

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

DEC 18 2020

Department of Water Resources
Eastern Region

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
29-7056 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-2332 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Downey Properties LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Michael Vaughan and Shelley Vaughan
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 26500 S Old Malad Hwy Downey ID 83234
Mailing address City State ZIP
- 208-390-3832 mvaughan35@outlook.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 29-2332

8. Signature: *Michael Vaughan* Title, if applicable _____ Date 12-4-2020
Signature of new owner/claimant
- Signature: *Shelley Vaughan* Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by *JB* Date 12/18/20 Receipt No. E046520 Receipt Amt. \$50. -

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by *JB* Processed by *JB* Date 12/23/20

First American Title - Pocatello

21809528 2018 Jun 29 PM 03:07
Electronically Recorded by Simplifile

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **682773-P (sg)**

Date: **June 25, 2018**

For Value Received, **Downey Properties, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Michael Vaughan and Shelley Vaughan, husband and wife**, hereinafter called the Grantee, whose current address is **26500 S. Old Malad Hwy, Downey, ID 83234**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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

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

WATER RIGHTS:

CLAIM	PART/FULL	SOURCE	CFS	ACRES
29-7056	100%	WELL	1.32	115
29-2332	100%	WELL	1.76	127

Downey Properties, LLC, a Utah
limited liability company
by its Manager
Goldberg Property Management, LLC

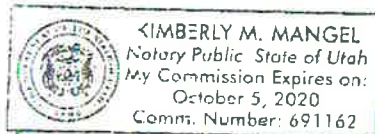
By its Manager The Stanley Goldberg
Trust and The Sandra Goldberg Trust

By: * Marilynn J. Tetrick
Name: Marilynn Tetrick
Title: Trustee

By: * C. Leon Nelson
Name: C. Leon Nelson
Title: Trustee

STATE OF * Utah)
COUNTY OF * Salt Lake)

On this 27 day of June, 2018, before me, a Notary Public in and for said State, personally appeared **Marilynn Tetrick, Trustee and C. Leon Nelson, Trustee of the Stanley Goldberg Trust and the Sandra Goldberg Trust**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **the Goldberg Property Management, LLC which is the Manger of Downey Properties, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



* Kimberly M. Mangel *
Notary Public of Utah *
Residing at: Salt Lake County *
Commission Expires: October 5, 2020 *

EXHIBIT A

PARCEL 1:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: W1/2 SW1/4; SE1/4 SW1/4; AND ALL THAT PART OF THE SE1/4 LYING WEST OF RIGHT OF WAY OF U.S. HIGHWAY 91.

EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF SE1/4 SW1/4 OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 330 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAYS NOS. 91 AND 191, 1326.4 FEET, MORE OR LESS, EAST OF THE EAST ONE SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF THE SAID RIGHT OF WAY A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SECTION 28, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, 10 RODS TO THE POINT OF BEGINNING AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

EXCEPT: THOSE TRACTS DEEDED TO THE STATE OF IDAHO BY AND DESCRIBED IN DEEDS 446827 AND 447391.

PARCEL 2:

THE NORTHERLY ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAY NOS. 91 AND 191, A DISTANCE OF 1326.4 FEET, MORE OR LESS, EAST OF THE 1/16 CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION, ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF SAID RIGHT OF WAY, A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SAID SECTION, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 10 RODS TO THE POINT OF BEGINNING, AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 3:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: NE1/4 SW1/4

FA-878273



REAL ESTATE MORTGAGE

Page 1

ASN 1324 (R12/31/2014)

Date: February 3, 2020

Loan: 0006524672 - 5522544101

WHEN RECORDED MAIL TO:

Idaho AgCredit, FLCA
PO Box 985
Blackfoot, ID 83221

OFFICIAL RECORD BK# 0
BANNOCK COUNTY IDAHO

FEE 45.00 DEPUTY JM
RECORDED AT REQUEST OF

First American Title - Pocatello

22002094

2020 Feb 05 AM 11:25

Electronically Recorded by Simplifile

1. **THIS MORTGAGE** is made this February 3, 2020 between Mike Vaughan, aka Michael Vaughan, aka Michael W. Vaughan, aka Michael William Vaughan, and Shelley Vaughan, aka Shelley Dawn Vaughan, aka Shelly Dawn Vaughan, husband and wife, whose address is 26500 S Old Malad Hwy Downey, ID 83234 hereinafter called "Mortgagor", and Idaho AgCredit, FLCA ("Mortgagee"), a wholly owned subsidiary of Idaho AgCredit, ACA, a corporation, existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business at 188 W Judicial PO Box 985, Blackfoot, Idaho 83221.

2. **WITNESSETH:** That Mortgagor **IRREVOCABLY GRANTS, BARGAINS, SELLS, CONVEYS AND ASSIGNS** unto Mortgagee together with right of entry and possession the following described real property situated in the County(ies) of Bannock, State of Idaho:

SEE ATTACHED SCHEDULE A FOR REAL ESTATE DESCRIPTION, TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY.

TOGETHER WITH: All fixtures, including but not limited to the following: All pumps, motors, columns, tubes, shafts, bowls, panels and all electrical appurtenances, mainline, laterals, wheel lines, pivot/circle irrigation systems, risers, heads, couplers, end plugs, valves, valve openers, reducers, joints, tees and wyes, as well as all additions and replacements thereof, hereby declared appurtenant thereto and which are more particularly described on the attached Schedule A.

WATER RIGHTS:

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-7056, Priority Date July 9, 1970, for 1.32 CFS, for 115 acres.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-2332, Priority Date April 11, 1953, for 1.76 CFS, for 127 acres.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-11005, Priority Date February 10, 1961, for 0.2 CFS.

GRAZING RIGHTS:

Forest Service Term Grazing Permit No. W117 for up to 127 head of cattle from June 1 to September 30 on the Caribou-Targhee Allotment.
508 AUMs

This real estate mortgage is also intended to be a fixture filing and to be indexed not only as a mortgage but also as a fixture filing.

3. **TOGETHER WITH:** all buildings, structures, equipment, fixtures (including trees, vines and shrubs) and improvements of every kind and description now or hereafter constructed or placed thereon; all standing timber and timber to be cut located thereon; all existing and future water rights, however evidenced, to the use of water for irrigation, livestock and domestic purposes, including irrigation and watering equipment and systems, ditches, laterals, conduits, and rights-of-way used to convey such water or to drain the above-described property, all of which rights are hereby made appurtenant to the property, and all pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property (hereafter collectively referred to as the "Property").

4. **MORTGAGOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS**, transfers, conveys and sets over to Mortgagee all the rents, royalties, issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Mortgagor by Paragraph 7.c hereof.

5. FOR THE PURPOSE OF SECURING:

a) payment of the indebtedness or obligations evidenced by the following promissory note(s) and/or guaranties executed by Mortgagor and/or others to the Mortgagee at the times, in the manner and with interest as therein set forth (notes may contain variable or adjustable rate provisions):

<u>Date of Note</u>	<u>Maturity Date</u>	<u>Amount of Note</u>
February 3, 2020	November 1, 2039	\$687,110.00

b) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may be made to Mortgagor, or Mortgagor's successors or assigns, and/or to parties whose obligation Mortgagor is guaranteeing, evidenced by a promissory note or otherwise and any obligations evidenced by any guaranties executed by Mortgagor in favor of Mortgagee; **PROVIDED HOWEVER, THAT**, such additional loans, advances, guaranty obligations shall be secured by this Mortgage only if the promissory note, guaranty, or other document evidencing such loans or advances shall recite that it is to be secured by this Mortgage; c) the payment of any substitute notes, renewals, reamortizations, and extensions of all indebtedness reference in this Mortgage, or contained in any loan document or guaranty executed by Mortgagor in favor of Mortgagee, with respect to any loan, advance, or guaranty secured by this Mortgage; and e) the payment of all sums expended or advanced by Mortgagee under or pursuant to the terms of this Mortgage, together with interest thereon as herein provided. The continuing validity and priority of this Mortgage as security for future loans, advances or guaranties shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Mortgagor to Mortgagee or no commitment to make loans or advances.

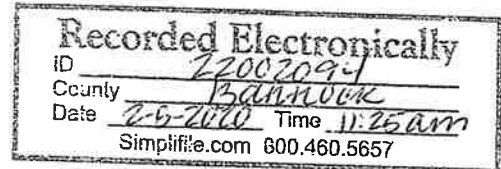
6. **TO PROTECT THE SECURITY OF THIS MORTGAGE, MORTGAGOR AGREES:**

Date: February 3, 2020

Loan: 0006524672 - 5522544101

WHEN RECORDED MAIL TO:

Idaho AgCredit, FLCA
 PO Box 985
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February 3, 2020	November 1, 2039	\$687,110.00

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6. **TO PROTECT THE SECURITY OF THIS MORTGAGE, MORTGAGOR AGREES:**

Date: February 3, 2020

Loan: 0006524672 - 5522544101

a) To use loan proceeds solely for the purposes set forth in the loan application(s) or agreements; to comply with the Farm Credit Act of 1971, as amended, and/or the regulations of the Farm Credit Administration, now existing or as hereafter amended.

b) To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Mortgagee, except in the ordinary course of business; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Mortgagor under any lease of the Property.

c) To provide, maintain and deliver to Mortgagee fire and all other types of insurance of the type and in amounts as Mortgagee may require, with loss payable clauses solely in favor of Mortgagee. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Mortgagee, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Mortgagor shall fail to provide satisfactory hazard insurance, Mortgagee may procure, on Mortgagor's behalf, insurance in favor of Mortgagee alone. If insurance cannot be secured by Mortgagor to provide the required coverage, such inability shall constitute an event of default hereunder.

d) To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the Property, or the rights or powers of Mortgagee; Mortgagee may appear in and litigate any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the Property, or Mortgagee's interest therein, in which event Mortgagor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title.

e) To pay on or before the due date all taxes and assessments affecting the Property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the Property; to pay, when due, all encumbrances, charges, and liens, on the Property or any part thereof, which at any time appear to be prior or superior hereto.

f) In case of any suit to foreclose this Mortgage or to collect any charge arising out of the debt hereby secured, or of any suit which the Mortgagee may deem necessary to prosecute or defend to effect or protect the lien herein, including any proceeding in bankruptcy, or if Mortgagee retains an attorney to advise Mortgagee in connection with this Mortgage or any other agreement related to the indebtedness secured by this Mortgage, Mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agrees to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums, costs and expenses shall be secured hereby and shall be included in any decree of foreclosure. The fees and costs described herein and elsewhere in this Mortgage shall be in addition to those set forth in the loan agreement or any other written agreement between Mortgagor and Mortgagee.

g) Should Mortgagor fail to make any payment or to do any act as provided for in this Mortgage, then Mortgagee, but without obligation to do so and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the Property, Mortgagee being authorized to enter upon the Property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee, including any bankruptcy proceeding affecting the Property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, appraisal, and environmental fees, and costs of securing evidence of title, and all amounts so expended shall be obligations of Mortgagor secured by this Mortgage. Nothing contained herein shall prohibit Mortgagee from entering the Property, at a reasonable time and upon reasonable notice to Mortgagor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property.

h) To pay immediately and without demand all sums expended by Mortgagee pursuant to the provisions hereof, with interest from date of expenditure at the same rate as is provided for in the note or notes secured by this Mortgage. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the indebtedness secured hereby and shall accrue interest as herein set forth. All such sums shall be secured hereby.

i) Environmental Representations, Warranties and Covenants.

1) Except as disclosed in writing to Mortgagee, or except as otherwise provided in any loan agreement between Mortgagee and Mortgagor which specifically refers to the Property, to the best knowledge of Mortgagor after due inquiry, Mortgagor hereby further represents, warrants and covenants as follows:

(a) No pollutants, contaminants (including oil or other petroleum products), toxic or hazardous substances, or solid or hazardous wastes, as such terms are defined under any federal, state or local Environmental Law, regulation or ordinance (hereinafter "Contaminants") have been, are being or will be generated, manufactured, produced, stored, disposed of, discharged, released, threatened to be released, or otherwise allowed to migrate or escape on, under or from the Property in such quantities or concentrations as would violate any federal, state or local Environmental Law, regulation or ordinance or as would require Mortgagor to report such condition to any governmental authority or to undertake removal or remedial action to clean up such contaminants;

(b) No Contaminants are located on, in or under any property located adjacent to the Property in such quantities or concentrations as would constitute a violation of any Environmental Law or as would require the owner of the adjacent property to report such condition to any governmental authority or to undertake removal or remedial action to clean up such Contaminants;

(c) Neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et seq.), or any analogous state law. Mortgagor shall immediately notify Mortgagee if Mortgagor acquires any information concerning the listing or proposed listing of the Property or any adjacent property and shall provide Mortgagee with any documents in Mortgagor's possession relative thereto;

(d) No hazardous wastes, as defined under the Federal Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), or any analogous state law ("Hazardous Wastes"), have been, are being or will be stored or treated in surface impoundments or other structures or facilities located on the property that are partially or entirely below the ground surface;

(e) No litigation, investigation, administrative order, consent order, agreements, or other action, proceeding or settlement (hereinafter "Action") has previously been brought, is now pending, or to the best knowledge of Mortgagor threatened against or anticipated by Mortgagor, with respect to Mortgagor's use or management of Hazardous Materials or Hazardous Wastes or the environmental condition of the Property, including any underlying groundwater. Upon learning thereof, Mortgagor shall immediately notify Mortgagee of any such Action or threatened Action and provide Mortgagee with copies of all documentation relative thereto; and

(f) Except as disclosed in writing to Mortgagee, no underground tanks, wells (except domestic water wells), septic tanks, ponds, pits or any other storage tanks ("Tanks") (whether currently in use or abandoned) are or were located on or under the Property and no Tanks are or were serving the Property described herein. With respect to any Tanks disclosed in writing to Mortgagee, Mortgagor shall comply with all federal, state and local laws, regulations and ordinances and any requirements of city or county fire departments, applicable to the maintenance and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations Part 112.

2) Nothing herein shall be deemed to prohibit Mortgagor from (a) using, handling or storing hazardous materials or substances, as defined under any federal, state or local law, regulation or ordinance ("Hazardous Materials") or (b) storing or treating non-hazardous wastes, so long as such activities are carried out in a good and husbandlike manner in the ordinary course of business, and in compliance with all applicable environmental laws, regulations, permits, orders or other requirements.

3) In the event that Mortgagor is in breach of any of its representations, warranties or covenants as set forth above, Mortgagor, at its sole expense, shall take all action required, including environmental cleanup of the Property, to comply with the representations, warranties and covenants herein or applicable legal requirements and, in any event, shall take all action deemed necessary by appropriate governmental authorities. Mortgagee shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Mortgagor's obligations hereunder.

4) Mortgagor and its successors and assigns shall indemnify, defend, protect, and hold harmless Mortgagee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, liens, losses, liabilities, interest, judgments, response and cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs and the reasonable fees and expenses of counsel) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Mortgagee, including but not limited to Claims arising out of loss of life, injury to persons, trespass or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Mortgagor on the Property, Mortgagor's predecessors in interest, third parties who have been invited, permitted or trespassed on the Property, or parties in a contractual relationship with Mortgagor, or any of them, or which directly or indirectly arise out of or result from or in any way connected with the Property, whether or not caused by Mortgagor or within the control of Mortgagor, including without limitation: (a) the presence, use, generation, treatment, storage, disposal, release, threatened release, or discharge of any Hazardous Material or Contaminant at or from the Property and/or the cleanup of Hazardous Materials or Contaminants within, on or under the Property; (b) Mortgagor's breach of any of the representations, warranties and covenants contained herein; and (c) Mortgagor's violation or alleged violation of any applicable Environmental Law, regulation or ordinance.

5) Mortgagor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including without limitation the payoff of any promissory note(s) secured hereby, the release or foreclosure of this Mortgage, the acceptance by Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property.

6) The term "Environmental Law" shall mean any federal, state or local law, statute, ordinance, or regulation, now in effect or hereinafter enacted, pertaining to health, industrial hygiene, or the environmental conditions on, under or about the Property, including but not limited to enactments requiring the removal or containment of asbestos-containing materials in private buildings.

7) Mortgagor shall permit, or cause any tenant of Mortgagor to permit, Mortgagee or its agents, or independent contractors to enter and inspect the Property at any reasonable time for purposes of determining, as Mortgagee deems necessary or desirable: (a) the existence, location and nature of any Hazardous Materials or Hazardous Wastes on, under or about the Property, (b) the existence, location, nature, magnitude and spread of any Hazardous Materials or Hazardous Waste that has been spilled, disposed of, discharged or released on, under or about the Property, or (c) whether or not Mortgagor and any tenant of Mortgagor is in compliance with applicable Environmental Law. If Mortgagor or its tenants fail to comply fully with the terms of this subdivision 7), Mortgagee may obtain affirmative injunctive relief to compel such compliance.

j) Grazing Rights. If any portion of the Property described in this Mortgage is used by Mortgagor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitations the Forest Service, U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Mortgagor covenants and agrees as follows:

1) Said grazing permits or other rights are in good standing and have not been modified, reduced or limited in any other respect, except as fully disclosed in writing to Mortgagee;

2) Mortgagor will perform all obligations imposed as a requirement of exercise of said grazing permits or other rights and will comply with all laws, rules and regulations applicable thereto;

3) Mortgagor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Mortgagor agrees and acknowledges that the failure to renew or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Mortgagor or for reasons beyond Mortgagor's control, is an event of default hereunder and Mortgagee shall have the right to exercise the rights hereinafter set forth in this Mortgage; and

4) Mortgagor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Mortgagor fails to pay any such payment, the amount unpaid shall become a part of the indebtedness secured by this Mortgage and shall be immediately due and payable.

7. IT IS MUTUALLY AGREED THAT:

a) Any award of damages in connection with any taking or condemnation or injury to the Property by reason of public use, or for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid to

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Mortgagee, under the terms and conditions of this Mortgage pertaining to Rents. Upon receipt of such money Mortgagee may apply the same on the indebtedness secured hereby. Mortgagor agrees to execute such further documents as may be required to effect the assignments herein made as Mortgagee may require.

b) At any time, without affecting the liability of any person for the payment of the indebtedness secured hereby, and without otherwise affecting the security hereof, Mortgagee may 1) consent to or join in the making of any map or plat of the Property; 2) grant any easement or create any restriction thereof; 3) subordinate this Mortgage; 4) extend or modify the term of the loan or loans secured hereby; and 5) release without warranty, all or any part of the Property.

c) Prior to any default by Mortgagor in the payment, observance, performance and discharge of any condition, obligation, covenant, or agreement of Mortgagor contained herein, Mortgagor may, for collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be applied by Mortgagor to the payment of the principal and interest and all other sums due or payable on any promissory note or guaranty secured by this Mortgage and to the payment of all other sums payable under this Mortgage and, thereafter, so long as the aforesaid has occurred, the balance shall be distributed to the account of Mortgagee. Upon any such default, Mortgagee may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the indebtedness secured hereby.

d) The entering upon and taking possession of the Property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking of or damage to the Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

e) Upon default by Mortgagor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Mortgagee and in accordance with applicable state law. In the event of default, Mortgagee may employ counsel to enforce payment of the obligations secured hereby, may foreclose and, if applicable, sell the Property by advertisement and sale, and in accordance with other applicable state law, and may exercise such other rights and remedies granted by law and equity, which rights and remedies shall be cumulative and not exclusive. Mortgagee may resort to and realize upon the security hereunder and any other real or personal property security now or hereafter held by Mortgagee for the obligations secured hereby in such order and manner as Mortgagee may, in its sole discretion, determine. Resort to any or all such security may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawful nonjudicial proceedings, or both. If the obligation secured by this Mortgage is also secured by personal property, fixtures or crops, Mortgagee may enforce its security interest in the personal property, fixtures and crops and its lien under this Mortgage in any manner and in any order or sequence permitted by applicable law. All remedies are cumulative and none are exclusive; no election by Mortgagee to pursue one remedy or item of collateral shall be deemed to be a release or waiver of any other item of collateral or a release or modification of the liability of Mortgagor or any guarantor to pay and perform in full all obligations to Mortgagee. The procedures governing the enforcement by Mortgagee of its foreclosure and provisional remedies against Mortgagor shall be governed by the laws of the state in which the Property is located. Nothing contained herein shall be construed to provide that the substantive law of the state in which the Property is located shall apply to Mortgagee's rights and Mortgagor's obligations hereunder or under the promissory note(s) or guaranties described herein, which are and shall continue to be governed by the substantive law of the state in which the promissory note(s) or guaranties were executed.

f) The failure on the part of the Mortgagee to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Mortgagee of any default shall not constitute a waiver of any other subsequent defaults. Subsequent acceptance of any payment by the holder hereof shall not be deemed a waiver of any default by Mortgagor, or of Mortgagee's rights hereunder as the result of any sale, agreement to sell, conveyance, or alienation, regardless of holder's knowledge of such default, sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment.

g) This Mortgage applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Mortgagee shall mean the holder and owner of any note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Mortgagor hereunder are joint and several.

h) In the event the herein-described Property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, alienated or transferred, including any water transfer as defined below, by Mortgagor, or by operation of law or otherwise, except by inheritance, without Mortgagee's prior written consent, all obligations secured hereby, irrespective of the maturity dates, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance or alienation.

A water transfer is any transfer, assignment, sale, exchange, gift, encumbrance, pledge, hypothecation, alienation, grant of option to purchase, or other disposition of, directly, indirectly or in trust, voluntarily or involuntarily, by operation of law or otherwise, or the entry into a binding agreement to do any of the foregoing with respect to all or any part of 1) the groundwater on, under, pumped from or otherwise available to the Property, 2) Mortgagor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency and any rights granted or created by any easement, covenant, agreement or contract with any person or entity, 3) any rights to which the Property is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, 4) any water, water right, water allocation, distribution right, delivery right, water storage right, water allocation, or other water-related entitlement appurtenant or otherwise applicable to the Property by virtue of the Property's being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual water company, or other non-governmental entity, or 5) any shares (or any rights under such shares) of any private water company, mutual water company, or other non-governmental entity pursuant to which Mortgagor or the Property may receive any rights.

i) In the event any one or more of the provisions contained in this Mortgage or in any promissory note(s) hereby secured shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage or said promissory note(s), but this Mortgage and said promissory note(s) shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

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j) This document and any attachments may be executed in counterparts, each of which shall be deemed an original, but which shall constitute one and the same instrument. This document may be signed and delivered by facimile or electronic transmission, either of which shall be effective as an original.

k) Mortgagor acknowledges receipt of a completed copy of this document and its attachments.

WAIVER OF RIGHT TO TRIAL BY JURY. TO THE EXTENT PERMITTED BY LAW, THE BORROWER AND THE LENDER HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO ANY OF THE LOAN DOCUMENTS, THE OBLIGATIONS THEREUNDER, ANY COLLATERAL SECURING THE OBLIGATION OR ANY TRANSACTION ARISING THEREFROM OR CONNECTED THERETO. BORROWER AND THE LENDER EACH REPRESENT TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.

Mike Vaughan
Mike Vaughan

Shelley Vaughan
Shelley Vaughan

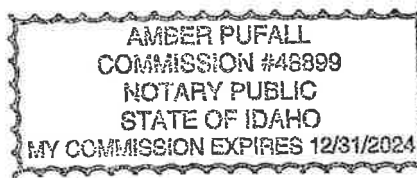
ACKNOWLEDGMENT.

State of Idaho, County of Bannock, ss.

This record was acknowledged before me on 4th day of Feb 2020 by Mike Vaughan and Shelley Vaughan, husband and wife.

[Signature]
Notary Public for the State of Idaho

My commission expires: 12-31-2021



REAL ESTATE DESCRIPTION TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY FOR
MORTGAGE DATED FEBRUARY 3, 2020

Michael Vaughan

Loan: 0006524672 - 5522544101

REAL ESTATE DESCRIPTION:

TRACT A:

PARCEL 1:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: W1/2 SW1/4; SE1/4 SW1/4; AND ALL THAT PART OF THE SE1/4 LYING WEST OF RIGHT OF WAY OF U.S. HIGHWAY 91.

EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF SE1/4 SW1/4 OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 330 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAYS NOS. 91 AND 191, 1326.4 FEET, MORE OR LESS, EAST OF THE EAST ONE SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF THE SAID RIGHT OF WAY A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SECTION 28, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, 10 RODS TO THE POINT OF BEGINNING AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

EXCEPT: THOSE TRACTS DEEDED TO THE STATE OF IDAHO BY AND DESCRIBED IN DEEDS 446827 AND 447391.

PARCEL 2:

THE NORTHERLY ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAY NOS. 91 AND 191, A DISTANCE OF 1326.4 FEET, MORE OR LESS, EAST OF THE 1/16 CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION, ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF SAID RIGHT OF WAY, A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SAID SECTION, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 10 RODS TO THE POINT OF BEGINNING, AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 3:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: NE1/4 SW1/4

TRACT B:

PARCEL 1:

TOWNSHIP 12 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 6: ALL OF GOVERNMENT LOT 6 AND ALL OF GOVERNMENT LOT 7.

ALSO: BEGINNING AT THE WEST 1/16 CORNER OF LATITUDINAL CENTER LINE SECTION 6; THENCE SOUTH ALONG THE WEST 1/16 LINE OF SAID SECTION 6, 1320 FEET, MORE OR LESS, TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 6; THENCE EAST ALONG THE SOUTH 1/16 LINE OF SECTION 6, 1320 FEET, MORE OR LESS, TO THE SOUTH 1/16 CORNER OF SAID SECTION 6; THENCE NORTH ALONG THE LATITUDINAL CENTER LINE OF THE AFORESAID SECTION 6, 660 FEET; THENCE IN A NORTHWESTERLY DIRECTION 1476 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6; THENCE NORTH 89°50' WEST ON THE TOWNSHIP LINE, 430 FEET; THENCE SOUTH 16°35' WEST 300 FEET; THENCE SOUTH 15°50' WEST 1070 FEET, TO INTERSECT THE NORTH 1/16 LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH 1/16 LINE 820 FEET TO THE NORTH 1/16 CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION, 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THE NW¼SE¼ OF SECTION 6; THENCE SOUTH ON 1/16 LINE 110 FEET; THENCE NORTH 89°25' EAST 240 FEET; THENCE SOUTH 73°15' EAST 345 FEET; THENCE NORTH 15°50' EAST 214 FEET; THENCE WEST ON THE 1/16 LINE 630 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6; THENCE SOUTH 1320 FEET, MORE OR LESS TO THE NORTH 1/16 CORNER OF SAID SECTION 6; THENCE WEST ALONG THE NORTH 1/16 LINE 820 FEET; THENCE SOUTH 15°50' WEST 1380 FEET, MORE OR LESS TO A POINT WHICH IS 130 FEET EAST OF THE WEST 1/16 CORNER OF SECTION 6; THENCE EAST ALONG THE LATITUDINAL CENTER LINE OF SECTION 6, 1820 FEET; THENCE NORTH 15°50' EAST 1770 FEET; THENCE NORTH 19°25' EAST 1000 FEET, MORE OR LESS TO INTERSECT THE NORTH LINE OF SAID SECTION 6, AT A POINT THAT IS 141.0 FEET EAST OF THE EAST 1/16 CORNER ON THE NORTH LINE OF SECTION 6; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 1461 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THE NE¼SW¼ OF SECTION 6; RUNNING THENCE EAST 80 RODS; THENCE SOUTH 40 RODS; THENCE NORTHWEST COURSE 89½ RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6;
THENCE EAST ALONG THE NORTH LINE OF SECTION 6 A DISTANCE OF 1461 FEET, MORE OR LESS, TO A POINT 141 FEET
EAST OF THE EAST 1/16 CORNER ON THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 19°25' WEST 660 FEET;
THENCE IN A
NORTHWESTERLY DIRECTION 1400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE SW¼ OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE
37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, LOCATED NORTH 89°57'54" WEST 5781.15 FEET
FROM THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 89°57'54" EAST 3116.42 FEET ALONG THE
NORTH BOUNDARY OF THE SW¼ TO THE NORTHEAST CORNER OF THE SW¼ OF SAID SECTION 6; THENCE SOUTH 01°
17'47"
EAST 291.55 FEET ALONG THE EAST BOUNDARY OF THE SW¼ TO A 5/8" REBAR AND CAP LABELED "BRIAN ALLEN, PLS
9163" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAND ROAD, THE TRUE PCINT OF BEGINNING.

THENCE SOUTH 01°17'47" EAST 410.30 FEET ALONG THE EAST BOUNDARY OF SAID SW¼ TO A 5/8" REBAR AND CAP;
THENCE SOUTH 88°42'13" WEST 513.38 FEET TO A 5/8" REBAR AND CAP; THENCE NORTH 01°17'47" WEST 445.58 FEET
PARALLEL TO THE EAST BOUNDARY OF THE SW¼ TO A 5/8" REBAR AND CAP SET ON THE SOUTHERLY RIGHT OF WAY
LINE OF WOODLAND ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

THENCE SOUTH 83°41'47" EAST 100.33 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 84°31'34" EAST 74.26 FEET TO A
5/8" REBAR AND CAP; THENCE NORTH 89°44'59" EAST 115.89 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 89°41'23"
EAST 116.75 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 87°59'37" EAST 76.18 FEET TO A 5/8" REBAR AND CAP;
THENCE SOUTH 84°59'52" EAST 31.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

NW1/4 NE1/4 SECT ON 20, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE SOUTHEAST
QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER CORNER OF SAID SECTION 13, FROM WHICH
THE WEST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89°51'08" WEST; THENCE NORTH 89°51'08" WEST
142.03 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 13 TO A 5/8" REBAR AND
CAP LABELED "A.L S., PLS 9163" AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE OLD MALAD HIGHWAY (N.R.S.
156-C);

THENCE NORTH 50°49'13" EAST 687.64 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR CAP; THENCE SOUTH 00°
02'26" WEST 3086.60 FEET TO A 5/8" REBAR AND CAP AT THE SOUTH BOUNDARY LINE OF SECTION 13; THENCE NORTH
89°55'50" WEST 390.70 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE SOUTH QUARTER CORNER OF SECTION 13;
THENCE NORTH 00°02'26" EAST 2651.35 FEET ALONG THE WEST BOUNDARY LINE THE SOUTHEAST QUARTER OF
SECTION 13 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

SECTION 13: THE NORTH 558 FEET OF THE WEST 390.7 FEET OF THE NW¼ OF THE SE¼

PARCEL 4:

TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 13: SW1/4

EXCEPTING THEREFROM I-15 DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING ON BOTH SIDES OF THE CENTER
LINE OF INTERSTATE 15 PROJECT NO. I-15-1(36)21 HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON
FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND BEING A PORTION OF THE W1/2
SW1/4 AND THE NW1/4 OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 36 EAST, B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN;
THENCE NORTH 83°43'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 150.10 FEET TO A POINT
THAT BEARS SOUTH 72°34'00" EAST 332.25 FEET FROM STATION 510+59.73 OF SAID INTERSTATE 15, PROJECT NO.
I-15-1(36)21 HIGHWAY SURVEY; THENCE NORTH 32°59'36" EAST 516.33 FEET TO A POINT THAT BEARS SOUTH 64°58'00"
EAST 50.0 FEET FROM STATION 77+38.29 OF FRONTAGE ROAD F-2 SURVEY AS SHOWN ON THE PLANS OF SAID
INTERSTATE 15, HIGHWAY SURVEY;

THENCE NORTH 20°21'49" EAST 298.14 FEET TO A POINT THAT BEARS SOUTH 74°46'00" EAST 60.0 FEET FROM STATION
80+27.54 OF SAID FRONTAGE ROAD F-2 SURVEY; THENCE NORTH 19°14'13" EAST 336.50 FEET TO A POINT THAT BEARS
SOUTH 64°58'00" EAST 60.0 FEET FROM STATION 83+77.54 OF SAID FRONTAGE ROAD F-2 SURVEY; THENCE NORTH 41°
29'24" EAST 482.10 FEET TO A POINT THAT BEARS SOUTH 39°08'31" EAST 50.0 FEET FROM STATION 88+86.47 OF SAID
FRONTAGE ROAD F-2 SURVEY; THENCE NORTH 39°08'31" WEST 100.0 FEET, MORE OR LESS, TO A POINT IN THE
NORTHWESTERLY RIGHT OF WAY FENCE LINE OF EXISTING U.S. HIGHWAY NO. 191;

THENCE SOUTHWESTERLY ALONG SAID EXISTING RIGHT OF WAY FENCE LINE 760.0 FEET, MORE OR LESS, TO A POINT
IN A LINE PARALLEL WITH AND 150.0 FEET SOUTHEASTERLY FROM THE CENTERLINE AND OPPOSITE STATION 520+39.24
OF SAID INTERSTATE 15, HIGHWAY SURVEY; THENCE NORTH 20°13'44" EAST ALONG SAID PARALLEL LINE 760.76 FEET
TO A POINT OPPOSITE STATION 528+00.0 OF SAID HIGHWAY SURVEY; THENCE NORTH 22°08'17" EAST 300.17 FEET TO A
POINT THAT BEARS SOUTH 69°46'16" EAST 160.0 FEET FROM STATION 531+00.00 OF SAID HIGHWAY SURVEY;

THENCE NORTH 18°19'11" EAST 300.17 FEET TO A POINT IN A LINE PARALLEL WITH AND 150.0 FEET SOUTHEASTERLY
FROM THE CENTERLINE AND OPPOSITE STATION 534+00.0 OF SAID HIGHWAY SURVEY; THENCE NORTH 20°13'44" EAST
ALONG SAID LAST PARALLEL LINE 3240.68 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 13 AND OPPOSITE
STATION 566+40.68 OF SAID HIGHWAY SURVEY; THENCE NORTH 89°51'16" WEST ALONG SAID NORTH LINE 319.42 FEET

TO A POINT IN A LINE PARALLEL WITH AND 150.0 FEET NORTHWESTERLY FROM THE CENTERLINE AND OPPOSITE STATION 565+31.00 OF SAID HIGHWAY SURVEY;

THENCE SOUTH 20°13'44" WEST ALONG SAID LAST PARALLEL LINE 4571.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 60.0 FEET NORTHEASTERLY FROM THE CENTERLINE AND OPPOSITE STATION 25+40.0 OF GRADE SEPARATION NO. 3 ROAD SURVEY AS SHOWN ON THE PLANS OF SAID INTERSTATE 15, HIGHWAY SURVEY, AND OPPOSITE STATION 519+60.0 OF SAID INTERSTATE 15 HIGHWAY SURVEY; THENCE NORTH 69°46'16" WEST ALONG SAID LAST PARALLEL LINE 3.17 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 14 AND OPPOSITE STATION 25+43.17 OF SAID GRADE SEPARATION NO. 3 ROAD SURVEY; THENCE SOUTH 0°03'24" WEST ALONG SAID WEST LINE 1020.56 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM: THAT PORTION OF THE W1/2 SW1/4 LYING NORTHWEST OF THE INTERSTATE I-15.

ALSO EXCEPTING THEREFROM: THAT PORTION OF THE SW1/4 LYING SOUTH OF THE COUNTY ROAD.

ALSO EXCEPTING THEREFROM: THAT PORTION OF THE COUNTY ROAD RUNNING ALONG THE SOUTHERLY PORTION OF THE SW1/4 AND THAT PORTION RUNNING IN A NORTHEASTERLY DIRECTION ACROSS THE N1/2 SW1/4.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

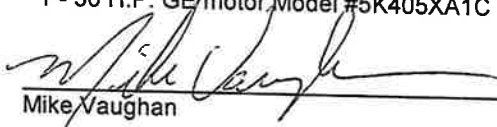
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 13, FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 BEARS SOUTH 89°51'08" EAST; THENCE SOUTH 89°51'08" EAST 928.09 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER TO A 5/8" REBAR AND CAP LABELED "A.L.S., PLS 9163" AT THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15 (F.A.P. I-15-1(36)21), THE POINT OF BEGINNING.

THENCE SOUTH 89°51'08" EAST 1431.97 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER TO A 5/8" REBAR AND CAP AT THE NORTHWEST RIGHT OF WAY LINE OF THE OLD MALAD HIGHWAY (N.R.S. 156-C); THENCE SOUTH 50°49'13" WEST 2194.80 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR AND CAP; THENCE NORTH 69°47'57" WEST 227.27 FEET TO A 5/8" REBAR AND CAP AT THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 15; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; THENCE NORTH 20°12'03" EAST 376.60 FEET TO A HIGHWAY MONUMENT AT STATION 528+00 BEING 150 FEET RIGHT OF CENTERLINE; THENCE NORTH 22°06'39" EAST 300.02 FEET TO A HIGHWAY MONUMENT AT STATION 531+00 BEING 160 FEET RIGHT OF CENTERLINE; THENCE NORTH 18°17'34" EAST 300.33 FEET TO A HIGHWAY MONUMENT AT STATION 534+00 BEING 150 FEET RIGHT OF CENTERLINE; THENCE NORTH 20°12'03" EAST 421.16 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

FIXTURE AND/OR SPRINKLER EQUIPMENT DESCRIPTION:

IRRIGATION EQUIPMENT:

- 1 - 50 H.P. General Electric pump
- 1 - 7-tower T&L pivot
- 1 - 8-tower Valley pivot
- Several lengths of handlines
- 1 - Layne & Bowler pump Serial #19529
- 1 - 50 H.P. GE motor Model #5K405XA1C Serial #PKJ30901


Mike Vaughan


Shelley Vaughan



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

December 23, 2020

MICHAEL W VAUGHAN
SHELLEY VAUGHAN
26500 S OLD MALAD HWY
DOWNEY ID 83234-1708

Re: Change in Ownership for Water Right No(s): 29-2332 & 29-7056

Dear Water Right Holder(s):

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

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

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

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

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: Western AgCredit FLCA/PCA
Water District 29H