a long chord bearing N 67° 46' 07" W a distance of 173.81 feet;

Thence S 86° 03' 18" W for a distance of 166.55 feet;

Thence 73.56 feet along the arc of a 120.00 foot radius curve right having a central angle of 35° 07' 20" and a long chord bearing N 72° 30' 36" W a distance of 72.41 feet;

Thence N 56° 14' 33" W for a distance of 62.66 feet;

Thence 105.40 feet along the arc of a 170.00 foot radius curve left having a central angle of 35° 31' 24" and a long chord bearing N 67° 20' 10" W a distance of 103.72 feet;

Thence N 86° 58' 05" W for a distance of 40.65 feet;

Thence 192.75 feet along the arc of a 68.00 foot radius curve right having a central angle of 162° 24' 19" and a long chord bearing N 10° 02' 23" W a distance of 134.40 feet;

Thence N 66° 12' 01" E for a distance of 29.26 feet;

(CONTINUED ON NEXT PAGE)



Thence 105.31 feet along the arc of a 200.00 foot radius curve left having a central angle of $30^{\circ} 10' 11''$ and a long chord bearing $N 51^{\circ} 06' 55'' E$ a distance of 104.10 feet;

Thence $N 36^{\circ} 01' 49'' E$ for a distance of 130.75 feet;

Thence 265.87 feet along the arc of a 150.00 foot radius curve left having a central angle of $101^{\circ} 33' 24''$ and a long chord bearing $N 18^{\circ} 09' 44'' W$ a distance of 232.41 feet;

Thence $N 68^{\circ} 56' 26'' W$ for a distance of 120.30 feet to a point on the meander line of the left (south) side of the South Fork of the Payette River and the **POINT OF TERMINUS** of said easement, said point bearing $N 49^{\circ} 17' 22'' E$ a distance of 138.72 feet from a set $5/8^{\text{th}}$ inch diameter iron pin labeled PLS 11463.

Said left and right sides shall lengthen or shorten to conform to intersecting lines.

Said easement contains 1.08 acres, or 46,957 square feet, more or less.



Instrument # 247764

IDAHO CITY, BOISE COUNTY, IDAHO

7-27-2015 12:41:49 PM No. of Pages: 2

Recorded for : SENIOR EDGE LEGAL

MARY T. PRISCO

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: DEEDS

QUIT CLAIM DEED

David A. Jerome and Susan Jerome, a married couple, hereinafter referred to as the "Grantors", does hereby grant and convey the Grantors' undivided twenty percent (20%) interest in equal shares to the following:

- i. Stacy M. Pearson, Trustee of the Stacy M. Pearson Inheritance Trust dated August 19, 2009,
- ii. Tyrone D. Cannon, Trustee of the Tyrone D. Cannon Inheritance Trust dated August 19, 2009, and
- iii. Tiffany L. Keiser, Trustee of the Tiffany L. Keiser Inheritance Trust, dated August 19, 2009

hereinafter referred to as the "Grantees", whose mailing address is 1602 N. 17th Street, Boise, Idaho 83702, for consideration, the following described real property, situated in BOISE County, State of Idaho, to wit:

All Lots 2, 4, and 5, SW quarter of the NE quarter, Sec 8, Township 8, N. Range 5, East of B.M. as is recorded in the office of the County Recorder, Idaho City, Boise, County, State of Idaho.

SUBJECT TO taxes and assessments for this year and all subsequent years, together with any and all existing easements, rights-of-way, reservations restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

NOTE: THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Dated June 23 2015.


David A. Jerome


Susan Jerome

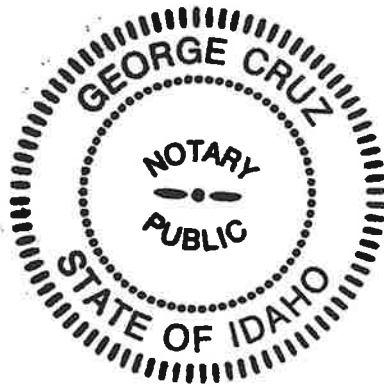
STATE OF IDAHO)
 : ss.
County of Ada)

On June 23rd, 2015, before me, the undersigned, a Notary Public, personally appeared David A. Jerome and Susan Jerome, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public in and for Idaho
Residing in Boise, Idaho
My Commission expires: 03/04/2020

04-08-14



Re-record to correct names of Grantees

Instrument # 247046

IDAHO CITY, BOISE COUNTY, IDAHO
5-22-2015 11:49:41 AM No. of Pages: 15
Recorded for : SENIOR EDGE LEGAL
MARY T. PRISCO Fee: 52.00
Ex-Officio Recorder Deputy *[Signature]*
Index to DEEDS

Instrument # 246932

IDAHO CITY, BOISE COUNTY, IDAHO
5-11-2015 11:29:18 AM No. of Pages: 15
Recorded for : SENIOR EDGE LEGAL
MARY T. PRISCO Fee: 52.00
Ex-Officio Recorder Deputy *[Signature]*
Index to DEEDS

TRUSTEE'S DEED

Stacy M. Pearson, as Trustee of the Janice L. Cannon Trust dated August 12, 2009, hereinafter referred to as the "Grantor", does hereby grant and convey the Grantor's undivided twenty percent (20%) interest in equal shares to the following:

Stacy M. Pearson, Trustee

- i. ~~One (1) share to the Trustee~~ of the Stacy M. Pearson Inheritance Trust dated August 19, 2009, Tyrone D. Cannon, Trustee
- ii. ~~One (1) share to the Trustee~~ of the Tyrone D. Cannon Inheritance Trust dated August 19, 2009, and
- iii. ~~One (1) share to the Trustee~~ of the Tiffany L. Keiser Inheritance Trust dated August 19, 2009, Tiffany L. Keiser, Trustee

hereinafter referred to as the "Grantees", whose mailing address is 1602 N. 17th Street, Boise, Idaho 83702, for no monetary consideration, the following described real property, situated in **BOISE** County, State of Idaho, to wit:

All Lots 2, 4, and 5, SW quarter of the NE quarter, Sec 8, Township 8, N, Range 5, East of B.M. as is recorded in the office of the County Recorder, Idaho City, Boise, County, State of Idaho.

SUBJECT TO taxes and assessments for this year and all subsequent years, together with any and all existing easements, rights-of-way, reservations restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of way and water rights in anywise appertaining to the property herein described.

The Grantor executes this instrument solely in her fiduciary capacity and covenants only that she is authorized to make this conveyance in such fiduciary capacity. The Grantor hereby disclaims any and all warranties and covenants, whether express or implied. Any further recourse hereunder is to be only against the aforementioned trust.

Janice L. Cannon, the original Trustee and Grantor of the Janice L. Cannon Trust dated August 12, 2009, died on October 22, 2014. A copy of her certified death certificate is attached to this Deed along with certain pages of the Trust that include the first page, the

Instrument # 233744

IDAHO CITY, BOISE COUNTY, IDAHO

12-23-2011 10:32:53 No. of Pages: 1

Recorded for : SENIOR EDGE LEGAL

MARY T. PRISCO

Fee: 10.00

Ex-Officio Recorder Deputy

Index to: DEEDS

Quit Claim Deed

FOR NO VALUE RECEIVED, Janice L. Cannon, a single person, as the Grantor, does hereby grant, transfer, and convey her undivided twenty percent (20%) interest in the real property described below unto Janice L. Cannon, Trustee of the Janice L. Cannon Trust, dated August 19, 2009, the Grantee, whose current address is 1309 N. 19th Street, Boise, Idaho 83702, the following described premises, in **BOISE** County, Idaho, to-wit:

All Lots 2, 4, and 5, SW quarter of the NE quarter, Sec 8, Township 8, N. Range 5, East of B.M. as is recorded in the office of the County Recorder, Idaho City, Boise County, State of Idaho.

Together with all appurtenances thereto appertaining.

Note: THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Dated December 8, 2011.

Janice L. Cannon
Janice L. Cannon

STATE OF IDAHO)
 : ss.
County of Ada)

On December 8, 2011, before me personally appeared Janice L. Cannon, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Barbara J. Miller
Notary Public in and for Idaho
Residing at Boise, Idaho.
My expires: 4/1/2015.



Instrument # 233512

IDAHO CITY, BOISE COUNTY, IDAHO

11-28-2011 10:21:12 No. of Pages: 1

Recorded for : SHIRLEY A JORDAN TRUSTEE

MARY T. PRISCO

Fee: 10.00

Ex-Officio Recorder Deputy

Index to: DEEDS

QUITCLAIM DEED

FOR VALUE RECEIVED, Shirley A. Jordan, Trustee of the Arthur J. and Grace L. Jerome B Trust, 96.62% and Arthur J. and Grace L. Jerome A Trust, 3.38% does hereby convey, release, remise and forever quit claim unto David A. Jerome 20%, Shirley Jordan Dibben 20%, Phyllis J. Morris 20%, Janice L. Cannon 20%, Robert J. Jerome 20%, whose current address is:

374 South Fork Road, Garden Valley, ID 83622

the following described premises:

All Lots 2, 4 and 5, SW quarter of the NE quarter, Sec 8, Township 8, N. Range 5,

East of B.M. as is recorded in the office of the County Recorder, Idaho City, Boise County, State of Idaho

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date:

11/23/11

By:

Shirley A Jordan

Shirley A. Jordan, trustee

STATE OF IDAHO)

COUNTY OF BOISE)

On this 23 day of November, in the year 2011, before me, a Notary Public in and for said State, personally appeared Shirley A. Jordan, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Arthur J. and Grace L. Jerome B Trust, and Arthur J. and Grace L. Jerome A Trust and acknowledged to me that they executed the same as such Trustee.



Sheila Salcido

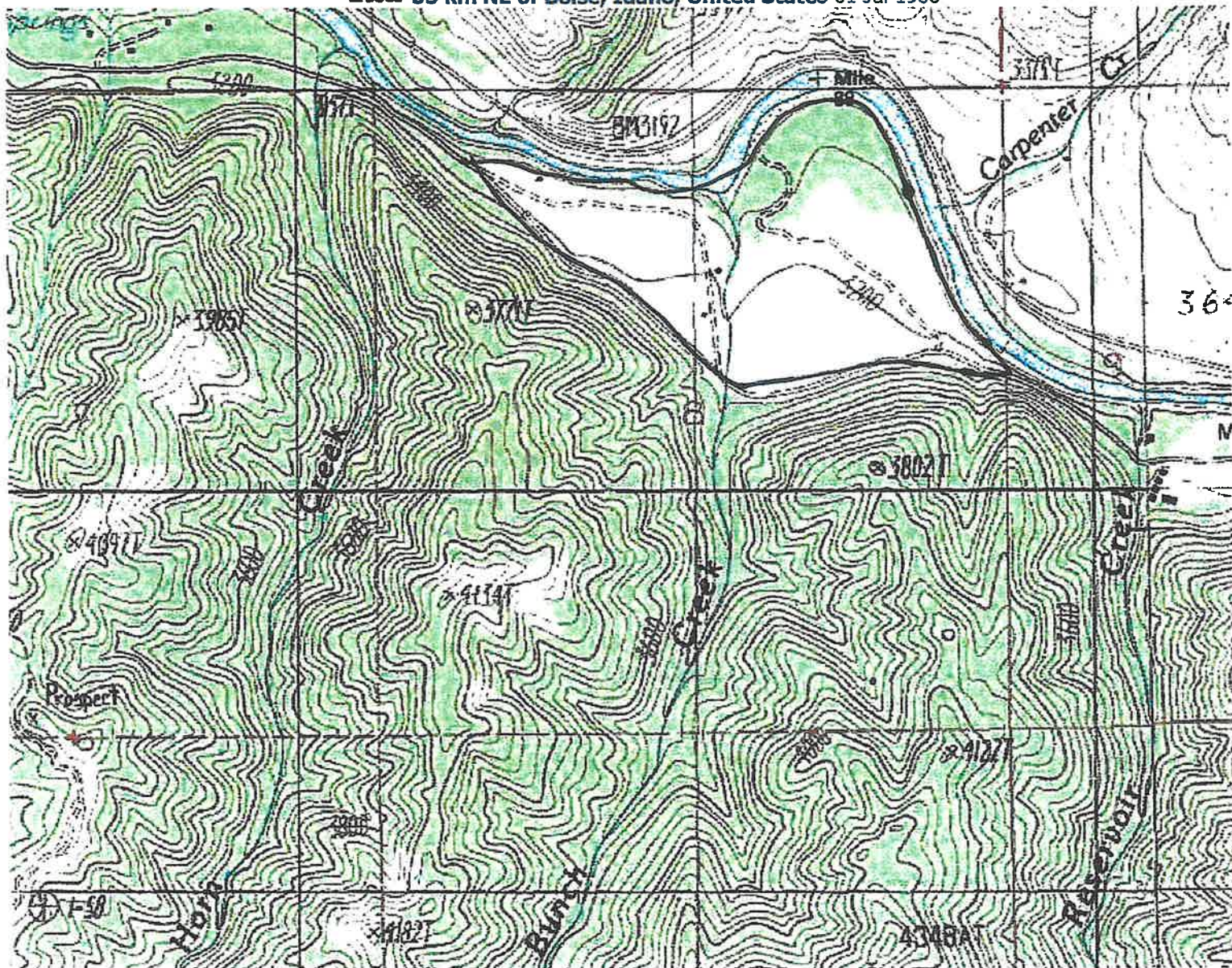
Notary Public of Idaho

Residing at

Boise, Idaho

My Commission expires

9/19/2014



m
yds

Image courtesy of the U.S. Geological Survey

© 2010 Microsoft Corporation. Terms of Use Privacy Statement



m | 200, 400, 600,
yds | 200', 400', 600'

Image courtesy of the U.S. Geological Survey

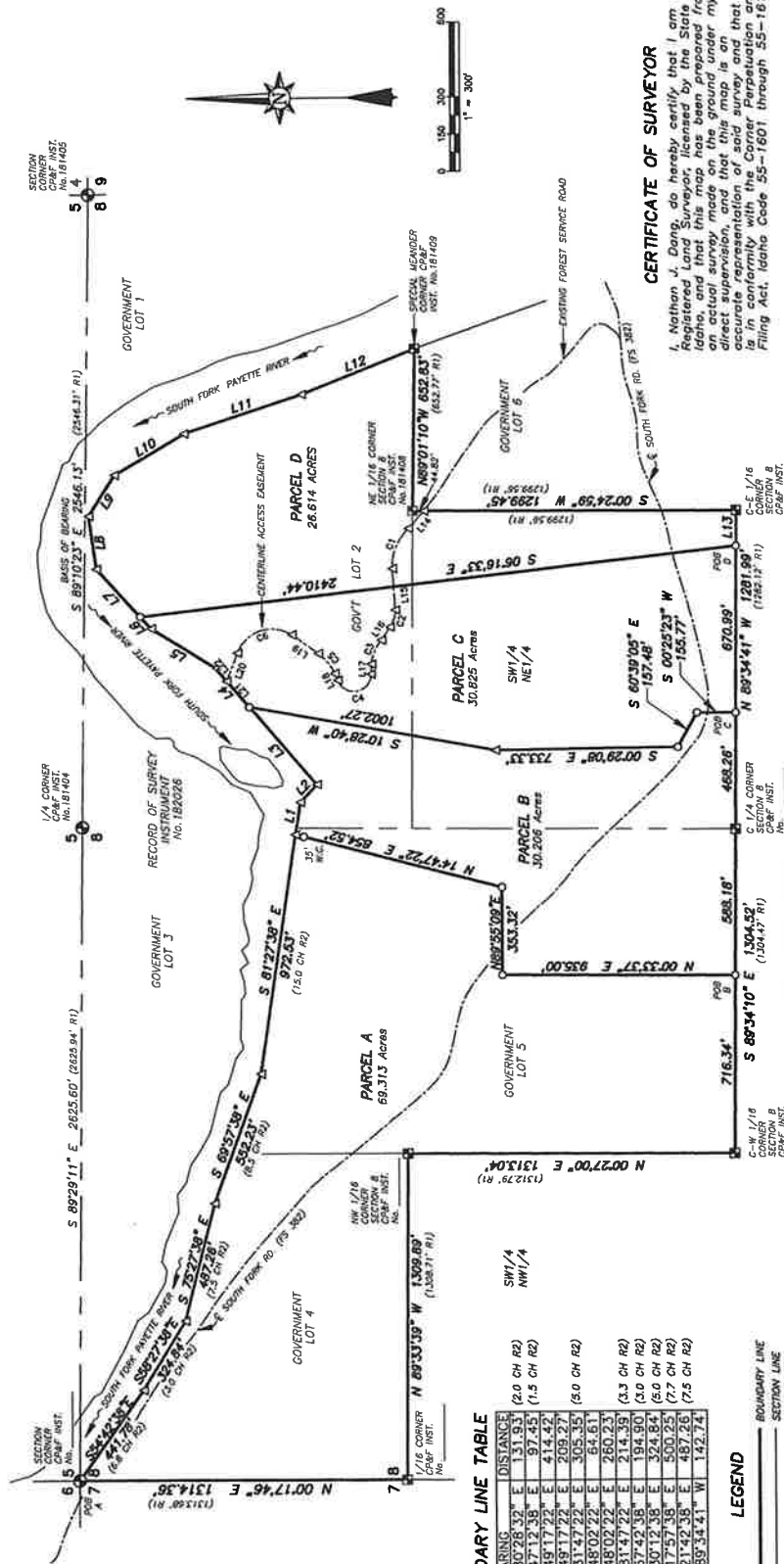
© 2010 Microsoft Corporation.

[Terms of Use](#)

[Privacy Statement](#)

RECORD OF SURVEY

ONE TIME SPLIT FOR STACY PEARSON
GOVERNMENT LOTS 2, 4 & 5 SECTION 8 SW 1/4
T.8N., R.5E., B.M.
COUNTY OF BOISE — STATE OF IDAHO



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°10'23" E	1314.36' (1314.66' R1)
L2	S 89°10'23" E	2546.15' (2546.31' R1)
L3	S 89°10'23" E	2546.15' (2546.31' R1)
L4	S 89°10'23" E	2546.15' (2546.31' R1)
L5	S 89°10'23" E	2546.15' (2546.31' R1)
L6	S 89°10'23" E	2546.15' (2546.31' R1)
L7	S 89°10'23" E	2546.15' (2546.31' R1)
L8	S 89°10'23" E	2546.15' (2546.31' R1)
L9	S 89°10'23" E	2546.15' (2546.31' R1)
L10	S 89°10'23" E	2546.15' (2546.31' R1)
L11	S 89°10'23" E	2546.15' (2546.31' R1)
L12	S 89°10'23" E	2546.15' (2546.31' R1)
L13	S 89°10'23" E	2546.15' (2546.31' R1)

LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTERLINE ROAD
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN, PLS 11463
- CALCULATED POINT
- CHAINS

BASIS OF BEARING

S 89°10'23" E BETWEEN FOUND BRASS CAP MONUMENTS AT THE NORTH 1/4 CORNER OF SECTION 8 AND THE 1/4 CORNER COMMON TO SECTIONS 5, 4, 6, 1, 2, 3, 7, 8, 9, 10, R.5E., B.M.

REFERENCES

R1 = DEPENDENT RESURVEY, SECTIONAL SUBDIVISION, INSTRUMENT NO. 182026
R2 = GLO FIELD NOTES, SUBDIVISIONAL AND MEANDER LINES, JUNE 6, 1896

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L14	N 48°40'23" W	82.08'
L15	S 89°10'23" E	164.35'
L16	N 48°40'23" W	82.08'
L17	N 48°40'23" W	82.08'
L18	N 48°40'23" W	82.08'
L19	N 48°40'23" W	82.08'
L20	N 48°40'23" W	82.08'
L21	N 48°40'23" W	82.08'
L22	N 48°40'23" W	82.08'

EASEMENT CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	N 48°40'23" W	82.08'	48°40'23"
C2	N 48°40'23" W	82.08'	48°40'23"
C3	N 48°40'23" W	82.08'	48°40'23"
C4	N 48°40'23" W	82.08'	48°40'23"
C5	N 48°40'23" W	82.08'	48°40'23"

NOTE:

A grant boundary adjustment was performed on the line between the section on the west and the special meander corner on the east. This solution fits well with the existing field conditions above the river as topographically mapped during this survey.

CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared under my direct supervision, and that this map is an accurate representation of the land surveyed in accordance with the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.



Accurate Surveying & Mapping
1802 W. Hays St., Suite 308
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com



JOB NO.	16-208
DRAWN BY:	PLS2
SHEET:	1 OF 1



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 13, 2021

MARK J & STACY M PEARSON TRUST
1602 N 17TH ST
BOISE ID 83702-1001

Re: Change in Ownership for Water Right No: 65-23475

Dear Water Right Holder(s):

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

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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

c: TYRONE D CANNON INHERITANCE TRUST



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 13, 2021

TYRONE D CANNON INHERITANCE TRUST
1602 N 17TH ST
BOISE ID 83702-1001

Re: Change in Ownership for Water Right No: 65-23475

Dear Water Right Holder(s):

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

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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

c: MARK J & STACY M PEARSON TRUST

AUG 18 2020

WATER RESOURCES
WESTERN REGIONMemorandum

To: Idaho Dept of Water Rights
From: Stacy Pearson (208) 761-5282 
Representative for the Jerome Family
Owner of Parcel A

Date: August 15, 2020

Subject: Water Right 65-23475 Notice of Change in Water Right Ownership

The purpose of this memo is to submit one of four Notice of Change in Water Right Ownership related to the Jerome Ranch family parcels in Boise County, Idaho. This Notice application and supporting documents are attached as follows:

1. IDWR Notice of Change in Water Right Ownership Form, completed and signed with attached filing fee. (\$25)
2. A copy of the Record of Survey Map that shows the split from the original parcel into four parcels (A,B,C and D)
3. A map that shows the place of use and point of diversion for each water right.
4. Quit Claim Deeds filed with Boise County to:
 - a. Transfer the interests to the Jerome Ranch property from the Arthur J. and Grace L. Jerome Trusts to each of their living children (20 percent interest for each one). For this request, the party is Janice L. Cannon (now deceased). This includes two maps of the property.
 - b. Transfer the Janice L. Cannon 20 percent interest to the Janice L. Cannon Trust
 - c. After the death of Janice L. Cannon, transfer her 20 percent interest to her three children's inheritance trusts: Stacy M. Pearson, Tyrone D. Cannon and Tiffany L. Keiser.
 - d. Transfer the 20 percent interest of David A and Susan Jerome to the Inheritance Trusts of Stacy M. Pearson, Tyrone D. Cannon and Tiffany L. Keiser after they sold their 20 percent interest to them.
 - e. Once the property split was completed, transfer from the previous group ownerships into the four separately owned parcels. This request is for Parcel A.
 - f. Transfer the 1/3 interest of the Parcel A to the Stacy M Pearson Inheritance Trust and the Tyrone D. Cannon inheritance Trust, after they purchased Tiffany L. Keiser's 1/3 interest.
 - g. Transfer the one-half interest of Parcel A from the Stacy M Pearson Inheritance Trust to the Mark J and Stacy M Pearson Trust.
 - h. The proposal to distribute water rights for the Jerome ranch parcels to include the description of the water rights in the original parcel, proposal to split these rights.

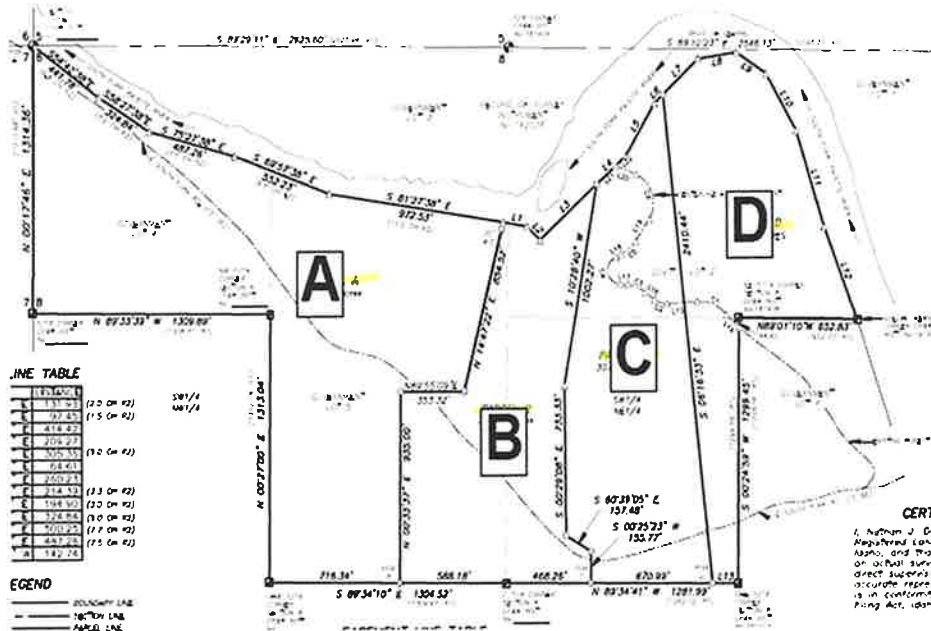
Thank you to Justin Ferguson for answering a lot of questions as I found this to be quite an effort! I am the granddaughter of Arthur and Grace Jerome, the original owners of the 168 acre parcel and the niece of the other three parcel owners (B, C and D) and agreed to help them get a water right for their parcels and to split the water right (65-10674) that remained in the names of Art and Grace Jerome who passed many years ago. If you have questions you can contact me, Stacy Pearson at (208)761-5282.

Thank you for considering our application.

Proposal to Distribute Water Rights Jerome Ranch Parcels

July 2020

In March 2017, our family completed a one-time subdivision of a 168-acre original parcel in Garden Valley Idaho, Boise County. This parcel, referred to here as Jerome Ranch, was purchased by our grandparents, Arthur J and Grace L Jerome in 1958 when he purchased the parcel from the original homesteader, Charles Bunch. The property came with water rights two original water rights (dated 1904) and one additional water right that was later split in 1979. The resulting four parcels A, B, C and D are depicted below:



Parcel A is approximately 69 acres and the remaining three parcels are approximately 30 acres each. After review, the family members have agreed as to how we want to have the water rights allocated. I am writing to you to get guidance as to how we proceed. We have completed drafts of the **notice of change of water right ownership** forms and the family members are reviewing these. However, I know that this is a bit of a complicated process so am seeking guidance prior to formally submitting these documents formally. The water rights do not split neatly along parcel lines, as depicted below:

Four decreed water rights are associated with Parcels A, B, C, and D:

WR #	Priority Date	Source	Water Use	Div. Rate (cfs)	Total Acres Irr'n	Place of Use (all in Sec. 8, T8N R5E)	Jerome Ranch Parcels POU located in
65-10674	6/1/1904	BUNCH CR; RESERVOIR CR	IRRIGATION; STOCKWATER	0.52(I) 0.02 (S)	26	NWNE (4 ac. irr.); SWNE (13 ac. irr.); SENE (9 ac. irr.)	Portions of B and D, all of C, and USFS land adjacent to D

65-10675	6/1/1904	SPRING (unnamed)	DOMESTIC (1 home)	0.04	0.5	SWNE	Portions of B, C, and D
65-23475	12/6/1978	RESERVOIR CR	IRRIGATION	0.12	6	NENW	Portions of A and B
65-23476	12/6/1978	RESERVOIR CR	IRRIGATION	0.1	5	NENW	Portions of A and B

A map showing the approximate locations of the parcels and water rights is attached.

65-23475 and 65-23476 were created by splitting water right 65-12190. This split occurred due to a deed from Jayne's stepfather, David Jerome, conveying the 65-23476 portion to Tim and Jayne Reed (now divorced). However, the place of use for 65-23476 was not changed to Tim and Jayne Reed's property, which is located to the east of the Jerome Ranch at 450 Southfork Rd. Tim and Jayne have since divorced and Jayne Reed (now Jerome) retained the property in their divorce. She has since sold this property and purchased another property further east on Southfork Rd. ***We need to know what is needed to convey this water right to the current owner of Parcel A since the place of use for this water right remains with the original parcel, which is currently most of Parcel A.***

The other three water rights are held in the name of Arthur and Grace Jerome according to IDWR records, with David Jerome also being listed as an owner of 65-23475. Arthur and Grace Jerome both died many years ago, but the heirs did not make any changes to the water rights. In addition, the Pearson/Cannon family purchased David and Susan Jerome's 20 percent interest in the original Jerome property in 2015 but did not own a separate parcel to pursue water rights. After multiple changes of ownership to Parcel A, we are ready to proceed with transferring the water rights and updating all records to reflect new ownership once the water rights are distributed to the various Jerome family members as recommended below.

Recommendation for Parcel A

The majority of the places of use for 65-23475 and 65-23476 lie on Parcel A (in fact, it appears less than an acre lies on Parcel B). Accordingly, we recommend allocating to Parcel A all of 65-23475 and 65-23476.

WR #	Source	Water Use	Div. Rate (cfs)	Total Acres Irr'n
65-23475	RESERVOIR CR	IRRIGATION	0.12	6
65-23476	RESERVOIR CR	IRRIGATION	0.1	5

Recommendation for Parcel B

We recommend allocating all of domestic water right no. 65-10675 to Parcel B. The original Jerome ranch house is located on Parcel B, which is where the domestic water right no. 65-10675 historically has been used. Parcels A, C, and D have plans to dig wells for domestic water.

We also recommend that Parcel B gets no irrigation rights under 65-23475 and 65-23476.

WR #	Source	Water Use	Div. Rate (cfs)	Total Acres Irr'n
65-10675	Spring	Domestic (1 Home)	0.04	0.5

Recommendation for Parcel C

We recommend allocating 11 acres of irrigation right no. 65-10674 to Parcel C based on a rough proportion of the parcel's irrigable land in that right's place of use.

WR #	Source	Water Use	Div. Rate (cfs)	Total Acres Irr'n	Place of Use
65-10674	BUNCH CR; RESERVOIR CR	IRRIGATION	0.22	11	NWNE (1 ac. irr.); SWNE (10 ac. irr.)

Recommendation for Parcel D

We recommend allocating 15 acres of irrigation right no. 65-10674 to Parcel D based on approximately 6 acres of the parcel's irrigable land being that right's place of use. We also recommend allocating all 9 acres of irrigation authorized on the USFS land because it is adjacent to Parcel D. However, USFS authorization would likely have to be confirmed or obtained.

WR #	Source	Water Use	Div. Rate (cfs)	Total Acres Irr'n	Place of Use
65-10674	BUNCH CR; RESERVOIR CR	IRRIGATION	0.30	15	NWNE (3 ac. irr.); SWNE (3 ac. irr.); SENE (9 ac. irr.)

Recommendation for Stockwater portion of 65-10674

The place of use for 65-10674 includes a small portion of Parcel B, all of Parcel C, a portion of Parcel D, and the USFS land adjacent to Parcel D. Because the stockwater right is very small (0.02 cfs; 0.40 acre-feet per year), we recommend allocating the entirety of the small stockwater right to Parcel C since they are most likely to have stock.

Summary

1. We are planning to submit four "Notices of Change in Water Right Ownership" for each water right (plus fee) as follows:

65-23475	Parcel A	Pearson/Cannon	No Split	\$25
65-23476	Parcel A	Pearson/Cannon	No Split	\$25
65-10675	Parcel B	Jerome	No Split (and no irrigation)	\$25
65-10674	Parcel C/D	Morris/Dibben	Split	\$100