

RECEIVED

SEP 14 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

IDWR / NORTH

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?
97-2018	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-2070	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-4020	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-7170	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: R&R LEASING, L.L.C.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Settlement Ranch, LLC
New owner(s) as listed on the conveyance document
- Mailing address: P.O. BOX 1221
City: PIST RIVER State: ID ZIP: 83856
- Telephone: 206-334-0320
Email: PAT JOHNSON 1 @ ATT.NET
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: 3/1/2012
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):
4 ☐ \$25 per *undivided* water right. = \$100.00
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.
- SUPPORT DATA**
IN FILE # 97-2018

8. Signature: [Signature] Title, if applicable: _____ Date: 9/8/17
 Signature: _____ Title, if applicable: _____ Date: _____
 Signature of new owner/claimant

For IDWR Office Use Only:

Received by Ja Date 9/14/17 Receipt No. N032934 Receipt Amt. \$100.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by _____ Processed by Ja Date 4-23-19
 APR 23 2019

QUITCLAIM DEED

For value received the **1997 JOHNSON FAMILY LIMITED PARTNERSHIP**, a Washington limited partnership does hereby convey, release, remise and forever quit claim unto:

Settlement Ranch, LLC, an Idaho Limited Liability Company
11323 206th PL SE
Issaquah, WA 98027

the following described real property, situated the County of Bonner, State of Idaho:

Described on Exhibit A, attached hereto.

Assessor's Tax Parcel Nos: RPR00000276000A; RPR00000284800A; RPR00000320310A; RPR00000332600A;
RPR00000322031A; RPR00000285550A; RPR00000291204A; RPR00000299001A;
RPR00000320004A; RPR00000330003A; RP56NO43W295876A; RP56NO4W291204A

Commonly known as 8281 Hwy 2, Priest, River ID 83856

Subject to all restrictions and covenants pertaining to said subdivision together with their appurtenances.

Dated: March 1, 2012

1997 Johnson Family Limited Partnership

By: Johnson Revocable Living Trust

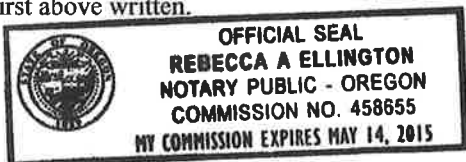

By: John Teran Johnson, Co-Trustee

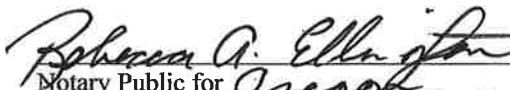

By: Patricia Ann Johnson, Co-Trustee

STATE OF Oregon)
) ss:
County of Curry)

On this 9th day of March, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN TERAN JOHNSON AND PATRICIA ANN JOHNSON, known or identified to me to be the Trustees of the Johnson Revocable Living Trust which is managing partner of the 1997 Johnson Family Limited Partnership, the entity that executed the foregoing instrument, for the purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument in behalf of the entity.

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 Oregon
Residing at 1647 HWY 101 S HARBOR, OR.
My Commission Expires: May 14, 2015

Instrument # 823366

BONNER COUNTY, SANDPOINT, IDAHO
3-12-2012 02:05:54 No. of Pages: 11
Recorded for : FATCO
MARIE SCOTT Fee: 40.00
Ex-Officio Recorder Deputy 
Index to: QUIT CLAIM DEED

Exhibit "A"

Real property in the County of Bonner, State of Idaho, described as follows:

PARCEL 1:

THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO EXCEPT A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE EASTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, 495.00 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 28, 1980.00 FEET; THENCE WESTERLY, PARALLEL WITH THE AFOREMENTIONED EAST-WEST CENTERLINE OF SAID SECTION 28, 495.00 FEET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 28, 1980.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE COUNTY ROAD RIGHT-OF-WAY.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH OF THE FENCE; GOVERNMENT LOT 8 EAST OF THE HIGHWAY AND SOUTH OF THE FENCE; GOVERNMENT LOT 6,7 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER EAST OF THE HIGHWAY, ALL IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

BEGIN FENCELINE DESCRIPTION:

A LONG STANDING FENCELINE ACROSS GOVERNMENT LOT 8 AND ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO (FENCE IS DESCRIBED PREVIOUSLY IN THE WARRANTY DEED OF RECORD ON FILE AT INSTRUMENT NO. 474904, RECORDS OF BONNER COUNTY, IDAHO) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, BURIED IN THE EASTERLY PORTION OF THE TRAVEL SURFACE OF EAST SETTLEMENT ROAD (COUNTY ROAD);

THENCE NORTH 49 DEGREES 13'08" WEST, 2924.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, SAID POINT MARKS THE TRUE POINT OF BEGINNING OF THE FENCELINE HEREINAFTER DESCRIBED;

THENCE GENERALLY ALONG THE EXISTING FENCELINE THE FOLLOWING THREE (3) COURSES:

- 1) EAST 587.50 FEET;**
 - 2) NORTH 66 DEGREES 47'25" EAST 898.39 FEET;**
 - 3) NORTH 88 DEGREES 18'05" EAST 775.67 FEET TO THE EAST END OF THE SUBJECT FENCE, THE POINT OF TERMINUS, SAID POINT BEARS SOUTH 04 DEGREES 46'38" WEST 345.58 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, AT THE EAST EDGE OF THE TRAVEL SURFACE OF EAST SETTLEMENT ROAD (COUNTY ROAD),**
- END FENCELINE DESCRIPTION.**

EXCEPT A TRACT DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 7 AND 8 AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH AND WEST OF THE EXISTING SLOUGH AND EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, BURIED IN THE EASTERLY PORTION OF THE TRAVEL SURFACE OF THE EAST SETTLEMENT ROAD; (COUNTY ROAD) THENCE NORTH 69 DEGREES 34'51" WEST, 1077.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 2, SAID POINT IS MARKED BY A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 8792, AND MARKS THE TRUE POINT OF BEGINNING OF THAT CERTAIN PARCEL OF LAND HEREINAFTER DESCRIBED.

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 08'32" WEST, 1081.69 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 8792;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 60 DEGREES 01'36" EAST, 258.17 FEET TO THE HIGH WATER LINE OF THE EXISTING SLOUGH THENCE ALONG THE HIGH WATER MARK OF THE EXISTING SLOUGH THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) SOUTH 52 DEGREES 43'26" EAST 103.61 FEET;**
- 2) SOUTH 50 DEGREES 03'46" EAST 27.61 FEET;**
- 3) SOUTH 53 DEGREES 42'02" EAST 139.95 FEET;**
- 4) SOUTH 46 DEGREES 14'56" EAST 89.47 FEET;**
- 5) SOUTH 47 DEGREES 20'45" EAST 57.76 FEET;**
- 6) SOUTH 55 DEGREES 36'48" EAST 40.02 FEET;**
- 7) SOUTH 55 DEGREES 35'53" EAST 55.98 FEET;**
- 8) SOUTH 58 DEGREES 43'02" EAST 43.03 FEET;**
- 9) SOUTH 56 DEGREES 44'12" EAST 53.54 FEET;**
- 10) SOUTH 66 DEGREES 05'43" EAST 78.86 FEET;**
- 11) SOUTH 52 DEGREES 16'59" EAST 52.29 FEET;**
- 12) SOUTH 51 DEGREES 07'39" EAST 42.22 FEET;**
- 13) SOUTH 46 DEGREES 05'14" EAST 24.27 FEET;**
- 14) SOUTH 31 DEGREES 41'10" EAST 49.75 FEET;**
- 15) SOUTH 27 DEGREES 32'13" EAST 49.01 FEET;**
- 16) SOUTH 05 DEGREES 17'13" EAST 50.32 FEET;**
- 17) SOUTH 08 DEGREES 43'13" WEST 51.20 FEET;**
- 18) SOUTH 20 DEGREES 34'06" WEST 58.08 WET;**
- 19) SOUTH 35 DEGREES 59'16" WEST 80.63 FEET;**
- 20) SOUTH 41 DEGREES 30'19" WEST 36.11 FEET;**
- 21) SOUTH 31 DEGREES 00'56" WEST 41.65 FEET;**
- 22) SOUTH 44 DEGREES 30'17" WEST 73.66 FEET;**
- 23) SOUTH 46 DEGREES 36'01" WEST 76.54 FEET;**

THENCE DEPARTING SAID HIGH WATER LINE, SOUTH 45 DEGREES 43'55" WEST 40.37 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM ANY PORTION OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILROAD AND THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 2.

ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 354 FEET, MORE OR LESS, TO A POINT; THENCE LEAVING SAID LINE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 30 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF THE EAST SETTLEMENT ROAD, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY, A DISTANCE OF 660 FEET, MORE OR LESS, TO A POINT 660.00 FEET PERPENDICULAR TO THE WEST RIGHT-OF-WAY LINE OF EAST SETTLEMENT ROAD; THENCE SOUTHERLY ON A LINE PARALLEL TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF EAST SETTLEMENT ROAD, A DISTANCE OF 1320 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A LINE PARALLEL TO THE DESCRIBED NORTH BOUNDARY, A DISTANCE OF 660 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST SETTLEMENT ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE IN A NORTHERLY DIRECTION, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTH SIDE OF RIGHT-OF-WAY OF OLD LACLEDE ROAD IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN AND LYING DUE SOUTH OF A POINT 1300 FEET EAST OF THE SECTION CORNER OF SECTIONS 28-29-32-33, OF TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

THENCE RUNNING NORTH TO SECTION LINE 28/33;

THENCE EAST 208 FEET;

THENCE SOUTH TO THE NORTH SIDE OF SAID RIGHT-OF-WAY;

THENCE NORTH AND WESTERLY, ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

BEING A TRACT OF LAND LAYING IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

PARCEL 4:

A TRACT DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 7 AND 8 AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH AND WEST OF THE EXISTING SLOUGH AND EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, BURIED IN THE EASTERLY PORTION OF TRAVEL SURFACE OF THE EAST SETTLEMENT ROAD; (COUNTY ROAD) THENCE NORTH 69 DEGREES 34'51" WEST, 1077.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 2, SAID POINT IS MARKED BY A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 8792, AND MARKS THE TRUE POINT OF BEGINNING OF THAT CERTAIN PARCEL OF LAND HEREINAFTER DESCRIBED.

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 08'32" WEST, 1081.69 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 8792;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 60 DEGREES 01'36" EAST 258.17 FEET TO THE HIGH WATER LINE OF THE EXISTING SLOUGH

THENCE ALONG THE HIGH WATER MARK OF THE EXISTING SLOUGH THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) SOUTH 52 DEGREES 43'26" EAST 103.61 FEET;
- 2) SOUTH 50 DEGREES 03'46" EAST 27.61 FEET;
- 3) SOUTH 53 DEGREES 42'02" EAST 139.95 FEET;
- 4) SOUTH 46 DEGREES 14'56" EAST 89.47 FEET;
- 5) SOUTH 47 DEGREES 20'45" EAST 57.76 FEET;
- 6) SOUTH 55 DEGREES 36'48" EAST 40.02 FEET;
- 7) SOUTH 55 DEGREES 35'53" EAST 55.98 FEET;
- 8) SOUTH 58 DEGREES 43'02" EAST 43.03 FEET;
- 9) SOUTH 56 DEGREES 44'12" EAST 53.54 FEET;
- 10) SOUTH 66 DEGREES 05'43" EAST 78.86 FEET;
- 11) SOUTH 52 DEGREES 16'59" EAST 52.29 FEET;
- 12) SOUTH 51 DEGREES 07'39" EAST 42.22 FEET;
- 13) SOUTH 46 DEGREES 05'14" EAST 24.27 FEET;
- 14) SOUTH 31 DEGREES 41'10" EAST 49.75 FEET;
- 15) SOUTH 27 DEGREES 32'13" EAST 49.01 FEET;
- 16) SOUTH 05 DEGREES 17'13" EAST 50.32 FEET;
- 17) SOUTH 08 DEGREES 43'13" WEST 51.20 FEET;
- 18) SOUTH 20 DEGREES 34'06" WEST 58.08 FEET;
- 19) SOUTH 35 DEGREES 59'16" WEST 80.63 FEET;
- 20) SOUTH 41 DEGREES 30'19" WEST 36.11 FEET;
- 21) SOUTH 31 DEGREES 00'56" WEST 41.65 FEET;
- 22) SOUTH 44 DEGREES 30'17" WEST 73.66 FEET;
- 23) SOUTH 46 DEGREES 36'01" WEST 76.54 FEET;

THENCE DEPARTING SAID HIGH WATER LINE, SOUTH 45 DEGREES 43'55" WEST 40.37 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM ANY PORTION OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILROAD AND THE RIGHT-OF-WAY OF U. S. HIGHWAY NO. 2.

PARCEL 5:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE EASTERLY, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, 495.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 28, 1980.00 FEET; THENCE WESTERLY, PARALLEL WITH THE AFOREMENTIONED EAST-WEST CENTERLINE OF SECTION 28, 495.00 FEET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 28, 1980.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH OF THE ROAD; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH OF THE COUNTY ROAD AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE EAST SETTLEMENT ROAD, ALL IN SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

LESS THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT LIES NORTH 89 DEGREES 54'07" EAST, 1330.99 FEET FROM THE WEST QUARTER CORNER OF

SAID SECTION 29, AND SAID POINT LIES NORTH 89 DEGREES 54'07" EAST, 16.90 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND SAID POINT ALSO LIES ON AN EXISTING FENCELINE.

THENCE NORTH 00 DEGREES 17'44" EAST, 102.79 FEET, ALONG AN EXISTING FENCELINE, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG EXISTING FENCELINE THE FOLLOWING DESCRIBED THREE (3) COURSES:

1) NORTH 00 DEGREES 34'07" EAST, 509.16 FEET TO AN EXISTING FENCELINE, SAID FENCE CORNER LIES NORTH 78 DEGREES 09'41" EAST, 15.81 FEET FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

2) NORTH 78 DEGREES 09'41" EAST, 343.91 FEET;

3) SOUTH 84 DEGREES 36'54" EAST, 189.04 FEET TO AN EXISTING FENCE CORNER;

THENCE SOUTH 07 DEGREES 56'16" EAST, 576.50 FEET TO AN EXISTING FENCE CORNER;

THENCE ALONG AN EXISTING FENCELINE NORTH 89 DEGREES 09'04" WEST, 609.53 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT ALSO LIES NORTH 89 DEGREES 54'07" EAST, 1314.09 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE CONTINUING NORTH 89 DEGREES 54'07" EAST, 16.90 FEET TO AN EXISTING FENCE LINE THENCE ALONG EXISTING FENCELINE THE FOLLOWING DESCRIBED TWO (2) COURSES:

1) NORTH 00 DEGREES 17'44" EAST, 102.79 FEET;

2) NORTH 00 DEGREES 34'07" EAST, 509.16 FEET TO AN EXISTING FENCE CORNER;

THENCE SOUTH 78 DEGREES 09'41" WEST, 15.81 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 39'36" WEST, 608.75 FEET, ALONG SAID WEST LINE, TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT LIES NORTH 89 DEGREES 54'07" EAST, 1330.99 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 29, AND SAID POINT LIES NORTH 89 DEGREES 54'07" EAST, 16.90 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND SAID POINT ALSO LIES ON AN EXISTING FENCELINE.

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 54'07" EAST, 918.56 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 492179, RECORDS OF BONNER COUNTY, IDAHO.

THENCE ALONG SAID EXISTING FENCELINE, NORTH 00 DEGREES 56'01" WEST, 91.06 FEET;

THENCE NORTH 89 DEGREES 29'59" WEST, 228.92 FEET;

THENCE SOUTH 89 DEGREES 23'22" WEST, 81.14 FEET;

THENCE NORTH 89 DEGREES 09'04" WEST, 609.53 FEET;

THENCE SOUTH 00 DEGREES 17'44" WEST, 102.79 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 692 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST SETTLEMENT ROAD, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 670 FEET, MORE OR LESS, TO A POINT 660.00 FEET PERPENDICULAR TO THE SOUTHERLY RIGHT-OF-WAY OF EAST SETTLEMENT ROAD;
THENCE LEAVING SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, IN A NORTHEASTERLY DIRECTION, ON A LINE PARALLEL WITH THE CENTERLINE OF THE AFOREMENTIONED EAST SETTLEMENT ROAD, A DISTANCE OF 1320 FEET, MORE OR LESS; THENCE NORTHERLY, ON A LINE PARALLEL TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF EAST SETTLEMENT ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 378.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, MONUMENTED WITH A 2" BRASS CAP MARKED PLS 882; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29, NORTH 89° 54' 07" EAST, A DISTANCE OF 2015.81 FEET TO THE INTERSECTION OF A NORTH-SOUTH FENCELINE, THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST-WEST CENTERLINE ALONG THE NORTH-SOUTH FENCELINE, NORTH 04° 13' 32" EAST A DISTANCE OF 87.90 FEET, MORE OR LESS, TO THE NORTHWESTERLY MOST CORNER OF SAID FENCELINE; THENCE ALONG SAID FENCELINE, NORTH 89° 54' 07" EAST, A DISTANCE OF 606.77 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE ALONG SAID NORTH-SOUTH CENTERLINE, SOUTH 00° 34' 40" WEST, A DISTANCE OF 87.66 FEET TO THE CENTER-QUARTER CORNER, BEING THE INTERSECTION WITH THE EAST-WEST CENTERLINE OF SAID SECTION 29; THENCE ALONG SAID EAST-WEST CENTERLINE, SOUTH 89° 54' 07" WEST, A DISTANCE OF 612.36 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 89° 54' 07" EAST, DISTANCE OF 41.40 FEET, MORE OR LESS, TO THE INTERSECTION OF A NORTH-SOUTH FENCELINE; THENCE NORTH 1° 13' 29" EAST ALONG SAID FENCELINE A DISTANCE OF 87.66 FEET, MORE OR LESS, TO A POINT ON AN EAST-WEST FENCELINE; THENCE SOUTH 89° 55' 31" WEST ALONG SAID EAST-WEST FENCELINE, A DISTANCE OF 42.37 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE SOUTH 0° 34' 40" WEST, ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 29, A DISTANCE OF 87.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, A MONUMENTED 2" BRASS CAP MARKED PLS 882; THENCE NORTH 89° 54' 07" EAST ALONG THE EAST-WEST

CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2628.17 FEET TO THE CENTER QUARTER CORNER BEING THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE ALONG SAID EAST-WEST CENTERLINE NORTH 89° 54' 07" EAST, A DISTANCE OF 41.40 FEET TO THE INTERSECTION OF A NORTH-SOUTH FENCELINE; THENCE ALONG SAID FENCELINE, SOUTH 01° 13' 29" WEST, A DISTANCE OF 1234.60 FEET, MORE OR LESS, TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY OF A COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 88° 58' 42" WEST, A DISTANCE OF 27.46 FEET TO A POINT OF INTERSECTION WITH SAID NORTH-SOUTH CENTERLINE; THENCE ALONG SAID NORTH-SOUTH CENTERLINE NORTH 00° 34' 40" EAST, A DISTANCE OF 1233.82 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

ALL THAT PART OF LOT 3, LYING NORTH AND EAST OF U.S. HIGHWAY NO. 2, IN SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

EXCEPT COUNTY ROADS.

PARCEL 8:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, A MONUMENTED 2" BRASS CAP MARKED PLS 882; THENCE NORTH 89° 54' 07" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2628.17 FEET TO THE CENTER QUARTER CORNER BEING THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE ALONG SAID EAST-WEST CENTERLINE NORTH 89° 54' 07" EAST, A DISTANCE OF 41.40 FEET TO THE INTERSECTION OF A NORTH-SOUTH FENCELINE; THENCE ALONG SAID FENCELINE, SOUTH 01° 13' 29" WEST, A DISTANCE OF 1234.60 FEET, MORE OR LESS, TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY OF A COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 88° 58' 42" WEST, A DISTANCE OF 27.46 FEET TO A POINT OF INTERSECTION WITH SAID NORTH-SOUTH CENTERLINE; THENCE ALONG SAID NORTH-SOUTH CENTERLINE NORTH 00° 34' 40" EAST, A DISTANCE OF 1233.82 FEET TO THE TRUE POINT OF BEGINNING.

LESS COUNTY ROADS

PARCEL 9:

A TRACT OF LAND IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO (BEING A PORTION OF THE LANDS DESCRIBED IN WARRANTY DEED OF RECORD ON FILE AT INSTRUMENT NO. 474904, RECORDS OF BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 8 (IF ANY) LYING WEST OF THE RIGHTS-OF-WAY OF U.S. HIGHWAY NO. 2 AND THE GREAT NORTHERN RAILROAD AND LYING EAST OF THE PEND OREILLE RIVER AND THOSE PORTIONS OF GOVERNMENT LOT 8, LYING EAST OF THE RIGHTS-OF-WAY OF U.S. HIGHWAY NO.2 AND THE GREAT NORTHERN RAILROAD AND LYING NORTH OF THE FOLLOWING DESCRIBED FENCELINE;

AND THOSE PORTIONS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF THE FOLLOWING DESCRIBED FENCELINE:

BEGIN FENCELINE DESCRIPTION:

A LONG STANDING FENCELINE ACROSS GOVERNMENT LOT 8 AND ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; (FENCE IS DESCRIBED PREVIOUSLY IN THE WARRANTY DEED OF RECORDS ON FILE AT INSTRUMENT NO. 474904, RECORDS OF BONNER COUNTY, IDAHO) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, BURIED IN THE EASTERLY PORTION OF THE TRAVEL SURFACE OF EAST SETTLEMENT ROAD. (COUNTY ROAD).
THENCE NORTH 49 DEGREES 13'08" WEST, 2924.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 2, SAID POINT MARKS THE TRUE POINT OF BEGINNING OF THE FENCELINE HEREINAFTER DESCRIBED;**

THENCE GENERALLY, ALONG THE EXISTING FENCELINE, THE FOLLOWING THREE (3) COURSES:

- 1) EAST, 587.50 FEET;**
 - 2) NORTH 66 DEGREES 47'25" EAST, 898.39 FEET;**
 - 3) NORTH 88 DEGREES 18'05" EAST 775.67 FEET TO THE EAST END OF THE SUBJECT FENCELINE, THE POINT OF TERMINUS, SAID POINT BEARS SOUTH 04 DEGREES 46'38" WEST, 345.58 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID SECTION 32, WHICH IS MARKED BY A 2 INCH BRASS CAP MARKED LS 922, AT THE EAST EDGE OF THE TRAVEL SURFACE OF EAST SETTLEMENT ROAD (COUNTY ROAD);**
- END FENCELINE DESCRIPTION.**

EXCEPT THAT PORTION WITHIN THE EAST SETTLEMENT ROAD (COUNTY ROAD)

ALSO EXCEPT THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 8 (IF ANY) LYING WEST OF THE RIGHTS-OF-WAY OF U.S. HIGHWAY NO.2 AND THE GREAT NORTHERN RAILROAD AND LYING EAST OF THE PEND OREILLE RIVER.

PARCEL 10:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

LESS ANY PORTION THEREOF LYING WITHIN THE COUNTY, STATE OR RAILROAD RIGHT-OF-WAY

PARCEL 11:

THE SOUTH 660 FEET OF THE NORTHWEST QUARTER IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

LESS ANY PORTION LYING WITHIN THE ROAD RIGHT-OF-WAY

PARCEL 12:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR, WHICH IS LOCATED SOUTH 46 DEGREES 08'37" WEST, A

DISTANCE OF 2287.93 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 36'24" WEST, 494.25 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 46 DEGREES 31'19" WEST, 409.14 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 36'24" WEST, 243.52 FEET TO A FENCE CORNER, SAID FENCE CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD; THENCE SOUTH 00 DEGREES 34'56" EAST, 143.08 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A FENCE CORNER; THENCE NORTH 89 DEGREES 36'24" EAST, 2631.86 FEET ALONG AN EXISTING FENCELINE TO A FENCE CORNER, SAID FENCE CORNER BEING ON THE WESTERLY RIGHT-OF-WAY OF AN EXISTING COUNTY ROAD; THENCE NORTH 00 DEGREES 02'08" EAST, 693.16 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO AN EXISTING FENCE CORNER, SAID FENCE CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE EXTENDED NORTH 50 DEGREES 36'59" EAST FROM THE POINT OF BEGINNING AND A 5/8 INCH REBAR; THENCE SOUTH 50 DEGREES 36'59" WEST 1377.32 FEET TO THE POINT OF BEGINNING;

LESS ANY PORTION LYING WITHIN THE ROAD RIGHT-OF-WAY.

PARCEL 13:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING NORTH AND EAST OF THE OLD LACLEDE ROAD;

LESS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH SIDE OF THE RIGHT-OF-WAY OF THE OLD LACLEDE ROAD IN SAID SECTION 33, AND LYING DUE SOUTH OF A POINT 1300 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH TO THE SECTION LINE; THENCE EAST 208 FEET; THENCE SOUTH TO THE NORTH LINE OF SAID RIGHT-OF-WAY; THENCE NORTH AND WEST ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING;

LESS ANY PORTION LYING WITHIN THE ROAD RIGHT-OF-WAY

PARCEL 14:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

LESS THAT PARCEL CONVEYED TO BONNER COUNTY, AS RECORDED AUGUST 11, 1995 AS INSTRUMENT NO. 470174, RECORDS OF BONNER COUNTY, IDAHO.

PARCEL 15:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO. EXCEPT COUNTY ROAD.

PARCEL 16:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE BPA TRANSMISSION LINE, SAID POINT BEING SOUTH 00° 51' 00" WEST, ALONG THE WEST LINE OF SAID SECTION 29, 1118.6 FEET AND SOUTH 41° 13' 45" EAST, ALONG SAID BPA CENTERLINE, 1823.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; THENCE SOUTH 12° 39' 12" WEST, 813.48 FEET TO AN EXISTING 3/4" PIPE; THENCE SOUTH 48° 42' 19" EAST, ALONG A EXISTING FENCE 296 FEET TO AN EXISTING FENCE, CORNER; THENCE SOUTH 38° 08' 15"

WEST, ALONG AN EXISTING FENCE, 135 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 2; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 2, OF SAID SECTION 29; THENCE NORTH 00° 03' 08" WEST, ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID BPA LINE; THENCE NORTH 41° 13' 45" WEST, ALONG SAID BPA CENTERLINE, 215 FEET TO THE POINT OF BEGINNING.

PARCEL 17:

BEGINNING AT A 3/8" PIPE, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BEAR SOUTH 15° 25' EAST, 388.5 FEET, CORNER OF FENCE AND ACCEPTED AS CORRECT; THENCE SOUTH 37° 15' WEST, 295.0 FEET TO A 3/4" PIPE ON NORTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 2; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 48° 25' WEST, 295.3 FEET TO A 3/4" PIPE; THENCE NORTH 37° 15' EAST 295.0 FEET TO A 1/2" PIPE; THENCE SOUTH 48° 25' EAST, 295.3 FEET TO THE POINT OF BEGINNING. EXCEPT HIGHWAY NO. 2.

May 14, 2018

To: Natalie Steading, Tech Records Specialist, Department of Water Resources

From: Terry Johnson, Settlement Ranch LLC

Subject: Warranty Deed between Springer Development/Banner Bank and 1997 Johnson Family Limited Partnership

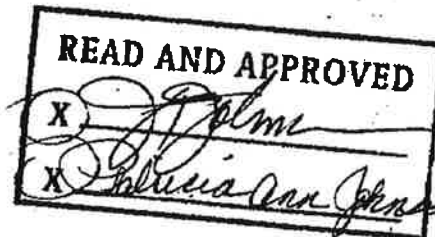
Dear Natalie,

Please find the warranty deed copy as we discussed this day. Please reply that this is the necessary information to conclude the chain of ownership and that all is in order.

Looking to your earliest reply,

**Terry Johnson
208-443-3899**

Filed for Record at Request of and
Copy Returned to:
Thomas T. Bassett
K&L Gates LLP
618 W. Riverside Avenue, Suite 300
Spokane, WA 99201-0602
Attn: Pam S. Miller



SPECIAL WARRANTY DEED

The Grantor, SPRINGER DEVELOPMENT, LLC, a limited liability company, a wholly owned subsidiary of Banner Bank, whose address is 3005 112th Ave. NE, Suite 100, Bellevue, WA 98004, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, bargains, sells, and conveys to the Grantee, 1997 JOHNSON FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, whose address is 11323 206th Pl. SE, Issaquah, WA 98027, the following-described real estate, situated in the County of Bonner, State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO

Assessor's Tax Parcel Nos: RPR00000276000A; RPR00000284800A;
RPR00000285550A; RPR00000291204A;
RPR00000299001A; RPR00000320310A;
RPR00000320004A; RPR00000322031A;
RPR00000330003A; ~~RPR00000330003A~~;
RPR00000332600A; RP56N04W295876A;
and RP56N04W291204A

Commonly known as 8281 Hwy 2, Priest River, ID 83856.

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses, and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to the real property, including without

limitation all minerals, oil, gas, geothermal and similar matters; and all assignments of rents and security interest in the rents and personal property.

The Grantor for itself and for its successors-in-interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the title to said described real property.

DATED this 21st day of February, 2012.

SPRINGER DEVELOPMENT, LLC



By Thomas F. Sackmann
Thomas F. Sackmann
Vice President

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 21st day of February, 2012, before me personally appeared THOMAS F. SACKMANN, to me known to be the Vice President of SPRINGER DEVELOPMENT, LLC, the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



(Seal or Stamp)

Pamela S. Miller
Notary Public (Signature)

Pamela S. Miller
(Print Name)

My commission expires: 7-6-2014

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