

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

Transfer No. 84896

## MINIMUM REQUIREMENTS CHECKLIST

### TO BE SUBMITTED WITH APPLICATION FOR TRANSFER

An application for transfer must be prepared in accordance with the minimum requirements listed below to be acceptable for processing by the Department. Incomplete applications will be returned. The instructions, fee schedule, Part 2A reports and additional Part 2B forms are available from any Department office or on the Department's website at [idwr.idaho.gov](http://idwr.idaho.gov).

Name of Applicant(s) D&D Ralphs Properties LLC

**Check whether each item below is *attached* (Yes) or *not applicable* (N/A) for the proposed transfer.**

**Yes N/A** \* Means the item is always required and must be included with the application.

- ☒ \* Completed Application for Transfer of Water Right form, Part 1.
- ☒ \* Signature of applicant(s) or applicant's authorized representative on Application for Transfer Part 1. Include evidence of authority labeled Attachment #3 (see below) if signed by representative.
- ☒ \* Application for Transfer Part 2A. Attach a Part 2A report describing each water right in the transfer as currently recorded.
- ☐ ☒ Complete and attach an Application for Transfer Part 2B for each water right for which only a portion is proposed to be changed through this transfer application.
- ☒ \* Application for Transfer Part 3A is always required (see Attachment #7a below); Parts 3B and 3C must be completed for transfer applications proposing to change the nature of use of the water right(s) or proposing changes to supplemental right(s).
- ☒ \* Correct fee submitted with transfer application form. (Fee schedule is on website and instructions for application for transfer.)

**Attachments to Application - Label each attachment with the corresponding number shown below as Attachment #1-10.**

- ☒ ☐ #1 If the applicant is a business, partnership, organization, or association, and not currently registered in the State of Idaho as a business entity, attach documentation identifying officers authorized to sign or act on behalf of right holder. (See Part 1.)
- ☒ ☐ #2a Water Right ownership documentation if Dept. records do not show the applicant as the current water right owner. \*\*
- ☒ ☐ #2b If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s). \*\*  
\*\* Additional fee(s) required for water right ownership changes; see fee schedule.
- ☐ ☒ #3 Documentation of authority to make the change if the applicant is not the water right owner.
- ☐ ☒ #4 Power of Attorney or documentation providing authority to sign or act on the applicant's behalf. (See Part 1.)
- ☐ ☒ #5 If the transfer application proposes to change the point of diversion for a water right affecting the Eastern Snake Plain Aquifer (ESPA), attach the results of an ESPA analysis and a detailed mitigation plan to offset any depletions to hydraulically connected reaches of the Snake River. ESPA transfer spreadsheet and model grid labeled cells are available on the Department's website at [idwr.idaho.gov/water-rights/transfers/resources.html](http://idwr.idaho.gov/water-rights/transfers/resources.html).
- ☐ ☒ #6 Notarized statement of agreement or a statement on official letterhead signed by an authorized representative from each lien holder or other entity with financial interest in the water right(s) or land affected by the proposed transfer. (See Part 1.5.c.)
- ☒ \* #7a Attach a map identifying the proposed point(s) of diversion, place(s) of use, and water diversion and distribution system details as described on the application. Include legal description labels. If only a portion of the right is proposed to be changed, identify the current location of the part of the existing right(s) proposed to be changed. (See Part 3A.)
- ☒ ☐ #7b If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System (GIS) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use. If some or all of any right is leased to the Water Supply Bank, you must also show the the specific location and/or acres to be idled at the new, proposed place of use to satisfy lease requirements.
- ☐ ☒ #8a If the transfer application proposes to change the nature of use or period of use for one or more rights, provide documentation describing the extent of historic beneficial use for the water rights proposed to be transferred and document how enlargement will be avoided. (See Part 3B.) Additional fee required for proposed changes to nature of use; see fee schedule.
- ☐ ☒ #8b If the transfer application proposes to change the place of use of a supplemental irrigation right, provide documentation regarding the historic use of the supplemental right(s) and availability or reliability of the primary right(s) being supplemented, both before and after the proposed change. (See Part 3C.)
- ☐ ☒ #9 Water Supply Bank information for all rights proposed for transfer and currently leased to the Bank. (Attachment WSB)
- ☐ ☒ #10 Other. Please describe: \_\_\_\_\_

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 03 2021

Department of Water Resources  
Eastern Region

## APPLICATION FOR TRANSFER OF WATER RIGHT PART 1

Name of Applicant(s) D&D Ralphs Properties LLCPhone 208-339-3442Mailing address 41 South Main Highway, Clifton, ID 83228Email danralphs5@gmail.com

- ☒ If applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign or act on behalf of the applicant. Label it **Attachment #1**.
- ☒ Attach water right ownership documentation if Department records do not show the transfer applicant as the current water right owner. Label it **Attachment #2a**.
- ☒ If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s). Label it **Attachment #2b**.
- ☐ Attach documentation of authority to make the proposed change if the applicant is not the water right owner. Label it **Attachment #3**.

Provide contact information below if a consultant, attorney, or any other person is representing the applicant in this transfer process.

☐ No Representative

Name of Representative \_\_\_\_\_

Phone \_\_\_\_\_

Mailing address \_\_\_\_\_

Email \_\_\_\_\_

☐ Send all correspondence for this application to the representative and not to the applicant.

OR

☐ Send original correspondence to the applicant and copies to the representative.

☐ The representative may submit information for the applicant but is not authorized to sign for the applicant.

OR

☐ The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation providing authority to sign for the applicant and label it **Attachment #4**.

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Signature of Applicant or Authorized Representative

Print Name and Title if applicable

Date

Signature of Applicant or Authorized Representative

Print Name and Title if applicable

Date

### A. PURPOSE OF TRANSFER

1. ☐ Change point of diversion ☐ Add diversion point(s) ☒ Change place of use  
☐ Change nature of use ☐ Change period of use ☒ Other Update Ownership Records

2. Is this a transfer for changes pursuant to Idaho Code § 42-221.0.8?  
 If yes, ☐ attach an explanation and any supporting documentation labeled as **Part 1A.2**.

3. Describe your proposal in narrative form, including a detailed description of non-irrigation uses to justify amounts transferred (i.e. number of stock, etc.), and provide additional explanation of any other items on the application. Attach additional pages if necessary and label it **Part 1A.3**.

This application will combine water rights 13-2201, 13-2214, 13-2243 and 13-7103 onto a 143-acre place of use.

The water rights are diverted from the same existing ground water well and used to irrigate 143 acres of contiguous farm ground. The application also proposes to update the ownership records for the rights.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**AMENDED**

## APPLICATION FOR TRANSFER OF WATER RIGHT

### PART 1 Continued

**B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.**

| 1.                                                                          | Right Number | Amount<br>(cfs/ac-ft) | Nature of Use | Period of Use | Source & Tributary |
|-----------------------------------------------------------------------------|--------------|-----------------------|---------------|---------------|--------------------|
| All or Part<br><input checked="" type="checkbox"/> <input type="checkbox"/> | 13-2201      | 1.28 cfs              | Irrigation    | 4/1 to 10/31  | Ground water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-2214      | 0.70 cfs              | Irrigation    | 4/1 to 10/31  | Ground water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-2243      | 0.26 cfs              | Irrigation    | 4/1 to 10/31  | Ground water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-7103      | 0.56 cfs              | Irrigation    | 4/1 to 10/31  | Ground water       |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |

Total authorized under rights 2.24 cfs and/or \_\_\_\_\_ acre-feet.

2. Total amount of water proposed to be transferred or changed 2.24 cubic feet per second and/or \_\_\_\_\_ acre-feet per year.

3. Point(s) of Diversion:

- ☒ No changes to point(s) of diversion are proposed - the following chart is therefore not completed. (Proceed to #4.)
- ☐ Attach Eastern Snake Plain Aquifer analysis if this transfer proposes to change a point of diversion affecting the ESPA. Label it **Attachment #5**.

| New ? | Lot | ¼ | ¼ | ¼ | Sec | Twp | Rge | County | Source | Local name or tag # |
|-------|-----|---|---|---|-----|-----|-----|--------|--------|---------------------|
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |

4. Place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

- ☐ No changes to place of use are proposed - the following chart is therefore not completed. (Proceed to #5.)

| Twp                              | Rge | Sec | NE ¼ |    |    |    | NW ¼ |    |    |    | SW ¼ |    |    |     | SE ¼ |      |      |    | Acre Totals |
|----------------------------------|-----|-----|------|----|----|----|------|----|----|----|------|----|----|-----|------|------|------|----|-------------|
|                                  |     |     | NE   | NW | SW | SE | NE   | NW | SW | SE | NE   | NW | SW | SE  | NE   | NW   | SW   | SE |             |
| 14S                              | 38E | 22  |      | 25 |    |    | 40   |    |    | 20 | 9.5  |    |    | 2.5 |      | 23.5 | 16.5 |    | 137         |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|                                  |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
| Total Acres (for irrigation use) |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    | 137         |

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**APPLICATION FOR TRANSFER OF WATER RIGHT**  
**PART 1 Continued**

**B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.**

| 1.                                                                          | Right Number | Amount<br>(cfs/ac-ft) | Nature of Use | Period of Use | Source & Tributary |
|-----------------------------------------------------------------------------|--------------|-----------------------|---------------|---------------|--------------------|
| All or Part<br><input checked="" type="checkbox"/> <input type="checkbox"/> | 13-2201      | 1.28 cfs              | Irrigation    | 4/1 to 10/31  | Ground Water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-2214      | 0.70 cfs              | Irrigation    | 4/1 to 10/31  | Ground Water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-2243      | 0.26 cfs              | Irrigation    | 4/1 to 10/31  | Ground Water       |
| <input checked="" type="checkbox"/> <input type="checkbox"/>                | 13-7103      | 0.56 cfs              | Irrigation    | 4/1 to 10/31  | Ground Water       |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |
| <input type="checkbox"/> <input type="checkbox"/>                           |              |                       |               | to            |                    |

Total authorized under rights 2.24 cfs and/or \_\_\_\_\_ acre-feet.

2. Total amount of water proposed to be transferred or changed 2.24 cubic feet per second and/or \_\_\_\_\_ acre-feet per year.

3. Point(s) of Diversion:

- ☒ No changes to point(s) of diversion are proposed - the following chart is therefore not completed. (Proceed to #4.)  
☐ Attach Eastern Snake Plain Aquifer analysis if this transfer proposes to change a point of diversion affecting the ESPA.  
 Label it **Attachment #5**.

| New ? | Lot | ¼ | ¼ | ¼ | Sec | Twp | Rge | County | Source | Local name or tag # |
|-------|-----|---|---|---|-----|-----|-----|--------|--------|---------------------|
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |
|       |     |   |   |   |     |     |     |        |        |                     |

4. Place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

- ☐ No changes to place of use are proposed - the following chart is therefore not completed. (Proceed to #5.)

| Twp | Rge | Sec | NE ¼ |    |    |    | NW ¼ |    |    |    | SW ¼ |    |    |     | SE ¼ |      |      |    | Acre Totals |
|-----|-----|-----|------|----|----|----|------|----|----|----|------|----|----|-----|------|------|------|----|-------------|
|     |     |     | NE   | NW | SW | SE | NE   | NW | SW | SE | NE   | NW | SW | SE  | NE   | NW   | SW   | SE |             |
| 14S | 38E | 22  |      | 25 |    |    | 40   |    |    | 20 | 11.5 |    |    | 2.5 |      | 27.5 | 16.5 |    | 143         |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |
|     |     |     |      |    |    |    |      |    |    |    |      |    |    |     |      |      |      |    |             |

Total Acres (for irrigation use)

143

**SUPERCEDED**

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**APPLICATION FOR TRANSFER OF WATER RIGHT  
PART 1 Continued**

5. General Information:

- a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:

Ground water well and pump delivers water to sprinklers for irrigation of the proposed place of use. Pipeline could be equipped with a flow meter if one is required in the future.

- b. Who owns the property at the point(s) of diversion? Applicant

If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:

- c. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?

If yes, ☐ attach a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes on official letterhead signed by an authorized representative. Label it **Attachment #6**. List the name of the entity and type of lien: \_\_\_\_\_

It is the applicant's responsibility to provide notice to lien holder, trustee, mortgagor, or contract holder of the proposed changes that may impact or change the value of the water rights or affected real property. Any misrepresentation of legal encumbrance on this application may result in rejection of the application or cancellation of an approval.

- d. Are any of the water rights proposed for transfer currently leased to the Water Supply Bank?

If yes, ☐ complete Attachment WSB.

- e. Describe the effect on the land now irrigated if the place or purpose of use is changed pursuant to this transfer:

Application seeks to update water rights to reflect the current irrigation system. The public land survey grid is not accurate in this area. The grid map appears to be shifted by approximately 120 feet. We have described the place of use consistent with existing fences and property ownership, not by the PLSS grid.

- f. Describe the use of any other water right(s) for the same purpose or land, or the same diversion system as right(s) proposed to be transferred at both the existing and proposed point(s) of diversion and place(s) use:

None.

- g. To your knowledge, has/is any portion of the water right(s) proposed to be changed:

Yes No

- |                          |                                     |                                                                                               |
|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | undergone a period of five or more consecutive years of non-use,                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | currently leased to the Water Supply Bank,                                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | currently used in a mitigation plan limiting the use of water under the right, or             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | currently enrolled in a Federal set-aside program limiting the use of water under the rights? |

If yes, describe:

## 2/22/2021

| <u>Owner Type</u> | <u>Name and Address</u>                          |
|-------------------|--------------------------------------------------|
| Current Owner     | DENNIS C RALPHS<br>PO BOX 7<br>CLIFTON, ID 83228 |

**Status:** Active

**Tributary**

| <u>From</u>                   | <u>To</u> | <u>Diversion Rate</u> |
|-------------------------------|-----------|-----------------------|
| 04/01                         | 10/31     | 1.280 CFS             |
| <b><u>Total Diversion</u></b> |           | 1.280 CFS             |

Sec. 22, Twp 14S, Rge 38E, FRANKLIN County

## IRRIGATION within FRANKLIN County

[illegible]

Page 1 of 4

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

2/22/2021

Water Right 13-2214

**Owner Type**      **Name and Address**  
Current Owner      DENNIS C RALPHS  
                                 PO BOX 7  
                                 CLIFTON, ID 83228

**Priority Date:** 7/12/1960

**Basis:** License

**Status:** Active

**Source**  
GROUND WATER

**Tributary**

**Beneficial Use**

IRRIGATION

**From**

04/01

**To**

10/31

**Diversion Rate**

0.700 CFS

**Total Diversion**

0.700 CFS

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

GROUND WATER

SENW

Sec. 22, Twp 14S, Rge 38E, FRANKLIN County

**Place of Use**

IRRIGATION within FRANKLIN County

|     |     |     | NE |    |     |    | NW |    |    |    | SW |    |    |     | SE  |      |     |    | Totals |
|-----|-----|-----|----|----|-----|----|----|----|----|----|----|----|----|-----|-----|------|-----|----|--------|
| Twp | Rng | Sec | NE | NW | SW  | SE | NE | NW | SW | SE | NE | NW | SW | SE  | NE  | NW   | SW  | SE |        |
| 14S | 38E | 22  |    |    | 6.0 |    |    |    |    |    |    |    |    | 1.0 | 5.0 | 17.0 | 9.0 |    | 38.0   |

POU Total Acres: 38.0

## 2/22/2021

| <u>Owner Type</u> | <u>Name and Address</u>                          |
|-------------------|--------------------------------------------------|
| Current Owner     | DENNIS C RALPHS<br>PO BOX 7<br>CLIFTON, ID 83228 |

**Status:** Active

**Tributary**

|                        |           |                       |
|------------------------|-----------|-----------------------|
| <u>From</u>            | <u>To</u> | <u>Diversion Rate</u> |
| /                      | /         | 0.260 CFS             |
| <u>Total Diversion</u> |           | 0.260 CFS             |

Sec. 22, Twp 14S, Rge 38E, FRANKLIN County

## IRRIGATION within FRANKLIN County

|     |     |     | NE |    |    |    | NW  |    |    |    | SW   |    |    |    | SE |    |    |    |        |
|-----|-----|-----|----|----|----|----|-----|----|----|----|------|----|----|----|----|----|----|----|--------|
| Twp | Rng | Sec | NE | NW | SW | SE | NE  | NW | SW | SE | NE   | NW | SW | SE | NE | NW | SW | SE | Totals |
| 14S | 38E | 22  |    |    |    |    | 3.0 |    |    |    | 10.0 |    |    |    |    |    |    |    | 13.0   |

Page 3 of 4

## 4/21/2021

| <u>Owner Type</u> | <u>Name and Address</u>                                            |
|-------------------|--------------------------------------------------------------------|
| Current Owner     | DENNIS C RALPHS<br>PO BOX 7<br>CLIFTON, ID 83228<br>(208) 747-3442 |

**Status:** Active

### Tributary

## Volume

98.0 AF

98.0 AF

Sec. 22, Twp 14S, Rge 38E, FRANKLIN County

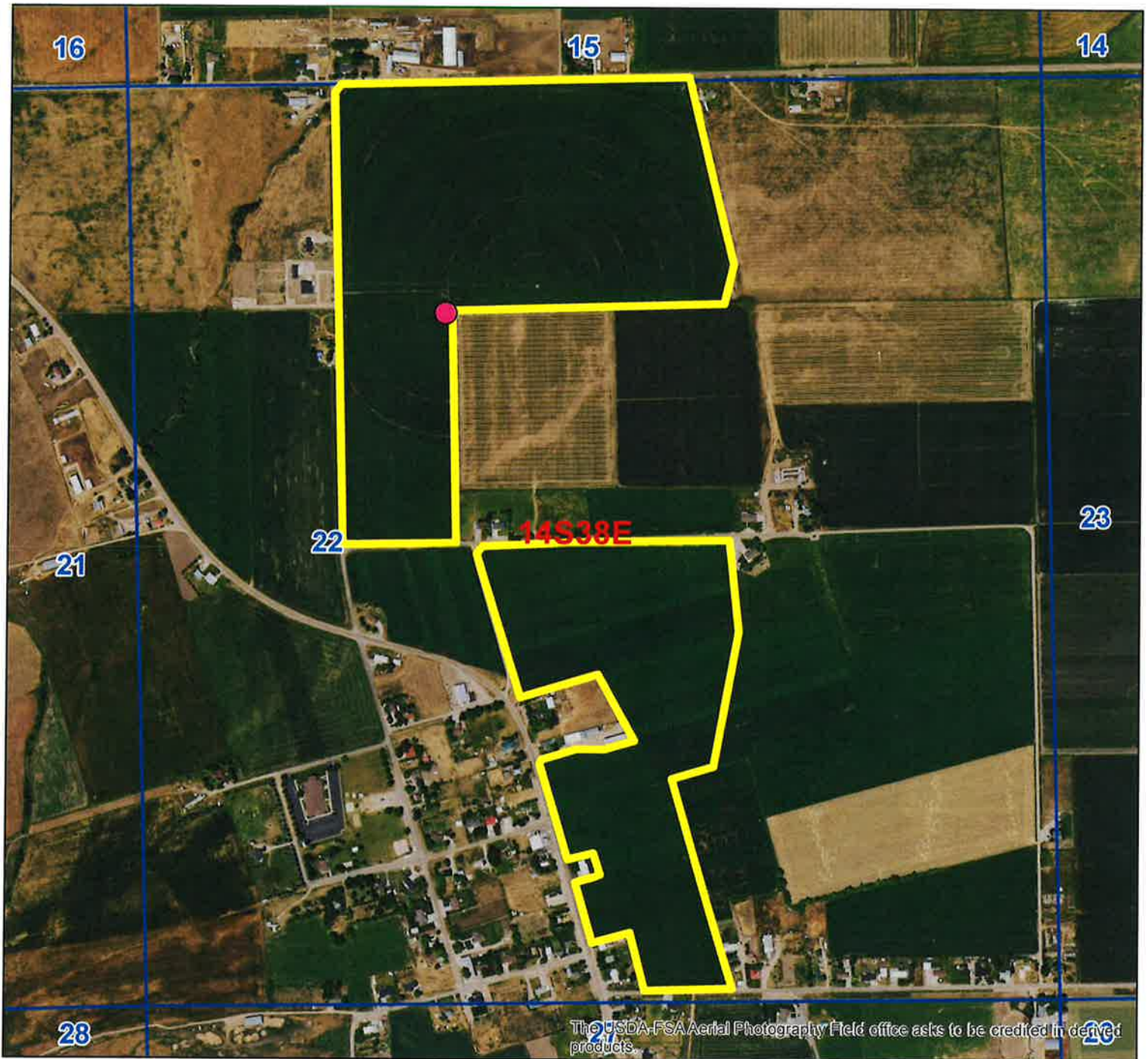
## IRRIGATION within FRANKLIN County

POU Total Acres: 28.0

|    |     |                                                                                                                 |
|----|-----|-----------------------------------------------------------------------------------------------------------------|
| 1. | X35 | Rights 13-2201, 13-2214, 13-2243 and 13-7103 when combined shall not exceed a total diversion rate of 2.24 cfs. |
|----|-----|-----------------------------------------------------------------------------------------------------------------|



Transfer 84896  
D&D Ralphs Properties LLC



**Legend**

- point of diversion
- D&DRalphs\_POU
- Township/Range
- Sections

0 1,000 2,000 4,000 Feet

AMENDED

N



# Application for Transfer D&D Ralphs Properties LLC



-  D&DRalphs\_POU
-  Township/Range
-  Sections

0 0.125 0.25 0.5 Miles

SUPERCEDED





0003815428

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

For Office Use Only

**-FILED-**

File #: 0003815428

Date Filed: 3/18/2020 8:30:54 AM

## Entity Name and Mailing Address:

**D&D RALPHS PROPERTIES, LLC**

The file number of this entity on the records of the Idaho Secretary of State is: 0000347183

Address

PO BOX 42  
CLIFTON, ID 83228-0042

## Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W112789

## The registered agent on record is:

Registered Agent

**DANIEL S RALPHS**  
Registered Agent

Physical Address

41 S MAIN ST  
CLIFTON, ID 83228

Mailing Address

## Limited Liability Company Managers and Members

| Name                   | Title   | Business Address                                  |
|------------------------|---------|---------------------------------------------------|
| <b>DANIEL S RALPHS</b> | Member  | 41 S MAIN ST<br>CLIFTON, ID 83228                 |
| DENISE E RALPHS        | Member  | 41 S MAIN ST<br>CLIFTON, ID 83228                 |
| DANIEL S RALPHS        | Manager | 41 SOUTH MAIN<br>P.O. BOX 42<br>CLIFTON, ID 83228 |

The annual report must be signed by an authorized signer of the entity.

Daniel S. Ralphs

Sign Here

03/18/2020

Date

Job Title: Manager

DU433-4310 UC/10/2020 0:30 AM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY

## Water Right Agreement

This Agreement is made and entered into this 23 day of January, 2021, by and between Larry D. Ralphs aka Larry Dennis Ralphs and Christina L. Ralphs, husband and wife whose current address is 85 West Main Hwy, Clifton Idaho, 83228 referred to hereafter as "First Party" and D&D Ralphs Properties, LLC whose current address is 41 South Main Hwy, Clifton Idaho, 83228 referred to hereafter as "Second Party".

That for and in consideration of monetary goods by Second Party to First Party, the mutual covenants and agreements herein contained, is hereby acknowledged by First Party, the parties hereto agree as follows:

1. First Party is the record title holder of the following described real property situate in the County of Franklin, State of Idaho, to wit

See Exhibit A

2. Water Right License No. 13-2214 and Water Right License No. ~~13-7013~~ <sup>13-2243</sup> which is appurtenant of record to the real property of First Party described in Exhibit A. CR.  
SR
3. The parties agree that all of Water Right No. 13-2214 and Water Right No. ~~13-7103~~ <sup>13-2243</sup> CR.  
SR  
4/26/21 belonging to First Party shall be specifically severed from the property of First Party described in Exhibit A. Further, the parties agree that Second Party shall have the right to apply to the Idaho Department of Water Resources for a transfer under the provisions of Idaho Code, Section 42-108 and 42-222, in order to change the place of use of said right referenced herein, or any other aspect of said right, and agreement constitutes First Party's formal consent thereto and agreement fully in every needed way to assist Second Party in accomplishing Second Party's objectives with respect thereto.
4. This agreement shall be binding upon the inure to the benefit of the parties to this agreement and their respective heirs, agents, representatives, successors in interest and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands and seals the day and year first above written.

First Party:

Larry D. Ralphs  
Larry D. Ralphs

Christina L. Ralphs  
Christina L. Ralphs

State of Idaho  
County of Franklin

On this 23 day of January 20 21 before me a notary public in and for said State, personally appeared Larry D. Ralphs and Christina L. Ralphs known or identified to me (or proved to me on the oath of Larry D. Ralphs and Christina L. Ralphs) 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.



  
Notary Public of Idaho

Residing at: Clifton, ID

My commission expires: 2/24/2026

Second Party:

  
Daniel S Ralphs, Manager

State of Idaho  
County of Franklin

On this 23 day of January 20 21 before me a notary public in and for said State, personally appeared Daniel S Ralphs, Manager of D&D Ralphs Properties, LLC known or identified to me (or proved to me on the oath of Daniel S Ralphs, Manager) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.



  
Notary Public of Idaho

Residing at: Clifton, ID

My commission expires: 2/24/2026

EXHIBIT A

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, THENCE SOUTHEASTERLY ALONG THE COUNTY ROAD 550 FEET, MORE OR LESS, TO THE NORTH LINE OF STATE HIGHWAY, THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY 950 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE COUNTY ROAD, THENCE NORTH ALONG THE WEST SIDE OF THE COUNTY ROAD 950 FEET, MORE OR LESS, TO NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE WEST 780 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. (3103.00)

EXCEPTING THEREFROM: COMMENCING AT A POINT 550 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID POINT BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE NORTHERLY ON SAID COUNTY ROAD RIGHT OF WAY LINE 170 FEET, THENCE EAST 210 FEET, THENCE SOUTH 210 FEET, MORE OR LESS, TO SAID HIGHWAY RIGHT OF WAY LINE, THENCE WESTERLY TO THE PLACE OF BEGINNING. (3103.01)

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, SECTION 22: COMMENCING AT A POINT 96 FEET EAST OF THE CENTER OF SECTION 22, THENCE RUNNING NORTH 250 FEET, THENCE EAST 970 FEET, THENCE SOUTH 10' 59" EAST 255.5 FEET, THENCE WEST 1026 FEET TO THE PLACE OF BEGINNING. (PART OF 3105.00)

EXCEPTING THERE FROM:

COMMENCING AT A POINT 904.68 FEET EAST OF THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, THENCE NORTH 250 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO DENNIS C. RALPHS BY WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 99291; THENCE EAST 161.32 FEET TO THE NORTHEAST CORNER OF SAID RALPHS PARCEL; THENCE SOUTH 10' 59" EAST 255.5 FEET; THENCE WEST 210 FEET TO THE POINT OF BEGINNING. (3105.01)

TOWNSHIP 14 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN SECTION 22: BEGINNING AT A POINT 550 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE COUNTY ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE NORTHERLY ON SAID COUNTY ROAD RIGHT OF WAY LINE 170 FEET, THENCE EAST 210 FEET, THENCE SOUTH 210 FEET, MORE OR LESS, TO SAID HIGHWAY RIGHT OF WAY LINE, THENCE WESTERLY TO THE POINT OF BEGINNING.

## Water Right Agreement

This Agreement is made and entered into this 23 day of January, 2021, by and between Cody Ralphs and Kristen Ralphs, husband and wife whose current address is 179 E. 2<sup>nd</sup> No., Clifton Idaho, 83228 referred to hereafter as "First Party" and D&D Ralphs Properties, LLC whose current address is 41 South Main Hwy, Clifton Idaho, 83228 referred to hereafter as "Second Party".

That for and in consideration of monetary goods by Second Party to First Party, the mutual covenants and agreements herein contained, is hereby acknowledged by First Party, the parties hereto agree as follows:

1. First Party is the record title holder of the following described real property situate in the County of Franklin, State of Idaho, to wit:

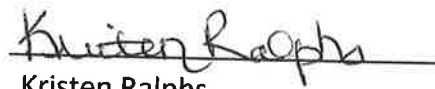
See Exhibit A

2. Water Right License No. 13-2214 which is appurtenant of record to the real property of First Party described in Exhibit A.
3. The parties agree that all of Water Right No. 13-2214 belonging to First Party shall be specifically severed from the property of First Party described in Exhibit A. Further, the parties agree that Second Party shall have the right to apply to the Idaho Department of Water Resources for a transfer under the provisions of Idaho Code, Section 42-108 and 42-222, in order to change the place of use of said right referenced herein, or any other aspect of said right, and agreement constitutes First Party's formal consent thereto and agreement fully in every needed way to assist Second Party in accomplishing Second Party's objectives with respect thereto.
4. This agreement shall be binding upon the inure to the benefit of the parties to this agreement and their respective heirs, agents, representatives, successors in interest and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands and seals the day and year first above written.

First Party:

  
Cody Ralphs

  
Kristen Ralphs

State of Idaho

County of Franklin

On this 23 day of January 20 21 before me a notary public in and for said State, personally appeared Cody Ralphs and Kristen Ralphs known or identified to me (or proved to me on the oath of Cody Ralphs and Kristen Ralphs) 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.





Notary Public of Idaho

Residing at: Clifton, ID

My commission expires: 2/24/2026

Second Party:



Daniel S Ralphs, Manager

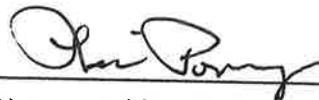
State of Idaho

County of Franklin

On this 23 day of January 20 21 before me a notary public in and for said State, personally appeared Daniel S Ralphs, Manager of D&D Ralphs Properties, LLC known or identified to me (or proved to me on the oath of Daniel S Ralphs, Manager) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.





Notary Public of Idaho

Residing at: Clifton, ID

My commission expires: 2/24/2026

EXHIBIT A

COMMENCING AT A POINT 904.68 FEET EAST OF THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, THENCE NORTH 250 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO DENNIS C. RALPHS BY WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 99291; THENCE EAST 161.32 FEET TO THE NORTHEAST CORNER OF SAID RALPHS PARCEL; THENCE SOUTH  $10^{\circ} 59'$  EAST 255.5 FEET; THENCE WEST 210 FEET TO THE POINT OF BEGINNING. (3105.01)



# CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE

1. The name of the limited liability company is:

D&D Ralphs Properties, LLC

2. The complete street and mailing addresses of the initial designated office:

41 South Main Street, Clifton, Idaho 83228

(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Daniel S. Ralphs

(Name)

41 South Main Street, Clifton, Idaho 83228

(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

**Name**

**Address**

Daniel S. Ralphs

41 South Main Street, Clifton, Idaho 83228

Denise E. Ralphs

41 South Main Street, Clifton, Idaho 83228

5. Mailing address for future correspondence (annual report notices):

41 South Main Street, Clifton, Idaho 83228

6. Future effective date of filing (optional): \_\_\_\_\_

Signature of a manager, member or authorized person.

Signature

Daniel S. Ralphs

Typed Name: Daniel S. Ralphs

Signature \_\_\_\_\_

Typed Name: \_\_\_\_\_

Secretary of State use only

IDAHO SECRETARY OF STATE  
04/06/2012 05:00  
CK: 12002 CT: 96418 BH: 1318701  
1 @ 100.00 = 100.00 ORGAN LLC # 3

W 112789

Dave R. Gallafent (ISB #1745)  
**MERRILL & MERRILL, CHARTERED**  
 109 N. Arthur, 5th Floor  
 P.O. Box 991  
 Pocatello, Idaho 83204-0991  
 (208) 232-2286  
 (208) 232-2499 Telefax

Attorneys for Petitioner

Recorded at the request of  
Northern Title Company  
 \_\_\_\_\_ a.m. **APR 21 2008** p.m. 3:10  
**V. ELLIOTT LARSEN, RECORDER**  
 By Ruth Rawling Deputy  
**FRANKLIN COUNTY, IDAHO**

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF  
 THE STATE OF IDAHO, IN AND FOR THE COUNTY OF FRANKLIN  
 MAGISTRATE DIVISION

In the Matter of the Estate of )

Case No. CV-06-241

DENNIS C. RALPHS, )

**LETTERS TESTAMENTARY**

Deceased. )

**Larry D. Ralphs**, is hereby appointed personal representative of the Estate of Dennis C. Ralphs, deceased, with all authority pertaining thereto. Administration of the estate is unsupervised. These Letters are issued to evidence the appointment, qualification, and authority of the personal representative/special administrator.

**WITNESS:** Eric S. Hunn, Magistrate of the District Court, County of Franklin, State of Idaho, with the seal of the Court affixed this 2nd day of June, 2006.

State of Idaho

County of Bannock



HEREBY CERTIFY that the above and foregoing is a full and correct copy of the original thereof, on file in my office.

Dated 6-2-06  
**V. ELLIOTT LARSEN**  
 Clerk of the District Court

By [Signature]  
 Deputy Clerk

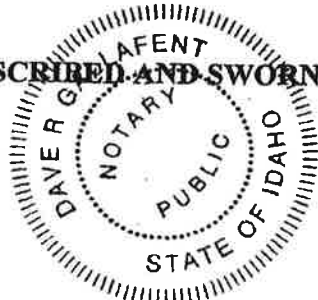
ORIGINAL SIGNED BY  
**ERIC S. HUNN**

The undersigned, hereby accepts the appointment to the office of personal representative of the Estate of Dennis C. Ralphs, deceased, and do solemnly swear that I will perform, according to law, the duties of personal representative of said estate.

DATED: 5/30/06

Larry D. Ralphs  
**Larry D. Ralphs**

SUBSCRIBED AND SWORN to before me this 30th day of May, 2006.



[Signature]  
 Notary Public for Idaho  
 Residing at: Pocatello  
 My Commission Expires: 7/1/06

**LETTERS TESTAMENTARY**

241279 2-3

## PERSONAL REPRESENTATIVE'S DEED

Larry D. Ralphs, transferor, as Personal Representative of the Estate of Dennis C. Ralphs, filed as Case No. CV-06-241 in the Sixth Judicial District, County of Franklin, State of Idaho, hereby quitclaims, transfers, and conveys to

CHESTER ROBERT CHRISTENSEN and CURTIS H. CHRISTENSEN, CO-TRUSTEES OF THE CHESTER H. CHRISTENSEN TRUST DATED JUNE 1, 1983, A 37.5% UNDIVIDED INTEREST, and CHESTER ROBERT CHRISTENSEN and CURTIS H. CHRISTENSEN, CO-TRUSTEES OF THE BESSIE H. CHRISTENSEN TRUST DATED JUNE 1, 1983, A 37.5% UNDIVIDED INTEREST,

and CURTIS H. CHRISTENSEN and KAREN M. CHRISTENSEN, A 25% UNDIVIDED INTEREST,

that certain parcel of real property, located in Franklin County, Idaho and more particularly described in the attached Exhibit A, together with all appurtenances.

Together with any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof.

EXECUTED this 18th day of April, 2008.

*Larry D. Ralphs*

LARRY D. RALPHS, as Personal Representative  
of the Estate of Dennis C. Ralphs

STATE OF IDAHO )  
 )  
 ) :ss  
County of Franklin )

On this 18th day of April, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Larry D. Ralphs**, who subscribed the within instrument as Personal Representative of the Estate of Dennis C. Ralphs, deceased, and acknowledged to me that he executed the same as such Personal Representative.

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

(SEAL)



*Janice Shumway*

NOTARY PUBLIC FOR IDAHO

Residing at: Preston, Idaho

My commission expires: 03/12/2011

241279 3-3

**EXHIBIT "A"**

NTF-4565

**TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO**

**SECTION 35: COMMENCING AT A POINT 15.3 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35; RUNNING THENCE NORTH 30 RODS; THENCE WEST 109 RODS; THENCE NORTH 14.7 RODS; THENCE WEST 51 RODS, MORE OR LESS, TO STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 45 RODS, MORE OR LESS; THENCE EAST 154 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING.**

**ALSO, COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE NORTH 15.3 RODS; THENCE WEST 154 RODS; THENCE SOUTHEASTERLY 15.6 RODS; THENCE EAST 152.4 RODS TO THE PLACE OF BEGINNING.**

**ALSO, COMMENCING AT THE NOTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; RUNNING THENCE WEST 160 RODS; THENCE SOUTH 20 RODS; THENCE EAST 51 RODS; THENCE SOUTH 14.7 RODS; THENCE EAST 109 RODS; THENCE NORTH 34.7 RODS TO THE PLACE OF BEGINNING.**

**ALSO, COMMENCING AT A POINT 132 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35; AND RUNNING THENCE EAST 2508 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 2548 FEET; THENCE NORTH 01° 44' 10" EAST 1320.6 FEET TO THE POINT OF BEGINNING. (912.00, 921.00, 922.00)**

254690 1-8

When Recorded Mail To:

Hallock & Hallock, a professional corporation  
P.O. Box 4171  
Logan, Utah 84323-4171

Recorded at the request of  
Hallock & Hallock  
Time 12:23

APR 24 2012

SHALINA T. GEDDES, RECORDER  
BY Dei Ponce Deputy  
FRANKLIN COUNTY, IDAHO

Send Tax Notices To:

Daniel and Denise Ralphs, Trustees  
41 South Main Street  
Clifton, Idaho 83228

**WARRANTY DEED**

DANIEL S. RALPHS aka DANIEL RALPHS and DENISE RALPHS, grantors, of Clifton, County of Franklin, State of Idaho, do hereby grant, bargain, sell, warrant and convey to D&D RALPHS PROPERTIES, LLC of 41 South Main Street, Clifton, Idaho 83228, grantee, for the sum of ONE DOLLAR, their undivided interest in the following described real estate in Franklin County, State of Idaho:

see attached Exhibit "A".

Together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Witness in the hands of said grantors this 19<sup>th</sup> day of April 2012.

Daniel S. Ralphs

DANIEL S. RALPHS, aka DANIEL RALPHS

Denise Ralphs

DENISE RALPHS

STATE OF UTAH

)

§

COUNTY OF CACHE

)

On the 19<sup>th</sup> day of April 2012, before me, the undersigned Notary, personally appeared Daniel S. Ralphs, aka Daniel Ralphs, and Denise Ralphs, who are personally known to me or who proved to me their identities through documentary evidence to be the persons who signed the preceding document in my presence and who swore to me that their signatures are voluntary and the document truthful.

Rebecca Jean Williams

Notary Public

Residing at: Cache County, Utah

Commission expires: 08/11/2013

**Parcel No. 1:**

Township 14 South, Range 38 East of the Boise Meridian.

#3144.01 Section 22: Commencing at a point 633 feet North of the Southeast corner of the Southwest Quarter of Section 22, said point being on the Easterly right of way line of the County Highway, thence following highway right of way line North 15°42' West 424 feet; thence North 75°36' East 676.4 feet, more or less, the Russell Hebdon property line; thence South 15°33' East 425.2 feet, more or less, thence South 75°42' West 655 feet to the place of beginning.

EXCEPTING THEREFROM: Commencing at a point 633 feet North of the Southeast corner of the Southwest quarter of Section 22, being on the Easterly right of way line of the County Highway; thence following the right of way line North 15°42' West 181 feet 6 inches; thence North 75°42' East 240 feet; thence South 15°42' East 181 feet 6 inches; thence South 75°42' West 240 feet to the point of beginning. #3144.00

**Parcel No. 2:**

#845.00 The South Half of the Northeast Quarter, and the North Fourth of the North Half of the Southeast Quarter of Section 21, Township 14 South, Range 38 East of the Boise Meridian.  
#3089.00

ALSO, beginning at the Northwest Corner of the Southwest Quarter, thence running North 37 rods, thence Southeasterly to a point due East of a point 20 rods South of the point of beginning, thence West 41 rods to Section line, thence North on Section line 20 rods to the place of beginning.

EXCEPTING THEREFROM: Commencing at the Northeast Corner of the Southeast Quarter of Section 21, Township 14 South, Range 38 East of the Boise Meridian, and running thence North 75 degrees East 385 feet; thence South 35 degrees East 32 rods; thence West 116-1/2 rods, thence North 75 degrees East 77 rods, more or less, to the place of beginning.

#3151.04 ALSO INCLUDING: Commencing at a point 472 feet South of the Northeast Corner of the Southeast Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 74 degrees 58' West 1099 feet, thence North 16 degrees 9' West 297 feet, thence South 74 degrees 00' West 180 feet, to the West line of the East Half of the Southeast Quarter of said Section 22, thence South 1635 feet, thence North 76 degrees 15' East 1360 feet, more or less, to the East line of said Section 22, thence North 1365 feet to the place of beginning.  
also  
#879957  
BLA  
#281862

ALSO a right of way over the following described land: Commencing at a point located 290 feet South and 80 feet West of the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, being the Southwest Corner of the Thomas Sant land bordering on the East side of the State Highway, thence North 75 degrees 36' East 1460 feet, more or less, to the West boundary of

the East Half of the Southeast Quarter of Section 22, thence North 25 feet, thence South 75 degrees 36' West 1462 feet, more or less, to the East side of the State Highway, thence South 15 degrees 42' East 20 feet along said Highway to point of beginning.

TOGETHER WITH Right of Way for road over and across the West 1-1/2 rods of the South 80 rods of the Southwest Quarter of Section 23, Township 14 South, Range 38 East of the Boise Meridian.

#3106.00 ALSO INCLUDING: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 1232 feet, thence East 660 feet, thence North 1232 feet, thence West 660 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Township 14 South, Range 38 East of the Boise Meridian

Commencing at a point North 75 degrees East 380 feet and North 30 degrees 15' West 525 feet from the Southwest corner of the Northwest Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 75 degrees West 200 feet; thence North 30 degrees 15' West 100 feet; thence North 75 degrees East 200 feet; thence South 30 degrees 15' East 100 feet to the place of beginning.

ALSO EXCEPT: Commencing at a point North 75 degrees, East 380 feet and North 30 degrees 15' West 310 feet from the Southwest corner of the Northwest Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 75 degrees West 400 feet; thence North 30 degrees 15' West 195 feet; thence North 75 degrees East 200 feet; thence South 30 degrees 15' East 100 feet; thence North 75 degrees East 200 feet; thence South 30 degrees 15' East 95 feet to the place of beginning. #3089.00

ALSO EXCEPT: Beginning at a point 674 feet East and South 36 degrees 30' East 62.7 feet of the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 21, and running thence South 36 degrees 30' East 112.3 feet; thence East 248.9 feet to the Highway; thence 36 degrees 30' East along highway 5.5 feet; thence South 68 degrees 21'15" West 255.3 feet; thence North 23 degrees 23'20" West 205.78 feet to the point of beginning. #3093.00

same  
ALSO EXCEPT: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 21, and running thence South 29 rods, more or less, to the East boundary line of State Highway, thence following said East line of said highway in a Northwesterly direction to a point 18 rods West of the point of beginning; thence East 18 rods to the point of beginning.

ALSO EXCEPT: Commencing at a point 674 feet East and South 36 degrees 30' East 62.7 feet of the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 21; and running thence South 36 degrees 30' East 112.3 feet; thence East 248.9 feet to the Highway; thence South 36 degrees 30' East along Highway 5.5 feet; thence South 68

degrees 21'15" West 255.3 feet; thence North 23 degrees 23'20" West 205.78 feet to the point of beginning.

ALSO EXCEPT: Commencing at a point North 75 degrees East 380 feet and North 30 degrees 15' West 505 feet from the Southwest corner of the Northwest Quarter of Section 22, and running thence South 75 degrees West 173 feet; thence North 17 degrees 41' West 343.57 feet; thence North 69 degrees 30' East 93.5 feet; thence South 30 degrees 15' East 365 feet to the point of beginning.

ALSO EXCEPT: Commencing at a point North 75 degrees East 380 feet and North 30 degrees 15' West 201.5 feet, from the Southwest corner of the Northwest Quarter of Section 22, and running thence South 70 degrees West 464 feet; thence North 18 degrees 01' West 333.75 feet; thence South 30 degrees 15' East 195 feet; thence North 75 degrees East 400 feet; thence South 30 degrees 15' East 108.5 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point North 75 degrees East 380 feet, North 30 degrees 15' West 505 feet and South 75 degrees West 173 feet to the true point of beginning from the Southwest corner of the Northwest Quarter of Section 22, and running thence South 75 degrees West 227 feet; thence North 14 degrees 50'20" West 323 feet; thence North 69 degrees 30' East 211 feet; thence South 17 degrees 41' East 343.47 feet to the place of beginning.

ALSO EXCEPT: Commencing at a point <sup>North</sup> 75 degrees East 380 feet and North 30 degrees 15' West 405 feet from the Southwest corner of the Northwest Quarter of Section 22, and running thence South 75 degrees West 200 feet; thence North 30 degrees 15' West 100 feet; thence North 75 degrees East 200 feet; thence South 30 degrees 15' East 100 feet to the place of beginning.

ALSO EXCEPT: A parcel of land located in Section 21, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, and further described as follows: Beginning at the East Quarter corner of said Section 21, thence North 00 degrees 05'22" West 1068.05 feet along the East line of said Section; thence West 209.35 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 4735", set on the Dayton-Clifton Highway Right of Way fence line, the True Point of beginning; thence South 33 degrees 17'38" East 81.60 feet along said fence line to a Idaho State Highway right of way monument; thence South 29 degrees 50'22" East 46.80 feet along said fence line to a 5/8" rebar with cap; thence South 67 degrees 24'10" West 293.53 feet to a 5/8" rebar with cap set on a fence line; thence North 25 degrees 26'53" West 129.00 feet along said fence line; thence North 67 degrees 51'39" East 278.91 feet to the True Point of Beginning. P-4 # 308903

ALSO EXCEPT: A parcel of land located in Section 21, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, and further described as follows: Beginning at the East quarter corner of said Section 21, thence North 00 degrees 05'22" West 1068.05 feet along the East line of said Section; thence West 209.35 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 4735" set on the Dayton-Clifton Highway right of way fence line, the True Point of Beginning; thence South 67 degrees 51'39" West 278.91 feet to a 5/8"

rebar with cap set on a fence line; thence North 25 degrees 18'33" West 129.08 feet along said fence line to a 5/8" rebar with cap; thence North 68 degrees 44'23" East 255.80 feet (South 68 degrees 21'15" West 255.3 feet by record) to a 5/8" rebar with cap set on said right of way fence line; thence South 35 degrees 45'39" East 128.58 feet along said right of way fence line to the True Point of Beginning. Prt #3089.03

ALSO EXCEPT: A parcel of land located in Section 22, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, and further described as follows: Beginning at the West one quarter corner of Section 22, thence North 00 degrees 05'22" West 34.44 feet along the West line of said Section 22, thence East 66.83 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 4735", set on a fence line, the True Point of beginning; thence North 18 degrees 00'25" West 95.26 feet to a 5/8" rebar with cap; thence North 67 degrees 08'20" East 268.13 feet to a 5/8" rebar with cap; thence South 30 degrees 41'32" East 141.87 feet to a 5/8" rebar with cap set at a fence post; thence South 74 degrees 20'49" West 127.11 feet to a 5/8" rebar with cap set on a fence line; thence South 77 degrees 04'30" West 171.99 feet along said fence line to the True Point of Beginning. #3151.00

**Parcel No. 3:**

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 21: The South half of the Southwest quarter and the Southwest quarter of the Southeast quarter (846.00)

The Northeast quarter of the Southwest quarter (847.00)

The Northwest quarter of the Southwest quarter (849.00)

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho  
Commencing at a point North 75° East 385 feet from the Northeast corner of the Southeast quarter of Section 21, running thence South 42°24' East 444 feet; thence Southwesterly in a straight line to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 21, thence West 80 rods; thence North 40 rods; thence North 75° East 3126.75 feet to the place of beginning. (848.00 & 3091.00)

EXCEPTING THEREFROM: 13½ acres, more or less, lying East of the Clifton Creek and Ditch described as follows: Commencing at a point North 75° East 385 feet from the Northeast corner of the Southeast quarter of Section 21, thence South 42°24' East 444 feet; thence Southwesterly 75 rods, more or less, in a straight line to the Clifton Creek Ditch; thence following said Clifton Creek northerly to a point 70 rods, more or less, South 75° West of the point of beginning; thence North 75° East 70 rods, more or less, to the point of beginning. (3090.00)

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 28: The Northwest quarter and the West half of the Northeast quarter. (890.00)  
Subject to a Municipal Well Agreement recorded July 23, 2002 under Instrument Number

218013 located in the Northeast quarter of the Northeast quarter of Section 28, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, Commencing at a point on the North line of Section 22, 730 feet East of the North quarter corner of said Section 22, thence West 730 feet on the Section line to said quarter corner, thence South 1320 feet on the Center line of said section, thence East at right angles 990 feet, thence Northwesterly 1348.4 feet to the place of beginning. (Part of 3104.00)

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, Section 22: The East half of the Northeast quarter of the Northwest quarter; the West half of the Southeast quarter of the Northwest quarter. (Part of 3104.00) Excepting therefrom a well owned by the City of Clifton from Deed Number 218012 a circular parcel of land being fifty (50) feet in radius, the center being a water well, located as follows: Commencing at the East quarter corner of Section 22, Township 14 South, Range 38 East, Boise Meridian, Franklin County, Idaho, from which the Southeast corner of said Section 22 bears South  $00^{\circ}45'07''$  East 2645.30 feet; thence South  $89^{\circ}42'45''$  West 3511.46 feet to the center of the water well.

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, Commencing 1232 feet South of the Northwest corner of the Northeast quarter of the Northwest quarter of Section 22, thence South 88 feet; thence East 660 feet, thence North 88 feet, thence West 660 feet to the place of beginning. (Part of 3104.00)

Also Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, Commencing at appoint 50 feet South of the Northwest corner of the Southeast quarter of Section 22, running thence North  $89^{\circ}08'$  East 1384 feet; thence South  $16^{\circ}09'$  East 415.5 feet; thence South  $74^{\circ}$  West 1851.2 feet; thence North  $15^{\circ}42'$  West 925.5 feet; thence North  $89^{\circ}08'$  East 507.3 feet to the place of beginning. (3148.00)

Excepting therefrom, a portion of the Southeast quarter of Section 22, described as commencing at a point 50 feet South and North  $89^{\circ}08'$  East 961 feet from the Northwest corner of the Southeast quarter of Section 22, running thence North  $89^{\circ}08'$  East 423 feet; thence South  $16^{\circ}09'$  East 415.5 feet, thence South  $74^{\circ}$  West 550 feet, thence Northerly on a straight line to the place of beginning. (3112.01)

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 22: Commencing at a point 472 feet South and South  $74^{\circ}58'$  West 1099 feet of Northeast corner of the Southeast quarter of Section 22, running thence North  $16^{\circ}9'$  West 297 feet, thence South  $74^{\circ}$  West 1401.7 feet; thence South  $25^{\circ}34'$  East 286.5 feet; thence South  $74^{\circ}42'$  West 501 feet, more or less, to highway right of way; thence South  $15^{\circ}42'$  East 415.5 feet; thence North  $75^{\circ}36'$  East 1805 feet; thence North  $9^{\circ}40'$  West 440 feet, more or less, to the place of beginning. (3105.00) 3148.00

# 3148.00

exc #3102.00

# 3112.01

, 46 added

Excepting therefrom: Commencing at a point 472 feet South and South 74°58' West 1099 feet, thence North 16°9' West 297 feet, thence South 74° West 1401.7 feet, thence South 25°34' East 286.5 feet from the Northeast corner of the Southeast Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 74°42' West 501 feet, more or less, to the highway right of way; thence South 15°42' East 85.5 feet, thence North 74°42' East 503.25 feet, more or less, thence North 25°34' West 85.5 feet, more or less to the place of beginning. (3102.00)

Subject to a right of way over the following described land: Commencing at a point located 290 feet South and 80 feet West of the Southwest corner of the Northwest quarter of the Southeast quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho. Being the Southwest corner of the Thomas Sant land bordering on the East side of the State Highway, thence North 75°36' East 1460 feet, more or less, to the West boundary of the East half of the Southeast quarter of Section 22, thence North 25 feet, thence South 75°36' West 1462 feet, more or less, to the East side of the State Highway, thence South 15°42' East 20 feet along said highway to point of beginning.

Less and excepting therefrom: Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho. Section 22: Commencing at a point 633 feet North of the Southeast corner of the Southwest quarter of Section 22, said point being on the Easterly right of way line of the County Highway, thence following highway right of way line North 15°42' West 424 feet; thence North 75°36' East 676.4 feet, more or less, then Russell Hebdon property line; thence South 15°33' East 425.2 feet, more or less, thence South 75°42' West 655 feet to the place of beginning. (3144.00)

Excepting: Section 22, Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Commencing at a point South 89°40' West 1754.6 feet, more or less, and North 42 feet, more or less, from the Southeast corner of Section 22, said point being on the North boundary line of the County Road; and running thence North 15°33' West 1232.45 feet; thence North 75°36' East 455.2 feet; thence South 14°48' East 778 feet; thence South 76°15' West 132.15 feet; thence South 392.5 feet; thence West 85 feet; thence South 127 feet to the North boundary line of said County Road; thence South 89°40' West 92 feet to the point of beginning. (3122.00)

# 3145.01 **Parcel No. 4:**

Township 14 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 22: Commencing at a point on the North line of the County Road, South 89°40' West 1754.6 feet, more or less, and 42 feet, more or less, North from the Southeast corner of Section 22, and running thence North 15°33' West 803 feet; thence South 75°42' West 495.2 feet; thence South 16°46' East 133.5 feet, more or less, thence South 73°38' West 185 feet, more or less, to the East line of the State Highway; thence South 15°42' East 198 feet,

more or less, thence North  $73^{\circ}38'$  East 200 feet; thence South  $15^{\circ}42'$  East 336 feet, more or less, to the North line of a County road; thence North  $89^{\circ}40'$  East 495.8 feet, more or less, to the point of beginning.

ALSO, commencing at a point 18 rods North and 7 rods East and North  $15^{\circ}42'$  West 188 feet of the Southwest corner of the SE $\frac{1}{4}$  of Section 22, running thence North  $75^{\circ}42'$  East 11 rods; thence North  $15^{\circ}42'$  West 142 feet; thence South  $75^{\circ}42'$  West 11 rods; thence South  $15^{\circ}42'$  East 142 feet to the place of beginning.

279957

Recorded at the request of  
Dan Ralphs  
Time: 12:22 Amount \$ 15.00

DEC 30 2019

## QUIT CLAIM DEED

CAMILLE LARSEN, RECORDER  
By HC Deputy  
Franklin County, Idaho

Brad L. Povey and Leiza Povey, husband and wife, Grantors, do hereby convey, release, remise and forever quit claim unto D&D Ralphs Properties, LLC, Grantee, of P.O. Box 42, Clifton, Idaho 83228, the following described premises in Franklin County, Idaho, to wit:

Township 14 South, Range 38 East of the Boise Meridian,  
Section 22: Commencing at a point 1,248.5 feet West and 48.5 feet South and South 16°09' East 712.7 feet and North 75°58' East 1099 feet from the Northeast corner of the Southeast Quarter of Section 22, the point of beginning, and running thence South 75°58' West 1099 feet, thence North 16°09' West 245 feet, thence northeasterly 1,135 feet more or less to the point of beginning, excepting therefrom an existing roadway along the East side of said tract.

Together with their appurtenances.

Dated: 12/30/19

Brad L. Povey  
Brad L. Povey

Leiza Povey  
Leiza Povey

State of Idaho       )  
                              :SS  
County of Franklin )

On the 30<sup>th</sup> day of December, 2019, before me, Camille Larsen, a Notary Public, personally appeared Brad L. Povey and Leiza Povey, 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.



Camille Larsen  
Notary Public  
Residing at: weston, ID  
Commission Expires: 2-21-2020

241735-3

# PERSONAL REPRESENTATIVE'S DEED

Larry D. Ralphs, transferor, as Personal Representative of the Estate of Dennis C. Ralphs, filed as Case No. CV-06-241 in the Sixth Judicial District, County of Franklin, State of Idaho, Grantor, hereby quitclaims, transfers, and conveys to Daniel S Ralphs and Denise Ralphs, husband and wife, 41 South Main, Clifton, Idaho 83228, Grantees, that certain parcel of real property, located in Franklin County, Idaho and more particularly described in the attached Exhibit A, together with all appurtenances.

Together with any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof.

EXECUTED this 28 day of May, 2008.

Recorded at the request of

Larry Ralphs

     a.m. **MAY 29 2008** p.m. 12:38

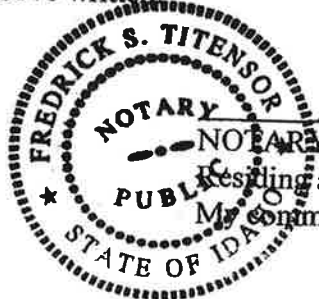
V. ELLIOTT LARSEN, RECORDER  
By Camille L. Lauen Deputy  
FRANKLIN COUNTY, IDAHO

Larry D. Ralphs  
LARRY D. RALPHS, as Personal  
Representative of  
the Estate of Dennis C. Ralphs

STATE OF IDAHO           )  
                                      :SS  
County of Franklin        )

On this 28 day of May, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry D. Ralphs, who subscribed the within instrument as Personal Representative of the Estate of Dennis C. Ralphs, deceased, and acknowledged to me that he executed the same as Personal Representative.

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]  
Residing at: Preston Idaho, Franklin county  
My commission expires: April 25, 2011

## EXHIBIT A

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO.  
 SECTION 21: THE SOUTHHALF OF THE SOUTHWEST QUARTER AND THE  
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (846.00)  
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.(847.00)  
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (849.00)

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO  
 COMMENCING AT A POINT NORTH 75° EAST 385 FEET FROM THE NORTHEAST CORNER OF THE  
 SOUTHEAST QUARTER OF SECTION 21, RUNNING THENCE SOUTH 42° 24' EAST 444 FEET; THENCE  
 SOUTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST  
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, THENCE WEST 80 RODS; THENCE NORTH  
 40 RODS; THENCE NORTH 75° EAST 3126.75 FEET TO THE PLACE OF BEGINNING. (848.00 & 3091.00)

EXCEPTING THEREFROM: 13½ ACRES, MORE OR LESS, LYING EAST OF THE CLIFTON CREEK AND  
 DITCH DESCRIBED AS FOLLOWS: COMMENCING AT A POINT NORTH 75° EAST 385 FEET FROM THE  
 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, THENCE SOUTH 42° 24' EAST  
 444 FEET; THENCE SOUTHWESTERLY 75 RODS, MORE OR LESS, IN A STRAIGHT LINE TO THE  
 CLIFTON CREEK DITCH; THENCE FOLLOWING SAID CLIFTON CREEK NORTHERLY TO A POINT 70  
 RODS, MORE OR LESS, SOUTH 75° WEST OF THE POINT OF BEGINNING; THENCE NORTH 75° EAST 70  
 RODS, MORE OR LESS, TO THE POINT OF BEGINNING. (3090.00)

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO.  
 SECTION 28: THE NORTHWEST QUARTER AND

THE WESTHALF OF THE NORTHEAST QUARTER. (890.00)

SUBJECT TO A MUNICIPAL WELL AGREEMENT RECORDED JULY 23, 2002 UNDER INSTRUMENT  
 NUMBER 218013 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
 SECTION 28, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN. FRANKLIN COUNTY,  
 IDAHO.

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO,  
 COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 22, 730 FEET EAST OF THE NORTH  
 QUARTER CORNER OF SAID SECTION 22, THENCE WEST 730 FEET ON THE SECTION LINE TO SAID  
 QUARTER CORNER, THENCE SOUTH 1320 FEET ON THE CENTER LINE OF SAID SECTION, THENCE  
 EAST AT RIGHT ANGLES 990 FEET, THENCE NORTHWESTERLY 1348.4 FEET TO THE PLACE OF  
 BEGINNING. (PART OF 3104.00)

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO,  
 SECTION 22: THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
 THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. (PART OF 3104.00)  
 EXCEPTING THEREFROM A WELL OWNED BY THE CITY OF CLIFTON FROM DEED NUMBER 218012  
 A CIRCULAR PARCEL OF LAND BEING FIFTY (50) FEET IN RADIUS, THE CENTER BEING A WATER  
 WELL, LOCATED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22,  
 TOWNSHIP 14 SOUTH, RANGE 38 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, FROM  
 WHICH THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 00° 45' 07" EAST 2645.30 FEET;  
 THENCE SOUTH 89° 42' 45" WEST 3511.46 FEET TO THE CENTER OF THE WATER WELL.

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO,  
 COMMENCING 1232 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF  
 THE NORTHWEST QUARTER OF SECTION 22, THENCE SOUTH 88 FEET, THENCE EAST 660 FEET,  
 THENCE NORTH 88 FEET, THENCE WEST 660 FEET TO THE PLACE OF BEGINNING.(PART OF 3104.00)

ALSO TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, COMMENCING AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, RUNNING THENCE NORTH 89° 08' EAST 1384 FEET; THENCE SOUTH 16° 09' EAST 415.5 FEET; THENCE SOUTH 74° WEST 1851.2 FEET; THENCE NORTH 15° 42' WEST 925.5 FEET; THENCE NORTH 89° 08' EAST 507.3 FEET TO THE PLACE OF BEGINNING. (3148.00)  
EXCEPTING THEREFROM, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, DESCRIBED AS COMMENCING AT A POINT 50 FEET SOUTH AND NORTH 89° 08' EAST 961 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, RUNNING THENCE NORTH 89° 08' EAST 423 FEET; THENCE SOUTH 16° 09' EAST 415.5 FEET, THENCE SOUTH 74° WEST 550 FEET, THENCE NORTHERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING. (3112.01)

TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO. SECTION 22: COMMENCING AT A POINT 472 FEET SOUTH AND SOUTH 74° 58' WEST 1099 FEET OF NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, RUNNING THENCE NORTH 16° 9' WEST 297 FEET, THENCE SOUTH 74° WEST 1401.7 FEET; THENCE SOUTH 25° 34' EAST 286.5 FEET; THENCE SOUTH 74° 42' WEST 501 FEET, MORE OR LESS, TO HIGHWAY RIGHT OF WAY; THENCE SOUTH 15° 42' EAST 415.5 FEET; THENCE NORTH 75° 36' EAST 1805 FEET; THENCE NORTH 9° 40' WEST 440 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. (3105.00)  
EXCEPTING THEREFROM: COMMENCING AT A POINT 472 FEET SOUTH AND SOUTH 74° 58' WEST 1099 FEET, THENCE NORTH 16° 9' WEST 297 FEET, THENCE SOUTH 74° WEST 1401.7 FEET, THENCE SOUTH 25° 34' EAST 286.5 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, AND RUNNING THENCE SOUTH 74° 42' WEST 501 FEET, MORE OR LESS, TO THE HIGHWAY RIGHT OF WAY; THENCE SOUTH 15° 42' EAST 85.5 FEET, THENCE NORTH 74° 42' EAST 503.25 FEET, MORE OR LESS, THENCE NORTH 25° 34' WEST 85.5 FEET, MORE OR LESS TO THE PLACE OF BEGINNING. (3102.00)

SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED LAND:  
COMMENCING AT A POINT LOCATED 290 FEET SOUTH AND 80 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY IDAHO. BEING THE SOUTHWEST CORNER OF THE THOMAS SANT LAND BORDERING ON THE EAST SIDE OF THE STATE HIGHWAY, THENCE NORTH 75° 36' EAST 1460 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, THENCE NORTH 25 FEET, THENCE SOUTH 75° 36' WEST 1462 FEET, MORE OR LESS, TO THE EAST SIDE OF THE STATE HIGHWAY, THENCE SOUTH 15° 42' EAST 20 FEET ALONG SAID HIGHWAY TO POINT OF BEGINNING. LESS AND EXCEPTING THERE FROM: TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO. SECTION 22: COMMENCING AT A POINT 633 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY HIGHWAY, THENCE FOLLOWING HIGHWAY RIGHT OF WAY LINE NORTH 15° 42' WEST 424 FEET; THENCE NORTH 75° 36' EAST 676.4 FEET, MORE OR LESS, THEN RUSSELL HEBDON PROPERTY LINE; THENCE SOUTH 15° 33' EAST 425.2 FEET, MORE OR LESS, THENCE SOUTH 75° 42' WEST 655 FEET TO THE PLACE OF BEGINNING. (3144.00)

EXCEPTING: SECTION 22, TOWNSHIP 14 SOUTH, RANGE 38 EAST OF THE BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO.  
COMMENCING AT A POINT SOUTH 89° 40' WEST 1754.6 FEET, MORE OR LESS, AND NORTH 42 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 22, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF THE COUNTY ROAD; AND RUNNING THENCE NORTH 15° 33' WEST 1232.45 FEET; THENCE NORTH 75° 36' EAST 455.2 FEET; THENCE SOUTH 14° 48' EAST 778 FEET; THENCE SOUTH 76° 15' WEST 132.15 FEET; THENCE SOUTH 392.5 FEET; THENCE WEST 85 FEET; THENCE SOUTH 127 FEET TO THE NORTH BOUNDARY LINE OF SAID COUNTY ROAD; THENCE SOUTH 89° 40' WEST 92 FEET TO THE POINT OF BEGINNING. (3122.00)

277510

When Recorded Mail To:

Hallock & Hallock, a professional corporation  
40 West Cache Valley Blvd., Suite 9A  
Logan, UT 84341

Recorded at the request of  
Denise RalphsTime: 12:05 Amount \$ 15<sup>00</sup>

MAY 01 2019

Send Tax Notices To:

D&D Ralphs Properties, LLC  
P.O. Box 42  
Clifton, ID 83228

CAMILLE LARSEN, RECORDER  
By C. Carter Deputy  
Franklin County, Idaho

## WARRANTY DEED

D&D Ralphs Properties, LLC, grantor, of P.O. Box 42, Clifton, County of Franklin, State of Idaho, does hereby grant, bargain, sell, warrant and convey to D&D Ralphs Properties, LLC, grantee, of P.O. Box 42, Clifton, County of Franklin, State of Idaho, for the sum of ONE DOLLAR, its interest in the following described real estate in Franklin County, State of Idaho:

See Exhibit "A" attached hereto.

Together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Witness in the hands of said grantors this 1<sup>st</sup> day of May 2019.

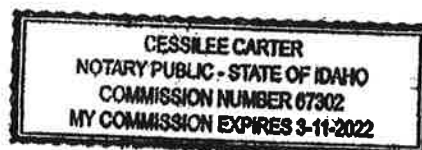
D&D Ralphs Properties, LLC

Daniel S. Ralphs  
By: Daniel S. Ralphs, Manager

STATE OF IDAHO            )  
                                          :SS  
COUNTY OF FRANKLIN    )

On the 1<sup>st</sup> day of May, 2019, before me, Cessilee Carter a notary public, personally appeared Daniel S. Ralphs, who is personally known to me or who proved to me his identity through satisfactory evidence and who by me duly sworn did say that he is the Manager of D&D Ralphs Properties, LLC and that said document was signed by him in behalf of said company by authority of its operating agreement and said acknowledged to me that said company executed the same and who swore to me that his signature is voluntary and document truthful.

Cessilee Carter  
Notary Public  
Residing at: Preston, ID  
My commission expires: 03/11/2022



277510

**EXHIBIT "A"**

Commencing at a point 472 feet South and South 74°58' West 1099 feet; thence North 16°9' West 297 feet; thence South 74° West 1401.7 feet, thence South 25°34' East 286.5 feet from the Northeast Corner of the Southeast Quarter of Section 22, Township 14 South, Range 38 East of the Boise Meridian, and running thence South 74°42' West 341 feet, more or less, to the west side of an existing machine shed, thence South 15°42' East 160 feet, thence North 74°42' East 343.25 feet, more or less, thence North 25°34' West 160 feet, more or less to the place of beginning.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

## Holliday, Michael

---

**From:** Dan Ralphs <danralphs5@gmail.com>  
**Sent:** Monday, April 26, 2021 11:21 AM  
**To:** Holliday, Michael  
**Subject:** Re: water rights transfer application

Looks good to me. I think that will work! Thank you so much for all your help! Dan Ralphs

On Fri, Apr 23, 2021, 2:37 PM Holliday, Michael <[Michael.Holliday@idwr.idaho.gov](mailto:Michael.Holliday@idwr.idaho.gov)> wrote:

Dan,

Attached is a revised map illustrating changes to the proposed place of use. The change results in a reduction of six acres from the 143 acres originally proposed due to the overlap of water rights 13-2214 and 13-7103. The total authorized to be irrigated under the four rights is 137 acres. Two acres were removed from the NESW (Larry's property) and four acres were removed from the NWSE. Please reply to this email to let me know if this works for you. Thanks.

Michael

**From:** Holliday, Michael  
**Sent:** Friday, April 23, 2021 9:41 AM  
**To:** 'danralphs5@gmail.com' <[danralphs5@gmail.com](mailto:danralphs5@gmail.com)>  
**Subject:** RE: water rights transfer application

Dan,

After looking over the water rights agreement between Larry and Christina and D&D, I found an issue that needs to be corrected. Looks like one of the two water right numbers is not correct. I think right 13-7103 should be replaced with 13-2243.

Feel free to call if you would like to discuss.

Michael

## Cefalo, James

---

**From:** Cefalo, James  
**Sent:** Tuesday, February 23, 2021 12:46 PM  
**To:** 'danralphs5@gmail.com'  
**Subject:** Application for Transfer  
**Attachments:** D&D App.pdf; D&D Water Rights & Map.pdf

Dan,

We have passed the appeal period for the corrected license, so we can now move forward with the application for transfer. Attached is the application for transfer we prepared when you were in the office. The application rearranges the places of use for water rights 13-2201, 13-2214, 13-2243 and 13-7103 to cover a 143-acre combined place of use. The attached map shows the proposed place of use (outlined in purple). If the transfer application and map are consistent with the changes you would like to make to the water rights, please sign the application (on the second page) and send me the signature page and the appropriate filing fee. I have a copy of the application and attachments (deeds, map, water rights), so there is no need to send those documents. The filing fee for the application will be \$760 (\$660 to change the place of use for the rights and \$100 to update the ownership records for the four rights). Feel free to call if you have any questions.

James Cefalo  
Regional Manager  
IDWR Eastern Region  
(208) 525-7161

13-2201

27967

A 438  
D+D  
20 D368 24  
320  
Dennis Ralphs

D93  
Leid Mc Dermott  
G 4.6  
H 4.7  
I 10.1

D94  
Earl Ward  
24.4

D478  
420  
P

A 5.1  
D368  
440

D178  
Leonard Povey  
M 7.2  
N 5.2  
Z 7.8

D405  
430  
Ray Crushaw  
21.9  
P 18.4

A 19.7  
410  
D368  
Dennis Ralphs

D84  
460

A 7.6  
D91  
456  
Dennis Ralphs

Howard Henderson  
C 6.1  
D 7.0  
E 9.1

William Powell  
40

22 25  
27 26

6

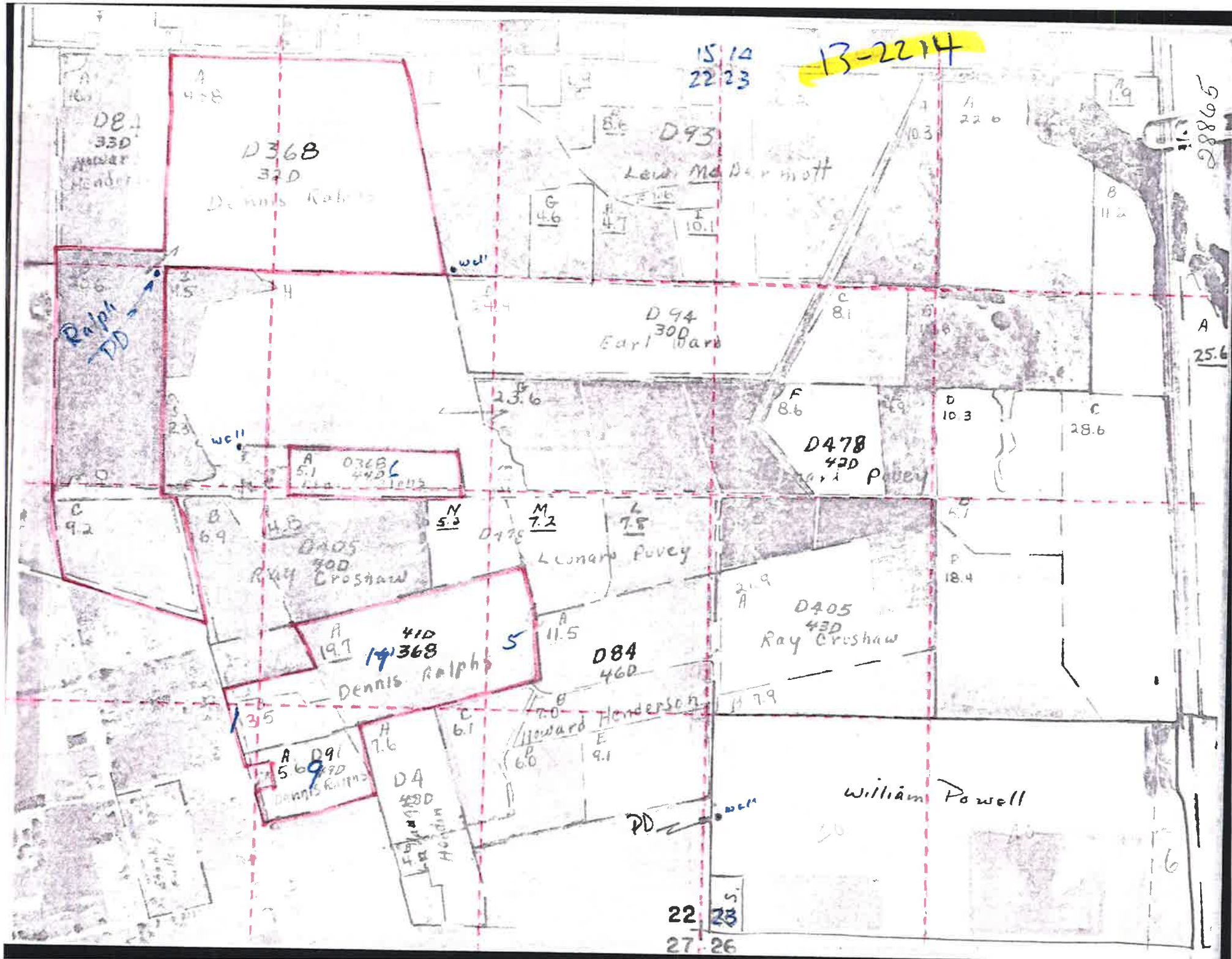
Ralph PD

20  
D+D

well

well

PD well



13-2243

15 14  
22 23

D81  
330  
Henderson

A  
438

D368  
320

Dennis Ralphs

D93

Leid Ma Der mott

G  
4.6

D94  
300  
Earl Ward

C  
8.1

A  
22.6

A  
1.9

B  
11.2

A  
25.6

D&D

A  
5.1  
D368  
440  
Dennis Ralphs

D478  
420  
Mard P

D  
10.3

C  
23.6

C  
9.2

10  
LARRY

N  
5.0

M  
7.2

D478

Leonard Povey

A  
21.9

D405  
420

Ray Groshaw

P  
5.1

P  
18.4

A  
19.7  
D368  
410

Dennis Ralphs

A  
11.5

D84  
460

Howard Henderson

B  
7.9

35

A  
5.6  
D91  
490  
Dennis Ralphs

A  
7.6

D4  
420  
Henderson

E  
6.1

7.0

E  
9.1

William Powell

22 23  
27 26

29918

MICROFILMED

16 15  
21 22

15

D-84  
330  
Howard  
Henderson

D-368  
120  
Dennis  
Ridgus

D-93  
310  
Lew Mc Dermott

B  
8.7

A  
14.0

B  
20.6

H  
2.2  
FD

D  
17.1

D588  
390  
Dean  
Lewis

D  
7.0

I  
2.3

E  
5.4

6Ac L13-224

21000  
9.2 L13-2243

D  
21.7

D+D  
8 14

K  
4.0

5Ac L13-224

17Ac  
L13-224

B  
11.7

1Ac L13-224

56  
9Ac  
L13-224  
5 D+D

D-565  
4730  
Stanley  
Fuller

D-4  
430  
Belton  
Henderson

C D-84  
227 440  
Howard  
Henderson

21 22  
28 27

28 27