Form 42-248/42-1409(6) Rev. 1/15

RECEIVED
APR 29 2019
DEPT OF WATER RESOURCES
SOUTHERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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?
45-10267	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Conrad Land & Livestock, Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Oak Valley Land Company, LLC
New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

468 South 800 West — Mailing address
Burley — City
ID — State
83318 — ZIP

208-678-1540 — 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: 2005.

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

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

8. Signature: [signature] — Signature of new owner/claimant; Title, if applicable; Date 4/11/2019

Signature: _____ — Signature of new owner/claimant; Title, if applicable; Date

For IDWR Office Use Only:

Receipted by DM Date 4-29-2019 Receipt No. S037296 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 _____ Processed by AI Date 5/31/19

231753

This document corrects warranty deed dated May 16, 1994 recorded as instrument #230898, Cassia County, Idaho.

CORRECTED WARRANTY DEED

FOR VALUE RECEIVED, HOWARD E. CONRAD and MARY J. CONRAD, the Grantors, do hereby grant, bargain, sell and convey unto HOWARD E. CONRAD and MARY J. CONRAD, Trustees, or their successor(s) in trust, under the Howard E. and Mary J. Conrad Family Revocable Living Trust, and any amendments thereto, date May 16, 1994, the Grantee, the following described premises, lying and being in Cassia County, Idaho, to-wit:

SEE EXHIBITS "A", "B", "C", "D", AND "E" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Grantee's Present Mailing Address: Murtaugh, Idaho 83344

TO HAVE AND HOLD THE SAID PREMISES With their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

Dated this 30th day of June, 1994.

Howard E. Conrad

Mary J. Conrad

STATE OF IDAHO

County of Cassia

On this 30th day of June, 1994, before me, the undersigned, a Notary Public in and for said county and state, personally appeared HOWARD E. CONRAD and MARY J. CONRAD, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Ann L. Hitt

Notary Public for Idaho
Residing at Burley, Idaho
My commission expires: 10-1-94

EXHIBIT "A"

W1/2, Section 15, Township, 11S, Range 21 East, Boise Meridian, Cassia County, Idaho

E1/2, Section 16, Township 11S, Range 21 East, Boise Meridian, Cassia County, Idaho

EXHIBIT "B"

North 1/2, that portion North of Highway 30, Section 8, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho.

EXHIBIT "C"

T 3344 Beginning at the Northeast corner of the NW1/4 of Section 29, Township 10 South, Range 22 East, Boise Meridian; thence South 150 feet; thence West 329.5 feet; thence North 150 feet; thence East 329.5 feet to the point of beginning.

T 3345 Beginning at the Northeast corner of the NW1/4 of Section 29, Township 10 South, Range 22 East, Boise Meridian; thence run South along the East line of the NE1/4NW1/4 to the Southeast corner of the NE1/4NW1/4; thence run West along the South Boundary line of the NE1/4NW1/4 a distance of 329.5 feet; thence run North and parallel with the East line of the NE1/4NW1/4 to the North Boundary line of the NW1/4; thence run East a distance of 329.5 feet along the North Boundary line of said NW1/4 to the point of beginning, or the Northeast corner of the NW1/4, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND, TO-WIT: Beginning at the Northeast corner of the NW1/4 of Section 29, Township 10 South, Range 22 East, Boise Meridian; thence South 150 feet; thence West 329.5 feet; thence North 150 feet; thence East 329.5 feet to the point of beginning.

EXHIBIT "D"

North 1/2, Section 11, Township 11 South, Range 21 East, Boise Meridian. Cassia County, Idaho.

T 4983 Part of the SE1/4SE1/4 of Section 2, Township 11 South, Range 21 East Boise Meridian lying South of the State of Idaho Highway #30, (formerly U.S. Highway No. 30). Inst #157922

EXHIBIT "E"

SE 1/4 Section 9, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

NE 1/4 Section 9, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

NW 1/4 Section 9, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

NE 1/4, that part lying South of Highway 30, Section 8, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

SW 1/4, Section 8, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

NW 1/4, that part lying South of Highway 30, Section 8, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

SE 1/4, that part lying South of Highway 30, Section 7, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

West 1/2, Section 18, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

SW1/4NW1/4, Section 19, Township 11 South, Range 21 East, Boise Meridian, Cassia County, Idaho

East 1/2, Section 20, Township 11 South, Range 22 East, Boise Meridian, Cassia County, Idaho

A part of Section 18 of Township 11 S., Range 22 East, Boise Meridian, Cassia County, Idaho; Beginning at a point on section line 1560.91 feet N. 89 45' E. from the Southwest corner of Section 18 of Township 11 South, Range 22 East, Boise Meridian, which shall be the True Point of Beginning;

Thence N 0 14' W for 1532.64 feet to a point;
Thence N 45 18' E for 1603.37 feet to a point;
Thence S 0 10' E for 2655.5 feet to a point on section line;
Thence S 89 45' W along section line for 1141.13 feet to the True Point of Beginning.

RECORDED AT THE REQUEST OF
Howard Crane
FEE 257

1994 JUN 10 P 1:08 231753

CASSIA COUNTY, IDAHO
DARRELL H ROSKELLEY
RECORDER
FEE 21.00 DEPUTY Mai

243210

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

WARRANTY DEED

THIS INDENTURE, made this 3 day of June, 1996, between HOWARD E. CONRAD and MARY J. CONRAD, Trustees under the HOWARD E. AND MARY J. CONRAD FAMILY REVOCABLE LIVING TRUST, ("Grantor"), and INVESTMENT MORTGAGE COMPANY, an Idaho corporation, whose address is P. O. Box 1120, Burley, Idaho 83318, ("Grantee").

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and assigns of Grantee forever, all of the following described real estate situated in the County of Cassia, State of Idaho, to-wit:

See Exhibit "A".

SUBJECT TO: The exceptions set forth on Exhibit "B".

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate,

right, title and interest in and to said property as well in law as in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with appurtenances unto the Grantee and to the heirs and assigns of Grantee forever

The Grantor shall and will warrant and by these presents will forever defend the said premises in the quiet and peaceable possession of the Grantee, and the heirs and assigns of Grantee against all and every person and persons whomsoever lawfully claiming the same, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

HOWARD E. AND MARY J. CONRAD
FAMILY REVOCABLE LIVING TRUST

By _____
Howard E. Conrad, Trustee

By _____
Mary J. Conrad, Trustee

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

STATE OF IDAHO)
) ss
County of Cassia)

On this 3rd day of June, in the year 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared HOWARD E. CONRAD and MARY J. CONRAD, known or identified to me to be the Trustees of the HOWARD E. AND MARY J. CONRAD FAMILY REVOCABLE LIVING TRUST that executed the said instrument, and acknowledged to me that such Trustees executed the same.

Richard S. Harper
Notary Public for Idaho
Residing at Burley, Idaho
My commission expires on 2/20/98

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "A"

TOWNSHIP 11 SOUTH, RANGE 22 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO:

Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45′ East from the Southwest corner of said Section 18, which shall be the True Point of Beginning;

Thence North 0°14′ West for 1532.64 feet to a point;
Thence North 45°18′ East for 1603.37 feet to a point;
Thence South 0°10′ East for 2655.5 feet to a point on section line;
Thence South 89°45′ West along section line for 1141.13 feet to the True Point of Beginning.

SUBJECT to County Road Right-of-Way.

Section 20: S½NE¼.

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "B"

POWER LINE EASEMENT to Idaho Power Company, dated March 24, 1972 executed by Conrad Land & Livestock, Inc., recorded July 3, 1972 as Instrument No. 63844 on Film No. 76, records of Cassia County, Idaho. Part of PARCEL #2.

POWER LINE EASEMENT to Idaho Power Company, dated April 16, 1985, executed by Howard E. Conrad and Mary J. Conrad, his wife, recorded December 23, 1985 as Instrument No. 174988 on Film No. 177, records of Cassia County, Idaho. Part of PARCEL #1.

RECORDED AT THE REQUEST OF
CASSIA COUNTY ABSTRACT
FILM 277
1996 JUN -5 A 9:33
CASSIA COUNTY, IDAHO
DARRELL H. ROSKELLEY
RECORDER
FEE 15.00 DEPUTY
CASSIA COUNTY ABSTRACT
24321

243211

WARRANTY DEED

THIS INDENTURE, made this 24TH day of May, 1996, between INVESTMENT MORTGAGE COMPANY, an Idaho corporation, ("Grantor"), and ROBERT KUNAU and NANCY L. KUNAU, husband and wife, and RICHARD G. KUNAU, a single man, whose address is 468 South 800 West, Burley, Idaho 83318, ("Grantee").

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and assigns of Grantee forever, all of the following described real estate situated in the County of Cassia, State of Idaho, to-wit:

See Exhibit "A".

SUBJECT TO: See Exhibit "B".

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property as well in law

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

as in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with appurtenances unto the Grantee and to the heirs and assigns of Grantee forever

The Grantor shall and will warrant and by these presents will forever defend the said premises in the quiet and peaceable possession of the Grantee, and the heirs and assigns of Grantee against all and every person and persons whomsoever lawfully claiming the same, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

INVESTMENT MORTGAGE COMPANY

By _____
Title: _____

STATE OF IDAHO)
) ss
County of Cassia)

On this 24th day of May, in the year 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Nicholls, known or identified to me to be the President of INVESTMENT MORTGAGE COMPANY, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

PUBLIC

Richard S. Harper
Notary Public for Idaho
Residing at Burley, Idaho
My commission expires on 3/20/98

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "A"

TOWNSHIP 11 SOUTH, RANGE 22 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO:

Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45' East from the Southwest corner of said Section 18, which shall be the True Point of Beginning;

Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°18' East for 1603.37 feet to a point;
Thence South 0°10' East for 2655.5 feet to a point on section line;
Thence South 89°45' West along section line for 1141.13 feet to the True Point of Beginning.

SUBJECT to County Road Right-of-Way.

Section 20: S½NE¼.

SUBJECT to County Road Right-of-Way.

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "B"

POWER LINE EASEMENT to Idaho Power Company, dated March 24, 1972 executed by Conrad Land & Livestock, Inc., recorded July 3, 1972 as Instrument No. 63844 on Film No. 76, records of Cassia County, Idaho. Part of PARCEL #2.

POWER LINE EASEMENT to Idaho Power Company, dated April 16, 1985, executed by Howard E. Conrad and Mary J. Conrad, his wife, recorded December 23, 1985 as Instrument No. 174988 on Film No. 177, records of Cassia County, Idaho. Part of PARCEL #1.

RECORDED AT THE REQUEST OF:
CASSIA COUNTY ABSTRACT
FILM 277
1996 JUN -5 A 9:34
CASSIA COUNTY, IDAHO
DARRELL M. ROSKELLEY
RECORDER
FEE 7.00 DEPUTY
CASSIA COUNTY ABSTRACT
243211

243214

WARRANTY DEED

THIS INDENTURE, made this 3rd day of June, 1996, between CONRAD LAND AND LIVESTOCK, INC., ("Grantor"), and ROBERT KUNAU and NANCY L. KUNAU, husband and wife, and RICHARD G. KUNAU, a single man, whose address is 468 South 800 West, Burley, Idaho 83318, ("Grantee").

W I T N E S S E T H:

That the Grantor for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and assigns of Grantee forever, all of the following described real estate situated in the County of Cassia, State of Idaho, to-wit:

See Exhibit "A".

SUBJECT TO: See Exhibit "B".

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property as well in law

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

as in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with appurtenances, unto the Grantee and to the heirs and assigns of Grantee forever

The Grantor shall and will warrant and by these presents will forever defend the said premises in the quiet and peaceable possession of the Grantee, and the heirs and assigns of Grantee against all and every person and persons whomsoever lawfully claiming the same, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

CONRAD LAND AND LIVESTOCK, INC.

By _____
Howard E. Conrad, President

STATE OF IDAHO)
) ss
County of Cassia)

On this 3rd day of June, in the year 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared HOWARD E. CONRAD, known or identified to me to be the President of CONRAD LAND AND LIVESTOCK, INC., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Richard S. Harper
Notary Public for Idaho
Residing at Burley, Idaho
My commission expires on 2/20/98

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "A"

TOWNSHIP 11 SOUTH, RANGE 22 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO:

Section 18: SE¼.

Section 20: NW¼.

PARSONS, SMITH, STONE & FLETCHER
LAWYERS
BURLEY, IDAHO

EXHIBIT "B"

POWER LINE EASEMENT to Idaho Power Company, dated January 6, 1966, executed by Conrad Land & Livestock, Inc., recorded February 23, 1966 as Instrument No. 28352 on Film No. 39, records of Cassia County, Idaho. Part of E½NW¼ of Sec. 20, Twp. 11 S., Rge. 22, E.B.M.

POWER LINE EASEMENT to Idaho Power Company, dated March 24, 1972, executed by Conrad Land & Livestock, Inc., recorded July 3, 1972 as Instrument No. 63844 on Film No. 76, records of Cassia County, Idaho. Part of Sec. 18.

POWER LINE EASEMENT to Idaho Power Company, dated March 4, 1975, executed by Howard E. Conrad and Mary J. Conrad, his wife, recorded November 18, 1975 as Instrument No. 86772 on Film No. 98, records of Cassia County, Idaho. Part of SW¼SE¼ of Sec. 18, Twp. 11 S., Rge. 22, E.B.M.

RECORDED AT THE REQUEST OF
CASSIA COUNTY ABSTRACT
FILM
1996 JUN -5 A 9:37
CASSIA COUNTY, IDAHO
DARRELL M. ROSKELLEY
RECORDER
FEE 6.00 DEPUTY
CASSIA COUNTY ABSTRACT

243214

259413

WARRANTY DEED

For Value Received ROBERT KUNAU AND NANCY L. KUNAU, HUSBAND AND WIFE AND RICHARD G. KUNAU AND NORMA KUNAU, HUSBAND AND WIFE

the grantor s do hereby grant, bargain, sell and convey unto
Stanley R. Bingham and Sharon Bingham, husband and wife
675 West 500 South, Burley, ID 83318

the grantee s the following described premises, to-wit:

TOWNSHIP 11 SOUTH, RANGE 22 EAST, BOISE MERIDIAN

SECTION 18: PART OF SE1/4 SW1/4 DESCRIBED AS FOLLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 89°45' EAST FOR 1560.91 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°14' WEST FOR 1532.64 FEET TO A POINT; THENCE NORTH 45°13' EAST FOR 616.2 FEET TO A POINT; THENCE SOUTH 0°10' EAST FOR 1953 FEET MORE OR LESS TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 18; THENCE SOUTH 89°45' WEST FOR 450 FEET TO THE TRUE POINT OF BEGINNING.

ALL IN CASSIA COUNTY, STATE OF IDAHO

SUBJECT TO: General taxes for the year 1998 and subsequent years.
Power Line Easement to Idaho Power Company, recorded December 23, 1985 as Instrument No. 174988 on Film No. 188, records of Cassia County, Idaho.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee s their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances except as above described, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 14, 1998

Robert Kunau
Robert Kunau

Nancy L. Kunau
Nancy L. Kunau

Richard G. Kunau
Richard G. Kunau

Norma Kunau
Norma Kunau

STATE OF IDAHO, COUNTY OF CASSIA:
On this 30th day of September, 1998, before me, a notary public in and for said State, personally appeared

Robert Kunau, Nancy L. Kunau, Richard G. Kunau and Norma Kunau

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Residing at Burley, Idaho. Comm. Expires 8/2/00

RECORDED AT THE REQUEST OF CASSIA COUNTY ABSTRACT
FILM 305
1998 DEC -4 A 11:18
CASSIA COUNTY, IDAHO
DARRELL M. ROSKELLEY
RECORDER
FEE 30
DEPUTY
259413

303577

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 15.00 DEPUTY

Case No. 53343SM

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

303577

2005 AUG 15 PM 4 46

RECORDED AT THE REQUEST OF
CASSIA COUNTY ABSTRACT

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **GLEN R. KUNAU and DONA KUNAU, husband and wife; AND ROBERT KUNAU also known as ROBERT J. KUNAU and NANCY L. KUNAU, husband and wife; AND RICHARD G. KUNAU and NORMA KUNAU, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **CAPELLA CORP., an Idaho corporation**, hereinafter called Grantee, whose address is: P.O. Box 486, Twin Falls, ID 83303-0486, the following described premises in Cassia County, Idaho; to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: August 15, 2005

Glen R Kunau
GLEN R. KUNAU

Dona Kunau
DONA KUNAU

Robert J. Kunau
ROBERT J. KUNAU

Nancy L. Kunau
NANCY L. KUNAU

Richard G. Kunau
RICHARD G. KUNAU

Norma Kunau
NORMA KUNAU

Richard G. Kunau
BY: RICHARD G. KUNAU, Atty in Fact

STATE OF IDAHO
County of Twin Falls

On this 15th day of August, 2005, before me, a Notary Public in and for said State, personally appeared **GLEN R. KUNAU and DONA KUNAU, husband and wife**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Notary Public for Idaho
Residing at Twin Falls
Commission expires 11-28-2008

SUSIE MOORE NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO
County of Twin Falls

On this ____ day of August, 2005, before me, a Notary Public in and for said State, personally appeared **ROBERT KUNAU also known as ROBERT J. KUNAU and NANCY L. KUNAU, husband and wife**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Notary Public for Idaho
Residing at Twin Falls
Commission expires 11-28-2008

SUSIE MOORE NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO
County of Twin Falls

On this 15th day of August, 2005 before me, a Notary Public, personally appeared **RICHARD G. KUNAU**, known or identified to me to be the person whose name is subscribed to the within instrument as the **Attorney in Fact of NORMA KUNAU** and acknowledged to me that he subscribed the name of **RICHARD G. KUNAU** thereto as principal, and his own name as attorney in fact.

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

Notary Public for Idaho
Residing at Twin Falls
My Commission expires 11-28-2008

SUSIE MOORE NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO
County of Twin Falls

On this 15th day of August, 2005, before me, a Notary Public in and for said State, personally appeared **RICHARD G. KUNAU**, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Notary Public for Idaho
Residing at Twin Falls
Commission expires 11-28-2008

SUSIE MOORE NOTARY PUBLIC STATE OF IDAHO

CONTINUATION

SCHEDULE A

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: ALL, **EXCEPT** the NE¼NE¼, **ALSO EXCEPT** part of the SW¼NW¼ and part of NW¼SW¼, more particularly described as follows:
BEGINNING at the W¼ corner of said Section 13;
Thence North 0°16'00" West for 190 feet to a point;
Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet, more or less, to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described tract:
BEGINNING at the Northwest corner of said Section 13, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;
Thence South 89°58'45" East along the North line of Section 13 for a distance of 1531.21 feet;
Thence South 89°05'08" West for a distance of 1531.33 feet to the West line of Section 13;
Thence North 00°10'19" West along the West line of Section 13 for a distance of 25.00 feet to the POINT OF BEGINNING.

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: ALL, **EXCEPTING THEREFROM** the following described tract:
BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South 0°16'00" East along section line for 357.34 feet to a point;
Thence Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
Thence North 0°16'00" West for 357.34 feet to a point;
Thence Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

Section 15: E½
Section 23: E½
Section 24: W½, W½E½, NE¼NE¼
Section 24: Part of the E½SE¼ described as follows:
BEGINNING at the Southwest corner of the E½SE¼
Thence running East along the South boundary of said E½SE¼ 660 feet;
Thence running Northwesterly to the Southwest corner of the SE¼NE¼;
Thence running South along the West boundary of said E½SE¼ to the Southwest corner of said E½SE¼ to the POINT OF BEGINNING.

PARCEL NO. 1A:

An easement for a buried PVC irrigation pipeline for the benefit of Section 24, Township 11 South, Range 21 East of the Boise Meridian as created by Agreement and Grant of Easement For An Irrigation pipeline by and between Glen E. Larson and Carol Larson, husband and wife, Grantor, and Glen R. Kunau and Dona Kunau, husband and wife, Water User, dated March 27, 1996, and recorded April 12, 1996, as Instrument No. 242187, on Film No. 275, records of Cassia County, Idaho, across the following described Parcel:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, described as follows:

BEGINNING at a point on section line 1532.64 feet North 0°14' West from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;

Thence North 0°14' West along section line for 1121.88 feet to a point;

Thence North 89°46' East for 2704.02 feet to a point;

Thence South 45°18' West for 1603.37 feet to a point;

Thence South 89°45' West for 1560.91 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45' East from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;

Thence North 0°14' West for 1532.64 feet to a point;

Thence North 45°18' East for 1603.37 feet to a point;

Thence South 0°10' East for 2655.5 feet to a point on section line;

Thence South 89°45' West along section line for 1141.13 feet to the TRUE POINT OF BEGINNING.

LESS, the following described tract:

Part of the SE¼SW¼, described as follows:

BEGINNING at the Southwest corner of said Section 18;

Thence North 89°45' East for 1560.91 to the TRUE POINT OF BEGINNING;

Thence North 0°14' West for 1532.64 feet to a point;

Thence North 45°13' East for 616.2 feet to a point;

Thence South 0°10' East for 1953 feet, more or less, to a point on the South Section line of said Section 18;

Thence South 89°45' West for 450 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 17: S½
Section 20: E½, NW¼
Section 18: SE¼

PARCEL NO. 4:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 23: W½

Section 22: E½, **EXCEPTING THEREFROM**, the following described tract:
COMMENCING at the Northwest corner of said E½;
Thence East 100 feet along the North boundary line to a point;
Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
Thence North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 22: W½ and a parcel in the Northwest corner of the E½ of said Section 22, described as follows:
COMMENCING at the Northwest corner of said E½;
Thence East 100 feet along the North boundary line to a point;
Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
Thence North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: Part of the SW¼NW¼ and part of NW¼SW¼, more particularly described as follows:
BEGINNING at the W¼ corner of said Section 13;
Thence North 0°16'00" West for 190 feet to a point;
Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet, more or less, to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

PARCEL NO. 7:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Part of the NE¼SE¼, more particularly as follows:
BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South 0°16'00" East along section line for 357.34 feet to a point;
Thence Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
Thence North 0°16'00" West for 357.34 feet to a point;
Thence Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

#40754

304119

304119

Case No. **53343SM1**

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 9.00 DEPUTY DB

2005 SEP 15 PM 2 12

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

WARRANTY DEED

FOR VALUE RECEIVED **STANLEY BINGHAM, also known as STANLEY R. BINGHAM and SHARON BINGHAM, husband and wife,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **CAPELLA CORP., an Idaho corporation,** hereinafter called Grantee, whose address is: P.O. Box 486, Twin Falls, Idaho 83303-0486, the following described premises in Cassia County, Idaho; to-wit:

SEE ATTACHED EXHIBIT "A"

~~TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,~~
CASSIA COUNTY, IDAHO
Section 18: Part of the SW3, more particularly described as follows:
BEGINNING at the Southwest corner of said Section 18 which shall be the TRUE POINT OF BEGINNING;
Thence North 0°14' West along section line for 1532.64 feet to a point;
Thence North 89°54' East for 1560.91 feet to a point;
Thence South 0°14' East for 1532.64 feet to a point on section line;
Thence South 89°45' West along section line for 1560.91 feet to the TRUE POINT OF BEGINNING.

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO
Section 19: Part of the N2, more particularly described as follows:
BEGINNING at the N3 section corner of said Section 19, said corner marked by a 5/8 inch rebar;
Thence South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a 2 inch rebar which shall be the POINT OF BEGINNING;
Thence South 57°18'10" West for a distance of 246.13 feet to a 2 inch rebar;
Thence South 03°09'35" West for a distance of 62.62 feet to a 2 inch rebar;
Thence South 63°05'13" West for a distance of 75.18 feet to a 2 inch rebar;
Thence North 75°54'21" West for a distance of 500.89 feet to a 2 inch rebar;
Thence North 00°35'32" West for a distance of 104.37 feet to a 2 inch rebar on the North line of Section 19;
Thence North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the POINT OF BEGINNING.

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO
Section 18: Part of the SE3SW3, more particularly described as follows:
BEGINNING at the Southwest corner of said Section 18;
Thence North 89°45' East for 1560.91 feet to the TRUE POINT OF BEGINNING;
Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°13' East for 616.2 feet to a point;
Thence South 0°10' East for 1953 feet, more or less, to a point on the South Section line of said Section 18;
~~Thence South 89°45' West for 450 feet, more or less, to the TRUE POINT OF BEGINNING.~~

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: September 13, 2005

Stanley R Bingham
STANLEY R. BINGHAM

Sharon Bingham
SHARON BINGHAM

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 13th day of September, 2005, before me, a Notary Public in and for said State, personally appeared **STANLEY BINGHAM, also known as STANLEY R. BINGHAM and SHARON BINGHAM, husband and wife**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Rebecca L Harshbarger
Notary Public for Idaho
Residing at Twin Falls, ID
Commission expires 2-25-09

REBECCA L. HARSHBARGER
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

PARCEL NO. 8:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of said Section 18, which shall be the True Point of Beginning;
Thence North 0°14' West along section line for 1532.64 feet to a point;
Thence North 89°54' East for 1560.91 feet to a point;
Thence South 0°14' East for 1532.64 feet to a point on section line;
Thence South 89°45' West along section line for 1560.91 feet to the True Point of Beginning.

PARCEL NO. 9:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 19: Part of the N½, more particularly described as follows:

Beginning at the N¼ section corner of said Section 19, said corner marked by a 5/8 inch rebar; thence South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence South 57°18'10" West for a distance of 246.13 feet to a ½ inch rebar;
Thence South 03°09'35" West for a distance of 62.62 feet to a ½ inch rebar;
Thence South 63°05'13" West for a distance of 75.18 feet to a ½ inch rebar;
Thence North 75°54'21" West for a distance of 500.89 feet to a ½ inch rebar;
Thence North 00°35'32" West for a distance of 104.37 feet to a ½ inch rebar on the North line of Section 19;
Thence North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the Point of Beginning.

PARCEL NO. 10:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SE¼SW¼, more particularly described as follows:

Beginning at the Southwest corner of said Section 18; Thence North 89°45' East for 1560.91 feet to the True Point of Beginning;
Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°13' East for 616.2 feet to a point;
Thence South 0°10' East for 1953 feet more or less, to a point on the South Section line of said Section 18;
Thence South 89°45' West for 450 feet, more or less to the True Point of Beginning.

305092

305092

53343SM

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 12.00 DEPUTY

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

2005 NOV 9 PM 3 11

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

**** *SPACE ABOVE FOR RECORDER* ****

QUITCLAIM DEED

40754

For Value Received CAPELLA CORP., an Idaho corporation, does hereby convey, remise and forever quit claim unto MICHAEL D. AARDEMA, a married man dealing with his sole and separate property, whose address is: 1989 Tamarock Loop, Twin Falls, Idaho 83301, the following described premises, to-wit:

See Attached Exibit "A"

together with their appurtenances.

Dated: November 7, 2005

CAPELLA CORP.

By: _____

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 7th day of November, 2005, before me, the undersigned, Notary Public in and for said State, personally appeared R. Todd Blass known or identified to me to be the President of the corporation that executed this instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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

Kathy C. Easterday

Notary Public for Idaho
Residing at: Filer
My Commission expires: 01-29-2007

KATHY C. EASTERDAY
NOTARY PUBLIC
STATE OF IDAHO

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: ALL, **EXCEPT** the NE¼NE¼, **ALSO EXCEPT** part of the SW¼NW¼ and part of NW¼SW¼, more particularly described as follows:
BEGINNING at the W¼ corner of said Section 13;
Thence North 0°16'00" West for 190 feet to a point;
Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet, more or less, to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described tract:
BEGINNING at the Northwest corner of said Section 13, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;
Thence South 89°58'45" East along the North line of Section 13 for a distance of 1531.21 feet;
Thence South 89°05'08" West for a distance of 1531.33 feet to the West line of Section 13;
Thence North 00°10'19" West along the West line of Section 13 for a distance of 25.00 feet to the POINT OF BEGINNING.

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: ALL, **EXCEPTING THEREFROM** the following described tract:
BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South 0°16'00" East along section line for 357.34 feet to a point;
Thence Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
Thence North 0°16'00" West for 357.34 feet to a point;
Thence Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

Section 15: E½
Section 23: E½
Section 24: W½, W½E½, NE¼NE¼
Section 24: Part of the E½SE¼ described as follows:
BEGINNING at the Southwest corner of the E½SE¼
Thence running East along the South boundary of said E½SE¼ 660 feet;
Thence running Northwesterly to the Southwest corner of the SE¼NE¼;
Thence running South along the West boundary of said E½SE¼ to the Southwest corner of said E½SE¼ to the POINT OF BEGINNING.

PARCEL NO. 1A:

An easement for a buried PVC irrigation pipeline for the benefit of Section 24, Township 11 South, Range 21 East of the Boise Meridian as created by Agreement and Grant of Easement For An Irrigation pipeline by and between Glen E. Larson and Carol Larson, husband and wife, Grantor, and Glen R. Kunau and Dona Kunau, husband and wife, Water User, dated March 27, 1996, and recorded April 12, 1996, as Instrument No. 242187, on Film No. 275, records of Cassia County, Idaho, across the following described Parcel:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, described as follows:

BEGINNING at a point on section line 1532.64 feet North 0°14' West from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;

Thence North 0°14' West along section line for 1121.88 feet to a point;

Thence North 89°46' East for 2704.02 feet to a point;

Thence South 45°18' West for 1603.37 feet to a point;

Thence South 89°45' West for 1560.91 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45' East from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;

Thence North 0°14' West for 1532.64 feet to a point;

Thence North 45°18' East for 1603.37 feet to a point;

Thence South 0°10' East for 2655.5 feet to a point on section line;

Thence South 89°45' West along section line for 1141.13 feet to the TRUE POINT OF BEGINNING.

LESS, the following described tract:

Part of the SE¼SW¼, described as follows:

BEGINNING at the Southwest corner of said Section 18;

Thence North 89°45' East for 1560.91 to the TRUE POINT OF BEGINNING;

Thence North 0°14' West for 1532.64 feet to a point;

Thence North 45°13' East for 616.2 feet to a point;

Thence South 0°10' East for 1953 feet, more or less, to a point on the South Section line of said Section 18;

Thence South 89°45' West for 450 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 17:	S½
Section 20:	E½, NW¼
Section 18:	SE¼

PARCEL NO. 4:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 23: W½

Section 22: E½, **EXCEPTING THEREFROM**, the following described tract:

COMMENCING at the Northwest corner of said E½;
Thence East 100 feet along the North boundary line to a point;
Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
Thence North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 22: W½ and a parcel in the Northwest corner of the E½ of said Section 22, described as follows:

COMMENCING at the Northwest corner of said E½;
Thence East 100 feet along the North boundary line to a point;
Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
Thence North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: Part of the SW¼NW¼ and part of NW¼SW¼, more particularly described as follows:

BEGINNING at the W¼ corner of said Section 13;
Thence North 0°16'00" West for 190 feet to a point;
Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet, more or less, to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

PARCEL NO. 7:

TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Part of the NE¼SE¼, more particularly as follows:

BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South 0°16'00" East along section line for 357.34 feet to a point;
Thence Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
Thence North 0°16'00" West for 357.34 feet to a point;
Thence Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

305093

305093

53343SM

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 6.00 DEPUTY

2005 NOV 9 PM 3 12

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** *SPACE ABOVE FOR RECORDER* ****

QUITCLAIM DEED

40754

For Value Received CAPELLA CORP., an Idaho corporation, does hereby convey, remise and forever quit claim unto MICHAEL D. AARDEMA, a married man dealing with his sole and separate **property,** whose address is: 1989 Tamarock Loop, Twin Falls, Idaho 83301, the following described premises, to-wit:

See Attached Exibit "A"

together with their appurtenances.

Dated: November 7, 2005

CAPELLA CORP.

By:_____

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 7TH day of November, 2005, before me, the undersigned, Notary Public in and for said State, personally appeared R. Todd Blass known or identified to me to be the President of the corporation that executed this instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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 for Idaho
Residing at: Filer
My Commission expires: 01-29-2007

K. Y C. EASTERDAY
OTARY PUBLIC
STATE OF IDAHO

PARCEL NO. 8:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW¼, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 18 which shall be the TRUE POINT OF BEGINNING;

Thence North 0°14' West along section line for 1532.64 feet to a point;

Thence North 89°54' East for 1560.91 feet to a point;

Thence South 0°14' East for 1532.64 feet to a point on section line;

Thence South 89°45' West along section line for 1560.91 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 9:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 19: Part of the N½, more particularly described as follows:

BEGINNING at the N¼ section corner of said Section 19, said corner marked by a 5/8 inch rebar;

Thence South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence South 57°18'10" West for a distance of 246.13 feet to a ½ inch rebar;

Thence South 03°09'35" West for a distance of 62.62 feet to a ½ inch rebar;

Thence South 63°05'13" West for a distance of 75.18 feet to a ½ inch rebar;

Thence North 75°54'21" West for a distance of 500.89 feet to a ½ inch rebar;

Thence North 00°35'32" West for a distance of 104.37 feet to a ½ inch rebar on the North line of Section 19;

Thence North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the POINT OF BEGINNING.

PARCEL NO. 10:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SE¼SW¼, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 18;

Thence North 89°45' East for 1560.91 feet to the TRUE POINT OF BEGINNING;

Thence North 0°14' West for 1532.64 feet to a point;

Thence North 45°13' East for 616.2 feet to a point;

Thence South 0°10' East for 1953 feet, more or less, to a point on the South Section line of said Section 18;

Thence South 89°45' West for 450 feet, more or less, to the TRUE POINT OF BEGINNING.

305278

40754 (1)

TFI#53343 / LTE#40754

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

***** SPACE ABOVE FOR RECORDER *****

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW
2005 NOV 18 PM 2 44
FEE 12.00 DEPUTY
CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
305278

QUITCLAIM DEED

For Value Received SARAH AARDEMA, Spouse of Grantee, does hereby convey, remise and forever quit claim unto MICHAEL D. AARDEMA, a married man dealing with his sole and separate property, whose address is: 1989 Tamarack Loop, the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with their appurtenances.

Dated: November 8, 2005

Sarah Aardema
SARAH AARDEMA

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 10TH day of November, 2005, before me, a Notary Public in and for said State, personally appeared **SARAH AARDEMA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Kathy C Easterday
Notary Public for Idaho
Residing in: FILER
Commission Expires: 1-29-07

KATHY C. EASTERDAY
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

PARCEL NO. 1:

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 13: ALL
EXCEPT the NE¼NE¼
ALSO EXCEPT part of the SW¼NW and part of NW¼SW¼ more particularly described as follows:
BEGINNING at the West quarter corner of said Section 13;
THENCE North 0°16'00" West for 190 feet to a point;
THENCE East for 545 feet to a point;
THENCE South 62°00' East for 503 feet to a point;
THENCE South 61°30' West for 639.6 feet to a point;
THENCE West for 427 feet, more or less, to a point on the West section line of said Section 13;
THENCE North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described tract:
BEGINNING at the Northwest corner of said Section 13, said corner marked by a ⅝-inch rebar which shall be the POINT OF BEGINNING;
THENCE South 89°58'45" East along the North line of Section 13 for a distance of 1531.21 feet;
THENCE South 89°05'08" West for a distance of 1531.33 feet to the West line of Section 13;
THENCE North 00°10'19" West along the West line of Section 13 for a distance of 25.00 feet to the POINT OF BEGINNING.

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 14: ALL
EXCEPTING THEREFROM the following described tract:
BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
THENCE South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
THENCE South 0°16'00" East along section line for 357.34 feet to a point;
THENCE Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
THENCE North 0°16'00" West for 357.34 feet to a point;
THENCE Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

Section 15: E½
Section 23: E½
Section 24: W½; W½E½; NE¼NE¼
Section 24: Part of the E½SE¼ described as follows:
BEGINNING at the Southwest corner of the E½SE¼
THENCE running East along the South boundary of said E½SE¼, 660 feet;
THENCE running Northwesterly to the Southwest corner of the SE¼NE¼;
THENCE running South along the West boundary of said E½SE¼ to the Southwest corner of said E½SE¼ to the POINT OF BEGINNING.

PARCEL NO. 1A:

An easement for a buried PVC irrigation pipeline for the benefit of Section 24, Township 11 South, Range 21 East of the Boise Meridian as created by Agreement and Grant of Easement for an Irrigation Pipeline by and between Glen E. Larson and Carol Larson, husband and wife, Grantor, and Glen R. Kunau and Dona Kunau, husband and wife, water user, dated March 27, 1996, and recorded April 12, 1996, as Instrument No. 242187, on Film No. 275, records of Cassia County, Idaho, across the following described Parcel:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 18: Part of the SW¼, described as follows:
BEGINNING at a point on section line 1532.64 feet North 0°14' West from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;
THENCE North 0°14' West along section line for 1121.88 feet to a point;
THENCE North 89°46' East for 2704.02 feet to a point;
THENCE South 45°18' West for 1603.37 feet to a point;
THENCE South 89°45' West for 1560.91 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45' East from the Southwest corner of said Section 18, which shall be the TRUE POINT OF BEGINNING;
THENCE North 0°14' West for 1532.64 feet to a point;
THENCE North 45°18' East for 1603.37 feet to a point;
THENCE South 0°10' East for 2655.5 feet to a point on section line;
THENCE South 89°45' West along section line for 1141.13 feet to the TRUE POINT OF BEGINNING.

LESS the following described tract:
Part of the SE¼SW¼ described as follows:
BEGINNING at the Southwest corner of said Section 18;
THENCE North 89°45' East for 1560.91 to the TRUE POINT OF BEGINNING;
THENCE North 0°14' West for 1532.64 feet to a point;
THENCE North 45°13' East for 616.2 feet to a point;
THENCE South 0°10' East for 1953 feet, more or less, to a point on the South section line of said Section 18;
THENCE South 89°45' West for 450 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 17: S½
Section 20: E½, NW¼
Section 18: SE¼

PARCEL NO. 4:

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 23: W½
Section 22: E½, **EXCEPTING THEREFROM**, the following described tract:
COMMENCING at the Northwest corner of said E½;
THENCE East 100 feet along the North boundary line to a point;
THENCE Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
THENCE North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 22: W½ and a parcel in the Northwest corner of the E½ of said Section 22, described as follows:
COMMENCING at the Northwest corner of said E½;
THENCE East 100 feet along the North boundary line to a point;
THENCE Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;
THENCE North along the West boundary line 100 feet to the POINT OF BEGINNING.

PARCEL NO. 6:

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 13: Part of the SW¼NW¼ and part of NW¼SW¼, more particularly described as follows:
BEGINNING at the West quarter corner of said Section 13;
THENCE North 0°16'00" West for 190 feet to a point;
THENCE East for 545 feet to a point;
THENCE South 62°00' East for 503 feet to a point;
THENCE South 61°30' West for 639.6 feet to a point;
THENCE West for 427 feet, more or less, to a point on the West section line of said Section 13;
THENCE North 0°16'00" West for 355 feet to the POINT OF BEGINNING.

PARCEL NO. 7:

Township 11 South, Range 21 East of the Boise Meridian, Cassia County, Idaho
Section 14: Part of the NE¼SE¼, more particularly as follows:
BEGINNING at the Northeast corner of the NE¼SE¼ of said Section 14;
THENCE South 0°16'00" East along section line for 692.66 feet to a point which shall be the TRUE POINT OF BEGINNING;
THENCE South 0°16'00" East along section line for 357.34 feet to a point;
THENCE Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
THENCE North 0°16'00" West for 357.34 feet to a point;
THENCE Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 8:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 18: Part of the SW¼ more particularly described as follows:
BEGINNING at the Southwest corner of said Section 18 which shall be the TRUE POINT OF BEGINNING;
THENCE North 0°14' West along section line for 1532.64 feet to a point;
THENCE North 89°54' East for 1560.91 feet to a point;
THENCE South 0°14' East for 1532.64 feet to a point on section line;
THENCE South 89°45' West along section line for 1560.91 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 9:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 19: Part of the N½ more particularly described as follows:
BEGINNING at the North quarter section corner of said Section 19, said corner marked by a ⅝-inch rebar;
THENCE South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
THENCE South 57°18'10" West for a distance of 246.13 feet to a ½ inch rebar;
THENCE South 03°09'35" West for a distance of 62.62 feet to a ½ inch rebar;
THENCE South 63°05'13" West for a distance of 75.18 feet to a ½ inch rebar;
THENCE North 75°54'21" West for a distance of 500.89 feet to a ½ inch rebar;
THENCE North 00°35'32" West for a distance of 104.37 feet to a ½ inch rebar on the North line of Section 19;
THENCE North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the POINT OF BEGINNING.

PARCEL NO. 10:

Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho
Section 18: Part of the SE¼SW¼ more particularly described as follows:
BEGINNING at the Southwest corner of said Section 18;
THENCE North 89°45' East for 1560.91 feet to the TRUE POINT OF BEGINNING;
THENCE North 0°14' West for 1532.64 feet to a point;
THENCE North 45°13' East for 616.2 feet to a point;
THENCE South 0°10' East for 1953 feet, more or less, to a point on the South Section line of said Section 18;
THENCE South 89°45' West for 450 feet, more or less, to the TRUE POINT OF BEGINNING.

40754(2)

305279

TFI#53343 / LTE#40754

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 12.00 DEPUTY
2005 NOV 18 PM 2 55
RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

305279

WARRANTY DEED

FOR VALUE RECEIVED **MICHAEL D. AARDEMA, a married man dealing with his sole and separate property,** hereinafter called the grantor, hereby grants, bargains, sells and conveys unto **OAK VALLEY LAND COMPANY, L.L.C., an Idaho Limited Liability Company,** hereinafter called grantee, whose address is: 1989 Tamarack Loop, Twin Falls, Idaho 83301, the following described premises, in Cassia County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 8, 2005

Michael D. Aardema
MICHAEL D. AARDEMA

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 10TH day of November, 2005, before me, a Notary Public in and for said State, personally appeared **MICHAEL D. AARDEMA,** known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Kathy C. Easterday
Notary Public for Idaho
Residing at FILER
Commission expires: 1-29-07

KATHY C. EASTERDAY
NOTARY PUBLIC
STATE OF IDAHO

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THENCE South 89°45' West for 450 feet, more or less, to the TRUE POINT OF BEGINNING.

State of Idaho
DEPARTMENT OF WATER RESOURCES
Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 31, 2019

OAK VALLEY LAND CO LLC
468 S 800 W
BURLEY ID 83318-5201

Re: Change in Ownership for Water Right No(s): 45-7237 & 45-10267

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) 736-3033.

Sincerely,

Allison Inouye

Allison Inouye
Water Resource Agent

Enclosure(s)