

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

JAN 28 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

## 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 47-7170               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 47-14437              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-7169               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 47-7328               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-17684              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-14438              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-14440              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name:

Ed Yragui and Ed and Evelyn Yragui  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Yragui Family Trust and The Edward and Evelyn Yragui Trust  
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

See Attached  
Mailing address

City

State

ZIP

See Attached  
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: SEE DEEDS

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

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.  
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).  
☒ Filing fee (see instructions for further explanation):  
    o \$25 per *undivided* water right.  $\times 7 = \$175^{00}$   
    o \$100 per *split* water right.  
    o No fee is required for pending adjudication claims.  
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.  
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 47-7169

8. Signature: Yragui Family Trust Patricia Komer, trustee  
Signature of new owner/claimant Title, if applicable

1/25/19  
Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

### For IDWR Office Use Only:

Received by DMDate 2-1-2019Receipt No. 5037141Receipt Amt. \$175-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 AIDate 3/29/2019

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 28 2019

WATER RESOURCES  
NORTH REGION

## 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 47-7170               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 47-14437              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-7169               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 47-7328               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-17686              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-14438              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 47-14440              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Ed Yragui and Evelyn Yragui  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Yragui Family Trust and The Edward and Evelyn Yragui Trust  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

Mailing address See Attached

City

State

ZIP

Telephone See Attached

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: SEE DEEDS
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.  $47 = \$1175.00$
  - ☐ \$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.

8. Signature: Yragui Family Trust Patricia Komer, Trustee 1/25/19  
Signature of new owner/claimant Title, if applicable Date
- Signature: The Edward & Evelyn Yragui Trust Edward Yragui, Trustee 3/6/19  
Signature of new owner/claimant Title, if applicable Date

## For IDWR Office Use Only:

Received by DMDate 2.1.19Receipt No. 5037141Receipt Amt. \$ 175Active 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

Date

Attachment to: Form 42-248/42-1409 (6) REV. 1/15  
Notice of Change in Water Right Ownership - Yragui Family

**Yragui Family Trust contacts:**

Wyatt Johnson, Esq  
Angstman Johnson  
199 N. Capitol, Suite 200  
Boise, ID 83702  
(208)384-8588

RECEIVED

JAN 28 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Michelle Moramarco, Trustee  
509-301-5325  
michelleyragui@hotmail.com

Patricia Konen, Trustee  
509-876-0797  
konen8@gmail.com

**The Edward & Evelyn Yragui Trust contacts:**

Russ Kvanvig, attorney for the Estate of Edward Yragui  
208-733-2721  
rkvanvig@idaho-law.com

Michelle Fletcher, Trustee  
208-308-5684  
michellemarieyragui@gmail.com

Search again

## Results (as of 1/11/19)

### Wyatt Benton Johnson

**Status**

Active

**Admittance Date**

09/24/1998

**Firm**

Angstman Johnson

**Mailing Address**

3649 N. Lakeharbor Lane

Boise, ID 83703

**Phone**

(208) 384-8588

**Phone Ext****Fax**

(208) 853-0117

**Bar Email Address**

wyatt@angstman.com

**Website Address**

www.angstman.com

**Court eService Email**

wyatt@angstman.com

### Need a correction?

Is something not correct? Please use the Address Change Form

Search again

## Results (as of 1/11/19)

### Russell Gene Kvanvig

**Status**

Active

**Admittance Date**

09/30/1975

**Firm**

Stephan, Kvanvig, Stone & Trainor

**Mailing Address**

PO Box 83

Twin Falls, ID 83303

**Phone**

(208) 733-2721

**Phone Ext****Fax**

(208) 733-3619

**Bar Email Address**

rkvanvig@idaho-law.com

**Website Address****Court eService Email**

skst@idaho-law.com

## Need a correction?

Is something not correct? Please use the [Address Change Form](#)

Instrument No 309234

QUIT CLAIM DEED

THIS INDENTURE, made this 29th day of April, A D 1940, by and between Twin Falls County, a political subdivision of the State of Idaho, party of the first part, and Joe Yragui of Twin Falls County, State of Idaho, party of the second part;

THAT WHEREAS, heretofore said hereinafter described property has been offered for sale under the provisions of section 30-708 Idaho Code Annotated, and not sold, and

WHEREAS, The Board of County Commissioners, of said County, State of Idaho, accepted the offer of the party of the second part, of \$750.00 Plus \$1.00 for Recording as is evidenced by the minute entry on page 380 of book 9 of Commissioners' Journal, under date of April 19, 1940.

NOW THEREFORE WITNESSETH, that the said party of the first part for and in consideration of the sum of \$750.00 lawful money of the United States to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release and forever QUIT CLAIM unto the said party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land, the same not being necessary for the use of said county, situate, lying and being in the county of Twin Falls, State of Idaho, bounded and particularly described as follows, to-wit:

East half ( $E\frac{1}{2}$ ), East half-Southwest quarter ( $E\frac{1}{2}-SW\frac{1}{4}$ ), Southeast quarter-Northwest quarter ( $SE\frac{1}{4}-NW\frac{1}{4}$ ), Section twenty three (23), West half-Northwest quarter ( $W\frac{1}{2}-NW\frac{1}{4}$ ), West half-Southwest quarter ( $W\frac{1}{2}-SW\frac{1}{4}$ ), Section twenty four (24), North half-Northwest quarter ( $N\frac{1}{2}-NW\frac{1}{4}$ ), West half-North east quarter ( $W\frac{1}{2}-NE\frac{1}{4}$ ), Northwest quarter-Southeast quarter ( $NW\frac{1}{4}-SE\frac{1}{4}$ ) North half-Southwest quarter ( $N\frac{1}{2}-SW\frac{1}{4}$ ), Southwest quarter-Southwest quarter ( $SW\frac{1}{4}-SW\frac{1}{4}$ ), Section twenty six (26), East half-Southeast quarter ( $E\frac{1}{2}-SE\frac{1}{4}$ ), Section twenty seven (27), Northeast quarter ( $NE\frac{1}{4}$ ) Section thirty four (34), West half-Northwest quarter ( $W\frac{1}{2}-NW\frac{1}{4}$ ), West half-Southwest quarter ( $W\frac{1}{2}-SW\frac{1}{4}$ ), Section thirty five (35), Southeast quarter-Northwest quarter ( $SE\frac{1}{4}-NW\frac{1}{4}$ ), Southwest quarter-Northeast quarter ( $SW\frac{1}{4}-NE\frac{1}{4}$ ), Northeast quarter-Southwest quarter ( $NE\frac{1}{4}-SW\frac{1}{4}$ ), West half-Southeast quarter ( $W\frac{1}{2}-SE\frac{1}{4}$ ), Section twenty eight (28), West half-Northeast quarter ( $W\frac{1}{2}-NE\frac{1}{4}$ ), Southeast quarter-Northwest quarter ( $SE\frac{1}{4}-NW\frac{1}{4}$ ), Section thirty three (33), all in Township fourteen south (14S), Range fifteen (15) East Boise Meridian (E B M).

Lots two (2), three (3), four (4), South half-Northwest quarter ( $S\frac{1}{2}-NW\frac{1}{4}$ ) Northeast quarter-Southwest quarter ( $NE\frac{1}{4}-SW\frac{1}{4}$ ), West half-Southeast quarter ( $W\frac{1}{2}-SE\frac{1}{4}$ ), Southeast quarter-Southeast quarter ( $SE\frac{1}{4}-SE\frac{1}{4}$ ), Section two (2), Lot one (1), Southeast quarter-Northeast quarter ( $SE\frac{1}{4}-NE\frac{1}{4}$ ), Section three (3), all in Township fifteen south (15S), Range fifteen (15) East Boise Meridian (E B M).

State of Idaho, as the same is shown and designated on the official plat of said county now on file and of record in the office of the recorder of Twin Falls County, State of Idaho.

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

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the party of the second part and to his heirs and assigns forever.

## TWIN FALLS COUNTY

IN WITNESS WHEREOF, the said party of the first part acting through its Board of County Commissioners, has hereunto affixed its seal and signature the day and year, first above written.

(SEAL)

(Board of County Commissioners)  
(Twin Falls County, Idaho.)

TWIN FALLS, IDAHO

By Ben E Potter

Chairman  
Board of County Commissioners  
Twin Falls County State of Idaho

STATE OF IDAHO, )  
County of Twin Falls. ) SS

On this 29th day of April 1940, before me Walter C Musgrave, Recorder of Twin Falls County, State of Idaho, personally appeared Ben E Potter, known by me to be chairman of said Board for said County, and acknowledged to me that Twin Falls County, a political subdivision of the State of Idaho, acting through its Board of Commissioners, executed the foregoing instrument.

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

(SEAL)

(County Recorder )  
(Twin Falls County, Idaho.)

Walter C Musgrave

Twin Falls County Recorder.

By J A Parsons Deputy.

Filed for record at the request of County Commissioners at 10:03 A M April 29, 1940.

Fee \$1.00 Paid

IL

Walter C Musgrave

Recorder

STEPHAN, BALLEISEN AND SLAVIN  
Robert W. Stephan  
P. O. Box 83  
Twin Falls, Idaho 83301  
Telephone: 208-733-2722  
Of Counsel for Executor

COPY

IN THE PROBATE COURT OF TWIN FALLS COUNTY,  
STATE OF IDAHO

---

|                               |                                |
|-------------------------------|--------------------------------|
| IN THE MATTER OF THE ESTATE ) |                                |
| OF JOE YRAGUI, )              | DECREE OF SETTLEMENT OF WAIVER |
| DECEASED. )                   | OF ACCOUNT AND OF FINAL        |
|                               | DISTRIBUTION OF ESTATE         |

---

EDWARD JOHN YRAGUI, son of decedent, and Executor of the estate of Joe Yragui, deceased, and Joseph Nicholas Yragui, son of decedent, and Twin Falls Bank & Trust Company, Twin Falls, Idaho, guardian of the estate of Alice Yragui, the incompetent daughter of decedent, having on the 12th day of August, 1970, filed in this court the Waiver of Final Account of Executor, executed by the above named individuals and corporation, said Joseph Nicholas Yragui, Edward John Yragui and Alice Yragui, children of decedent and the only heirs of Joe Yragui, deceased, requesting the above entitled court to distribute the estate of decedent without the rendition and settlement of an itemized final accounting, and having with said Waiver of Final Account filed a Petition for the Final Distribution of the Estate; and the Waiver of Final Account and Petition this day coming on

regularly to be heard, and proof having been made to the satisfaction of the court that notice of the day appointed for hearing said Waiver and Petition had been duly given as required by law and the order of this court, and no exception or objection in writing to said Waiver of Account or Petition having been filed or made, and it appearing to the court after having fully examined the said Waiver of Final Account that the said Edward John Yragui, Joseph Nicholas Yragui, sons of decedent, and Alice Yragui, the incompetent daughter of decedent, are the only residuary devisees of the estate of Joe Yragui, deceased, and therefore will be the sole and only persons entitled to receive, take and hold all of the right, title and interest in and to the property and estate of the said Joe Yragui, deceased; that all debts of decedent, real and personal property taxes, expenses of last illness of the said Joe Yragui, deceased, the funeral expenses and the expenses of administration and all inheritance taxes, state and federal, have been paid; and the court having duly considered all the matters aforesaid;

IT IS ORDERED AND DECREED, That the estate of said decedent be distributed without the filing of an itemized final accounting by said Executor.

And it further appearing to the court that the residue of said estate is real and personal property and constituted the separate property of decedent at the time of his death.

And it further appearing to the court that the said Joe Yragui, sometimes known as Jose Ceferino Yragui, sometimes known as Joe C. Yragui, and sometimes known as J. C. Yragui, died testate at Phoenix, Arizona, on the 15th day of December, 1943, leaving surviving:

ALICE YRAGUI, a daughter, of legal age, residing in care of Edward John Yragui, Route #1, Twin Falls, Idaho 83301;

JOSEPH NICHOLAS YRAGUI, son of decedent, of legal age, residing at 814 West 18th, The Dalles, Oregon 97058;

EDWARD JOHN YRAGUI, son of decedent, of legal age, residing at Route #1, Twin Falls, Idaho 83301;

LEON JOHN YRAGUI, son of decedent, of legal age, residing at 9080 West Stark, Portland, Oregon 97229;

BONNIE YRAGUI, son of decedent, of legal age, residing at 328 Palomar Street, Fayetteville, North Carolina 28304; and

ROBERT A. YRAGUI, son of decedent, of legal age, whose present address is unknown.

And it further appearing to the court that although decedent left a Last Will and Testament, the heirs of decedent have made and entered into an agreement to divide the property of decedent in accordance with said agreement; that an executed copy of said agreement was attached to the Petition for Distribution and distribution should be made in accordance therewith, except that said Executor has requested in said Petition that although said agreement provides to pay the firm of Stephan and Heap of Twin Falls, Idaho, not to exceed the sum of \$3,000.00 for the administration expenses due said law firm, numerous services have been performed since the execution of said agreement, and the law firm now handling the administration of this estate is Stephan, Balleisen and Slavin; that expenses have been incurred since said date and said firm should be entitled to an additional sum to cover said additional expenses and services rendered and said Executor states that said firm should be entitled to the total sum of \$4,000.00; and it further appearing that Twin Falls Bank &

Trust Company, Twin Falls, Idaho, was the acting guardian of the person and estate of Alice Yragui, an incompetent person, and payment for said guardian's services to the 12th day of August, 1970, the date said guardian was discharged, should be paid from the estate matter, and said Executor stated in said Petition that the sum of \$100.00 is a reasonable sum to be allowed for a guardian's fee in said matter. And it further appearing that there still remains on hand in the Fidelity National Bank, now known as Idaho First National Bank, Twin Falls, Idaho, the sum of \$4,527.73, and the expenses hereinabove enumerated should be paid from said account and the balance distributed in accordance with the agreement.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, That said Executor pay to the law firm of Stephan, Balleisen and Slavin, the sum of \$4,000.00 to cover their administration fees and costs incurred in the probate of the above entitled matter.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That said Executor pay to the Twin Falls Bank & Trust Company, Twin Falls, Idaho, the sum of \$100.00 for its services rendered as guardian of the person and estate of Alice Yragui, an incompetent person.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That the said Leon John Yragui, son of decedent, be, and he is hereby distributed the sum of \$1,200.00 to be paid from the assets of the above named estate located in Spain.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That the said Bonnie Yragui, son of decedent, be, and he is hereby distributed the sum of \$1,200.00, said amount to be paid from the assets of the above named estate located in Spain.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That the said Alice Yragui, the incompetent daughter of decedent, be, and she is hereby distributed all the balance of money and assets of the above named estate remaining in Spain after paying said amounts to the said Leon John Yragui and Bonnie Yragui; all cash remaining in the hands of said Executor after paying administration expenses due Stephan, Balleisen and Slavin and Twin Falls Bank & Trust Company, Twin Falls, Idaho, guardian, being the sum of \$427.73; \$1,000.00 two per cent, Treasury coupon bond of 1951-53 issue, bearing No. 36420L and bearing coupons for \$10.00 each dated March 15, 1944, September 15, 1944, and for each March 15 and September 15 thereafter, including September 15, 1953.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That the said Joseph Nicholas Yragui be, and he is hereby distributed a \$500.00 U. S. Series E. Savings Bond, issued April 1942, to Joe Yragui, payable on death to Nicholas Yragui, and numbered D1818392E.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That the said Edward John Yragui be, and he is hereby distributed a \$500.00 U. S. Series E Savings Bond, issued April 1942 to Joe Yragui, payable on death to Edward John Yragui, and bearing No. D1818393E.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, That all the rest, residue and remainder of the property and estate of decedent more particularly hereinafter set out in Schedule A attached hereto and by reference made a part hereof, and any other property not now known or discovered which may belong to the said estate or in which said estate may have any interest, be, and the same is hereby distributed to the said Alice Yragui, Joseph Nicholas Yragui and Edward John Yragui, in equal shares, to have and to hold unto them and their heirs forever.

DONE in Open Court this 1st day of September, 1970.

(seal)

s/Eugene L. McCoy  
\_\_\_\_\_  
Probate Judge

hm

SCHEDULE A

Miscellaneous farm machinery and equipment

Township 9 South, Range 12 E.B.M., Twin Falls County,  
Idaho:

Section 36:  $W\frac{1}{2}NW\frac{1}{4}$ ;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $NW\frac{1}{4}SW\frac{1}{4}$

Township 10 South, Range 17 E.B.M., Twin Falls County,  
Idaho:

Section 26:  $NE\frac{1}{4}SE\frac{1}{4}$

Township 11 South, Range 16 E.B.M., Twin Falls County,  
Idaho:

Section 25:  $SE\frac{1}{4}$ ;  $SE\frac{1}{4}SW\frac{1}{4}$

Township 11 South, Range 19 E.B.M., Twin Falls County,  
Idaho:

Section 3:  $SW\frac{1}{4}SW\frac{1}{4}$

Township 12 South, Range 15 E.B.M., Twin Falls County,  
Idaho:

Section 27: All

Section 34:  $N\frac{1}{2}$ ;  $NE\frac{1}{4}SW\frac{1}{4}$ ;  $NW\frac{1}{4}SE\frac{1}{4}$

Section 35:  $SW\frac{1}{4}$

Township 12 South, Range 16 E.B.M., Twin Falls County,  
Idaho:

Section 9:  $SE\frac{1}{4}SE\frac{1}{4}$  except therefrom the following de-  
scribed property:

An irregular strip of land being all that portion of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Nine (9), Township Twelve (12) South, Range Sixteen (16) E.B.M., lying situate east of a line 40.0 feet westerly from and parallel to the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, described as:

**BEGINNING** at Station 642+52 of the said Highway Survey, which station is a point on tangent approximately 25.0 feet east from the southeast corner of Section 9, Township 12 South, Range 16 E.B.M. running N. 7° 10' W. - 15.6 feet to Station 642+67.6 of said survey, which station is a point of curvature;  
**THENCE** 370.0 feet with a 2°00' curve right, said curve having a central angle of 7° 24' to Station 646+37.6, which station is a point on tangent;  
**THENCE** N. 0° 14' E. on tangent 932.4 feet to Station 655+70, which station is a point on tangent approximately 1317.0 feet north from the southeast corner of Section 9, Township 12 South, Range 16 E.B.M.

Section 20: SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 26: NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; NW $\frac{1}{4}$

Section 27: SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NW $\frac{1}{4}$  except from said NW $\frac{1}{4}$ NW $\frac{1}{4}$  the following described property:

A strip of land 40 feet wide on the east side of the following described center line of said highway and lying over and across the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

**BEGINNING** at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West quarter corner of Section 27, Township 12 South, Range 16 E.B.M.; running N. 0° 14' E. - 1171.6 feet to Station 534+72.0 of said Survey, which station is a point of curvature;  
**THENCE** 176.7 feet with a 1° 00' curve left, said curve having a central angle of 4° 11' to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the northwest corner of Section 27, Township 12 South, Range 16 E.B.M.

Section 29:  $N\frac{1}{2}NW\frac{1}{4}$ ;  $SW\frac{1}{4}NW\frac{1}{4}$ ;  $W\frac{1}{2}SW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$   
 Section 32:  $SE\frac{1}{4}NE\frac{1}{4}$ ;  $S\frac{1}{2}NW\frac{1}{4}$   
 Section 33:  $E\frac{1}{2}$  except therefrom the following described property:

A strip of land 40 feet wide on the west side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the Office of the Department of Public Works of the State of Idaho and lying over and across the East Half of the East Half ( $E\frac{1}{2}$   $E\frac{1}{2}$ ) of Section Thirty-three (33), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

BEGINNING at Station 430+38.3 of the said Highway Survey, which Station is a point on tangent approximately coincident with the southeast corner of Section 33, Township 12 South, Range 16 E.B.M.;  
 THENCE running N.  $0^{\circ} 01'$  E. - 5308.6 feet to Station 483+46.9 of said Survey, which station is an angle point of angle  $0^{\circ} 07'$  right;  
 THENCE N.  $0^{\circ} 08'$  E. on tangent 2.7 feet to Station 483+49.6, which station is a point on tangent approximately coincident with the northeast corner of Section 33, Township 12 South, Range 16 E.B.M.

Section 34:  $SE\frac{1}{4}NE\frac{1}{4}$   
 Section 35:  $N\frac{1}{2}NW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}$

Township 12 South, Range 18 E.B.M., Twin Falls County, Idaho:

Section 3:  $SW\frac{1}{4}NE\frac{1}{4}$

Township 13 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 2: Lots 3 & 4;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $NE\frac{1}{4}SW\frac{1}{4}$

Township 13 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 26:  $NE\frac{1}{4}NW\frac{1}{4}$

Township 14 South, Range 13 E.B.M., Twin Falls County, Idaho:

Section 13:  $NE\frac{1}{4}NW\frac{1}{4}$  above the canal containing 15 acres more or less

Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 23:  $E\frac{1}{2}$ ;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-PG 2391(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 2, Township 15 South, Range 15 East, and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, Township 14 South, Range 15 E.B.M.

Beginning at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E.B.M.; thence running North 28° 41' East - 5305.0 feet to Station 638+60 of said Survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E.B.M.

733169

76 SEP 29 PM 4:12

TWIN FALLS, IDAHO  
CLERK OF DISTRICT COURT  
Sylvia Stewart

180  
Sylvia Stewart  
644387

IN THE PROBATE COURT  
OF THE COUNTY OF TWIN FALLS  
STATE OF IDAHO

STATE OF IDAHO, }  
COUNTY OF TWIN FALLS, } ss.

I, Eugene L. McCoy, Judge and Ex-officio Clerk of the Probate Court of the County of Twin Falls,  
and State of Idaho, do hereby certify the annexed instrument to be a full, true and correct copy of  
.....Decree of Settlement of Waiver of Account and of Final Distribution of Estate.....

in the matter of the .....Estate of Joe Yragui.....  
.....Deceased.....

now on file and of record in this office; and I further certify that the same has not been revoked or  
vacated, but is still in full force and effect.

Witness my hand and Seal of said Court this .....2nd..... day of .....September....., 1970.....

*Eugene L. McCoy*  
Probate Judge and Ex-Officio Clerk

TWIN FALLS COUNTY  
RECORDED FOR:  
STEPHAN & KVANVIG  
4:11:38 pm 09-09-2008  
**2008-019961**  
NO. PAGES: 6 FEE: \$18.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: BHUNTER

---

**2<sup>ND</sup> CORRECTED**

**PERSONAL REPRESENTATIVE'S DEED**

(This deed corrects Instrument No.s 2008-013462 and 2008-018773)

THIS DEED is made and executed by **Edward John Yragui**, as personal representative of THE ESTATE OF ALICE YRAGUI, DECEASED, hereinafter referred to as the "Grantor," to **Edward John Yragui**, hereinafter referred to as the "Grantee," whose address is P.O. Box 975, Twin Falls, Idaho 83303-0975.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Case Number CV-1976-1241, in Twin Falls County, Idaho;

THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor estate hereby grants, sells, transfers and conveys to Grantee all of the estate's interest in the following described real property in Twin Falls County, Idaho:

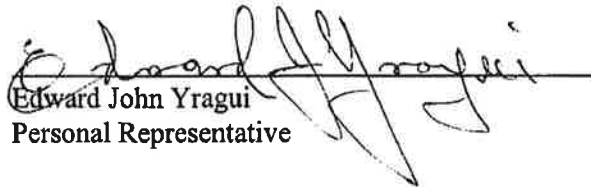
See Schedule "A" incorporated herein and by this reference made a part hereof.

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

The above described real property shall be the separate property of each devisee, together with all subsequent income, rents, issues, profits, gains and appreciation thereon.

EXECUTED this 21 day of August, 2008.

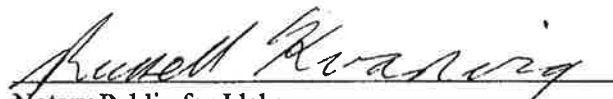
THE ESTATE OF ALICE YRAGUI, DECEASED

  
Edward John Yragui  
Personal Representative

STATE OF IDAHO                     )  
                                              : ss.  
COUNTY OF TWIN FALLS         )

On this 21 day of August, 2008, before me the undersigned, a notary public for the State of Idaho, personally appeared Edward John Yragui, personally known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as personal representative of THE ESTATE OF ALICE YRAGUI, DECEASED, and acknowledged to me that he executed the same as such personal representative.



  
Notary Public for Idaho  
My Commission Expires on 8-12-11

## SCHEDULE "A"

Parcel 1. Township 9 South, Range 12 E.B.M., Twin Falls County, Idaho:  
Section 36:  $W\frac{1}{2}NW\frac{1}{4}$ ;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $NW\frac{1}{4}SW\frac{1}{4}$

Parcel 2. Township 10, South, Range 17 E.B.M., Twin Falls County, Idaho:  
Section 26:  $NE\frac{1}{4}SE\frac{1}{4}$

Parcel 3. Township 11 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 25:  $SE\frac{1}{4}$ ;  $SE\frac{1}{4}SW\frac{1}{4}$

Parcel 4. Township 11 South, Range 19 E.B.M., Twin Falls County, Idaho:  
Section 3:  $SW\frac{1}{4}SW\frac{1}{4}$

Parcel 5. Township 12 South, Range 15 E.B.M., Twin Falls County, Idaho:  
Section 27: All  
Section 34:  $N\frac{1}{2}$ ;  $NE\frac{1}{4}SW\frac{1}{4}$ ;  $NW\frac{1}{4}SE\frac{1}{4}$   
Section 35:  $SW\frac{1}{4}$

Parcel 6. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 20:  $SE\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$ ;  $SW\frac{1}{4}SW\frac{1}{4}$   
Section 26:  $NE\frac{1}{4}$ ;  $SW\frac{1}{4}$ ;  $W\frac{1}{2}SE\frac{1}{4}$ ;  $NW\frac{1}{4}$   
Section 27:  $SE\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$ ;  $NW\frac{1}{4}NW\frac{1}{4}$  except from said  $NW\frac{1}{4}NW\frac{1}{4}$  the following described property:

A strip of land 40 feet wide on the east side of the following described center line of said highway and lying over and across the Northwest Quarter of the Northwest Quarter ( $NW\frac{1}{4}NW\frac{1}{4}$ ) of Section Twenty-seven (27), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

BEGINNING at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West Quarter corner of Section 27, Township 12 South, Range 16 E.B.M.;

THENCE running N.  $0^{\circ}14'$  E. 1171.6 feet to Station 534+72.0 of said Survey, which station is a point of curvature;

THENCE 176.7 feet with a  $1^{\circ}00'$  curve left said curve having a central angle of  $4^{\circ}11'$  to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the northwest corner of Section 27, Township 12 South, Range 16 E.B.M.

Parcel 7. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 29:  $NW\frac{1}{2}NW\frac{1}{4}$ ;  $SW\frac{1}{4}NW\frac{1}{4}$ ;  $W\frac{1}{2}SW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$   
Section 32:  $SE\frac{1}{4}NE\frac{1}{4}$ ;  $S\frac{1}{2}NW\frac{1}{4}$   
Section 33:  $E\frac{1}{2}$  except therefrom the following described property:

A strip of land 40 feet wide on the west side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the Office of the Department of Public Works of the State of Idaho and lying over and across the East Half of the East Half ( $E\frac{1}{2}E\frac{1}{2}$ ) of Section Thirty-three (33), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

BEGINNING at Station 430+38.3 of the said Highway Survey, which Station is a point on tangent approximately coincident with the southeast corner of Section 33, Township 12 South, Range 16 E.B.M.;

THENCE running N. 0°01' E. 5308.6 feet to Station 483+46.9 of said Survey, which station is an angle point of angle 0°07' right;

THENCE N. 0°08' E. on tangent 2.7 feet to Station 483+49.6. which station is a point on tangent approximately coincident with the northeast corner of Section 33, Township 12 South, Range 16 E.B.M.

Parcel 8. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 34: SE¼NE¼

Section 35: N½NW¼; W½NE¼

Parcel 9. Township 12 South, Range 18 E.B.M., Twin Falls County, Idaho:

Section 3: SW¼NE¼

Parcel 10. Township 13 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 2: Lots 3 & 4; SE¼NW¼; NE¼SW¼

Parcel 11. Township 13 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 26: NE¼NW¼

Parcel 12. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 23: E½; SE¼NW¼; E½SW¼

Section 24: W½W½ except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of said highway and lying over and across the SW¼SW¼ of Section 24, Township 14 South, Range 15 E.B.M.

BEGINNING at Station 735+90 of the said Highway Survey, which station is a point on tangent approximately 630.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E.B.M.;

THENCE running North 28°41' East 1555 feet to Station 751+45 of said Survey, which station is a point on tangent approximately 1320.0 feet North and 1342.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E.B.M.;

Excepting from the above described right of way that portion lying situate in the SE¼SW¼ of Section 24, Township 14 South, Range 15 E.B.M.

Excepting that portion already dedicated by public use or otherwise as a public road.

New right of way being approximately 31.22 acres of the 32.44 acres above described.

Parcel 13. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 26: W½NE¼; N½NW¼; NE¼SW¼; W½SW¼; NW¼SE¼ except from said NW¼SE¼, the following described property:

A triangular parcel of land lying situate on both sides of the center line of said highway and lying over and across the Southeast corner of the NW¼SE¼ of Section 26, Township 14 South, Range 15 E.B.M., described as follows, to-wit:

COMMENCING at the Southeast corner of the NW¼SE¼ of Section 26, Township 14 South, Range 15 E.B.M., which point is approximately 1320 feet North and 1320 feet East of the South Quarter corner of Section 26, Township 14 South, Range 15 E.B.M.;

THENCE North along the East line of the NW¼SE¼ of said Section 26, 463.0 feet, more or less, to a point;

THENCE South 28°41' West parallel to and 100.0 feet distant Northwesterly from the center line of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 526 feet to a point on the South line of the NW¼SE¼ of said Section 26;

THENCE East on the South line of said NW¼SE¼ a distance of 250.0 feet, more or less, to the point of beginning;

Highway Station Reference: 691+00 to 693+89

Parcel 14. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 27: E½SE¼

Section 34: NE¼

Section 35: W½W½ except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the E½NE¼ of Section 3 and Lot 4 (NW¼NW¼) of Section 2, Township 15 South, Range 15 East, and the W½SW¼ of Section 35, Township 14 South, Range 15 E.B.M.

BEGINNING at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E.B.M.;

THENCE running North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E.B.M.

Parcel 15. Township 14 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 8: NE¼SE¼ except a portion thereof described as follows:

BEGINNING 25 feet North of the North line of Lincoln Street, due North of the Northeast corner of Block 6 of the Rogerson Townsite, according to the official plat thereof recorded in the office of the county recorder of Twin Falls County, Idaho; thence North to the right-of-way of the Oregon Short Line Railroad; thence Southwesterly along said railroad right-of-way to a point 25 feet North

of Lincoln Street; thence East along a line parallel to and 25 feet north of said Lincoln Street to the Point of Beginning, also excepting therefrom a portion thereof described as follows:

Beginning at the point of intersection of said railroad right-of-way with the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South, 397 feet; thence West, 200 feet; thence North, 203.5 feet to the right-of-way of said railroad; thence Northeasterly along said right-of-way to the Point of Beginning also excepting therefrom the right-of-way of the Oregon Short Line Railroad.

Also excepting a strip of land 200.0 feet wide situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, Township 14 South, Range 16 E.B.M., in Twin Falls County, Idaho, being 150.0 feet on the northwesterly side and 50.0 feet on the southeasterly side, measured at right angles, from the prolonged centerline of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southwesterly from the east line to the south line of said Section 8.

Parcel 16. Township 14 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 18: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; Lots 3, 4 and 5; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 6; E $\frac{1}{2}$ SE $\frac{1}{4}$ , excepting therefrom that portion described in the Final Judgment of Condemnation received by the Oregon Short Line Railroad Company on January 26, 1925, recorded in Book 69, page 604, as Instrument No. 174811, records of Twin Falls County, Idaho; and except a Judgement of Condemnation received by Twin Falls Highway District dated July 21, 1928, recorded in Book 13, page 97, as Instrument No. 210258, records of Twin Falls County, Idaho. (This property is also sometimes shown as "Section 18: E $\frac{1}{2}$ SE $\frac{1}{4}$ ; N $\frac{1}{2}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; North of the railroad right-of-way.")

Parcel 17. Township 15 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 2: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; excepting from said Lot 4 the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391 (4) Highway Survey on file in the Office of the Department of Highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 2, Township 15 South, Range 15 East, and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, Township 14 South, Range 15 E.B.M.

Beginning at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E.B.M.; thence running North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E.B.M.

**TWIN FALLS COUNTY**Recorded for:  
**REESE, BAFFNEY, SCHRAG & FROL**

9:08:37 am

10-01-2010

**2010-019760**

No. Pages: 11

Fee: \$ 40.00

**KRISTINA GLASCOCK**

County Clerk

Deputy: DWRIGHT

**QUITCLAIM DEED**

FOR VALUE RECEIVED, JOSEPH NICHOLAS YRAGUI, whose wife is  
THELMA LOUISE YRAGUI, Grantor, does hereby convey, release, remise and  
forever quitclaim unto MICHELLE JEAN MORAMARCO and PATRICIA LEE KONEN  
as Trustees of the Yragui Family Trust, the following, to-wit:

1. All interest in the real property listed in Exhibit A, pages one through nine  
which consists of 37 parcels of land.
2. All interest in any asset generated from the JOSEPH YRAGUI ESTATE or use  
thereof.

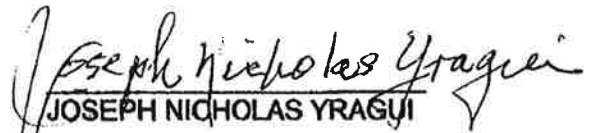
The above properties are located in Twin Falls County, Idaho.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of  
the Grantor in and to said property, now owned or hereafter acquired.

There are no mortgages on the described properties.

Date Sept. 24, 2010.

  
JOSEPH NICHOLAS YRAGUI  
  
THELMA LOUISE YRAGUI

**QUITCLAIM DEED**

Page 1 of 2

STATE OF WASHINGTON            )  
                                          ) ss.  
County of Walla Walla         )

On this 24<sup>th</sup> day of September, 2010, before me, the undersigned, a Notary Public in and for said state, personally appeared JOSEPH NICHOLAS YRAGUI and THELMA LOUISE YRAGUI, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



David E. Cochran  
NOTARY PUBLIC for Washington  
Residing at: Walla Walla  
My Commission Expires: 6/20/14

QUITCLAIM DEED

Page 2 of 2

**Exhibit A**

**1). Township 10 South, Range 17 E.B.M. Twin Falls County, Idaho  
Section 26: NE ¼ SE ¼**

**Also identified as tax lot RP10S17E267200.**

**And also identified as Parcel 2 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.**

**2). Township 11 South, Range 16 E.B. M, Twin Falls County, Idaho  
Section 25: SE ¼; SE ¼; SW ¼**

**Also identified as tax lots RP11S16E254800; RP11S16E255400;  
RP 11S16E256600**

**And also identified collectively as Parcel 3 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.**

**3). Township 12 South, Range 15 E. B. M. Twin Falls County, Idaho.  
Section 27: All  
Section 34: N ½; NE ¼ SW ¼; NW ¼ SE ¼  
Section 35: SW ¼**

**Also identified as tax lots RP 12S15E270000; RP 12S15E340000; RP 12S15E354800;**

**And also identified collectively as Parcel 5 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.**

**4). Township 13 South, Range 18 E. B. M., Twin Falls County, Idaho  
Section 26: NE ¼ NW ¼. Also identified as tax lot RPS13S16E262400  
representing 40 acres.**

**And also identified as Parcel 11 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.**

5). Township 14 South, Range 15 E. B. M. Twin Falls County, Idaho  
Section 23: E  $\frac{1}{2}$ ; SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; E  $\frac{1}{2}$  SW  $\frac{1}{4}$   
Section 24: W  $\frac{1}{2}$  W  $\frac{1}{2}$  except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of said highway and lying over and across the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 24, Township 14 South, Range 15 E. B. M.

BEGINNING at Station 735+90 of the said Highway Survey, which station is a point on a tangent approximately 630.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E. B. M.;

THENCE running North 28°41' East 1555 feet to Station 751+45 of said Survey, which station is a point on tangent approximately 1230.0 feet North and 1342.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E. B. M.

Excepting from the above described right of way that portion lying situate in the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 24, Township 14 South, Range 15 E. B. M.

Excepting that portion already dedicate to public use or otherwise as a public road.

New right of way being approximately 31.22 acres of the 32.44 acres above described.

Also described as tax lot RP 14S15E230000 deemed to be 440 acres; and RP 14S15E24300 deemed to be 160 acres.

And also identified as collectively Parcel 12 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

6). Township 14 South, Range 15 E. B. M. Twin Falls County, Idaho:  
Section 26: W  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ; NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  except from said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  the following described property:

A triangular parcel of land lying situate on both sides of the center line of said highway and lying over and across the Southeast corner of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 26 Township 14 South, Range 15 E. B. M. described as follows, to-wit:

COMMENCING at the Southeast corner of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 26, Township 14 South, Range 15 E. B. M., which point is approximately 1320 feet North and 1320 feet East of the South Quarter corner of Section 16, Township 14 South, Range 15 E. B. M. ;

THENCE North along the East line of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26, 463.0 feet more or less to a point;

THENCE South  $28^{\circ}41'$  West parallel to and 100.0 feet distant Northwesterly from the center line of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 250.0 feet, more or less, to a point on the South line of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26;

THENCE East on the South line of said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 250.0 feet, more or less, to the point of beginning:

Highway Station Reference 691+00 to 693+89.

Also identified as tax lot RP 14S15E260600 deemed to be 319 acres.

And also identified as Parcel 13 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

7). Township 14 South, Range 15 E. B. M. Twin Falls County, Idaho:  
Section 27: E  $\frac{1}{2}$  SE  $\frac{1}{4}$   
Section 34: NE  $\frac{1}{2}$   
Section 35 W  $\frac{1}{2}$  W  $\frac{1}{2}$  except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 3 and Lot 4 (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 2, Township 15 South, Range 15 East; and the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 35, Township 14 South, Range 15 E. B. M.

BEGINNING at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E. B. M.;

THENCE running North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which station of a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E. B. M.

Also identified as tax lots RP 14S15E277200 deemed to be 80.0 acres; and RP 14S15E340000 deemed to be 160.0 acres; and RP 14S15E353000 deemed to be 160.0 acres.

And also identified collectively as Parcel 14 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

8). Township 14 South, Range 16 E.B.M. Twin Falls County, Idaho: Section 8: NE ¼ SE ¼ except a portion thereof described as follows:

BEGINNING 25 feet North of the North line of Lincoln Street, due North of the Northeast corner of Block 6 of the Rogerson Townsite, according to the official plat thereof recorded in the office of the county recorder of Twin Falls County, Idaho; thence North to the right-of-way of the Oregon Short Line Railroad; thence Southwesterly along said railroad right-of-way to a point 25 feet North of Lincoln Street; thence East along a line parallel to and 25 feet north of said Lincoln Street to the Point of Beginning, also excepting therefrom a portion thereof described as follows:

Beginning at the point of intersection of said railroad right-of-way with the East line of said NE ¼ SE ¼; thence South, 397 feet; thence West 200 feet; thence North, 203.5 feet to the right-of-way of said railroad; thence Northeasterly along said right-of-way to the Point of Beginning also excepting therefrom the right-of-way of the Oregon Short Line Railroad.

Also excepting a strip of land 200.00 feet wide situated in the NE ¼ SE ¼ of Section 8, Township 14 South, Range 16 E.B.M. , in Twin Falls County, Idaho, being 150.0 feet on the northwesterly side and 50.0 feet on the southeasterly side, measured at right angles, from the prolonged centerline of the abandoned main track of the Wells Branch of the Oregon Short Line Rail Road Company, as formerly constructed and operated, and extending southwesterly from the east line to the south line of said Section 8.

Also identified as tax lot RP 14S16E087200; deemed to be 29.300 acres; and tax lot RP 14S16E087230; deemed to be 6.074 acres.

Also identified as Parcel 15 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

9). Township 14 South, Range 16 E. B.M. , Twin Falls County, Idaho:  
Section 11: NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  ; S  $\frac{1}{2}$  NE  $\frac{1}{4}$  ; N  $\frac{1}{2}$  SE  $\frac{1}{4}$  ; SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  ; E  $\frac{1}{2}$  SW  $\frac{1}{4}$

Also identified as tax lot RP 14S16E110600, deemed to be 320 acres.

Also identified as part of Parcel 16 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

11). Township 9 South, Range 12 E. B. M., Twin Falls, County, Idaho,  
Section 36: W  $\frac{1}{2}$  NW  $\frac{1}{4}$  ; SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  ; NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  .

Also identified as tax lot RP 09S12E36300. Such tax lot deemed to be 160 acres.

And also identified as Parcel 1 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

12). Township 11 South, Range 19 E. B. M. Twin Falls County, Idaho  
Section 3: SW  $\frac{1}{4}$  SW  $\frac{1}{4}$

Also identified as tax lot RP 11S19E036000. Such tax lot deemed to be 40 acres.

And also identified as Parcel 4 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

13). Township 12 South, Range 16 E. B. M., Twin Falls County, Idaho  
Section 20: SE  $\frac{1}{4}$ ; E  $\frac{1}{2}$  SW  $\frac{1}{4}$  ; SW  $\frac{1}{4}$  SW  $\frac{1}{4}$   
Section 26: NE  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  ; W  $\frac{1}{2}$  SE  $\frac{1}{4}$  ; NW  $\frac{1}{4}$   
Section 27: SE  $\frac{1}{4}$  E  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; except from said NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  the following described property:

A strip of land 40 feet wide on the east side of the following described center line of said highway and lying over and across the Northwest Quarter of the Northwest Quarter (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Twelve (12) South; Range Sixteen (16) EBM described as:

BEGINNING at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West Quarter corner of Section 27, Township 12 South,

Range 16 E. B. M.,

THENCE running N.  $0^{\circ}14'$  E. 1171.6 feet to Station 534+72.0 of said Survey, which station is a point of curvature;

THENCE 176.7 feet with a  $1^{\circ}00'$  curve left said curve having a central angle of  $4^{\circ}11'$  to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the northeast corner of Section 27, Township 12 South, Range 16 E. B.M.

Also identified respectively as tax lots RP12S16E204800 deemed to be 280 acres; RP12S16E274800 deemed to be 240 acres; RP 12S16E260000 deemed to be 560 acres; and RP 12S163273000 42.250 acres.

And also identified collectively as Parcel 6 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

14). Township 12 South, Range 16 E. B. M., Twin Falls County, Idaho  
Section 29: NW  $\frac{1}{2}$  NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$   
Section 32: SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  NW  $\frac{1}{4}$   
Section 33: E  $\frac{1}{2}$  except therefrom the following described property:

A strip of land 40 feet wide on the west side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park S. A. P. 189(7) Highway Survey on file in the Office of the Department of Public Works of the State of Idaho and lying over and across the East Half of the East Half (E  $\frac{1}{2}$  E  $\frac{1}{2}$ ) of Section thirty-three (33) Township Twelve (12) South, Range Sixteen (16) E. B. M., described as:

BEGINNING at 430+38.3 of the said Highway Survey, Which Station is a point on tangent approximately coincident with the southeast corner of Section 33, Township 12 South, Range 16 E. B. M.;

THENCE running N. 0°01' E. 5308.6 feet to Station 483+46.9 of said Survey, which station is an angle point of angle 0°07' right;  
THENCE N. 0°08' E on tangent 2.7 feet to Station 483+49.6, which station is a point on tangent approximately coincident with the northeast corner of Section 33, Township 12 South, Range 16 E. B. M.

Also identified as tax lots RP 12S16E321800 deemed to be 40.00 acres; RP 12S16E323800 deemed to be 80.0 acres; RP 12S16E292400 deemed to be 220 acres; and RP 12S16E330000 deemed to be 320.00 acres.

And also identified collectively as Parcel 7 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

15). Township 12 South, Range 16 E. B. M. Twin Falls County, Idaho  
Section 34: SE  $\frac{1}{4}$  NE  $\frac{1}{4}$   
Section 35: N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  NE  $\frac{1}{4}$

Also identified as tax lots RP 12S16E341800 deemed to be 40.00 acres; RP 12S16E350600 deemed to be 160.00.

And also identified collectively as Parcel 8 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

16). Township 12 South, Range 18 E. B. M. Twin Falls County, Idaho  
Section 3: SW  $\frac{1}{4}$  NE  $\frac{1}{4}$

Also identified as tax lot RP 12S18E031200 deemed to be 40.00 acres.

Also identified as Parcel 9 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

17). Township 13 South, Range 15 E. B. M. Twin Falls County, Idaho  
Section 2: Lots 3 & 4; SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; NE  $\frac{1}{4}$  SW  $\frac{1}{4}$

Also identified as tax lot RP 13S15E024000 deemed to be 156.210 acres.

And also identified as Parcel 10 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

18). Township 14 South, Range 16 E. B. M., Twin Falls County, Idaho:  
Section 18: Lots 1 and 2; S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; Lots 3, 4, and 5; SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; Lot  
6; E  $\frac{1}{2}$  SE  $\frac{1}{4}$  excepting therefrom that portion described in the Final  
Judgment of Condemnation received by the Oregon Short Line Railroad  
Company on January 26, 1925, recorded in Book 69, page 604 as  
Instrument No. 174811 records of Twin Falls County, Idaho; and except a  
Judgment of Condemnation received by Twin Falls Highway District dated  
July 21, 1928, recorded in Book 13, page 97, as Instrument No. 210258,  
records of Twin Falls County, Idaho. (This property is also sometimes  
shown as "Section 18: E  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; N  $\frac{1}{2}$ ; NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ; North of the  
railroad right of way").

Also identified as tax lot RP 14S16E187220 deemed to be 11.85 acres;  
RP 14S16E180000 deemed to be 465.740 acres.

And also identified as part of Parcel 16 on that certain Second Amended  
Personal Representatives Deed recorded as Instrument No. 2008-019961,  
Records Blaine County, in Probate Case No. CV-1976-0975.

19). Township 15 South, Range 15 E. B. M. Twin Falls, County, Idaho:  
Section 2, Lots 2, 3, and 4; SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  NW  $\frac{1}{4}$ ; NE  $\frac{1}{2}$  SW  $\frac{1}{4}$ ;  
W  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; excepting there from said Lot 4 the following  
described property:

A strip of land 200.0 feet wide being 100.0 feet on each side of the following  
described center line of highway as surveyed and shown on the official plat  
of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the Office of  
the Department of Highways of the State of Idaho and lying over and across  
the E  $\frac{1}{2}$  NE  $\frac{1}{2}$  of Section 3 and Lot 4 (NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section 2, Township  
15 South, Range 15 East, and the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 35, Township 15  
South, Range 15 E. B. M.

Beginning at Station 585+55 of the said Highway Survey, which station is a  
point on a tangent approximately 1250.0 feet west from the East Quarter  
corner of Section 3, Township 15 South, Range 15 E. B. M.; thence running  
North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which  
station is a point on tangent approximately 1320.0 feet East and 640.0 feet  
South from the West Quarter corner of Section 35, Township 14 South,  
Range 15 E. B. M.

Also identified as tax lots RP15S15E024800 deemed to be 13.090 acres; RP 15E15S024810 deemed to be 94.50 acres; RP 15E15E020600 deemed to be 290.0 acres.

And also identified collectively as Parcel 17 on that certain Second Amended Personal Representatives Deed recorded as Instrument No. 2008-019961, Records Blaine County, in Probate Case No. CV-1976-0975.

20). Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho. Section 35, T14, R15. Also identified as tax lot RPS14S15E353000 representing 160 acres.

~~TWIN FALLS COUNTY  
Recorded for:  
STEPHAN & KVANVIG  
3:54:09 PM 03-09-2012  
2012-004525  
No. Pages: 7 Fee: \$ 28.00  
KRISTINA GLASCOCK  
County Clerk  
Deputy: DWRIGHT~~

TWIN FALLS COUNTY  
Recorded for:  
STEPHAN & KVANVIG  
4:00:41 PM 03-13-2012  
2012-004716  
No. Pages: 7 Fee: \$ 28.00  
KRISTINA GLASCOCK  
County Clerk  
Deputy: BHUNTER

**CORRECTION  
WARRANTY DEED**

(RE-RECORDED TO CORRECT LEGAL DESCRIPTION)

FOR VALUE RECEIVED, **EDWARD JOHN YRAGUI**, also shown of record as **EDWARD J. YRAGUI**, and **EVELYN P. YRAGUI**, as her interest may appear, husband and wife, the Grantors, do hereby grant, bargain, sell and convey "all of their right, title and interest in and to the following described real property in Twin Falls County, Idaho," unto **EDWARD J. YRAGUI** and **EVELYN P. YRAGUI** as Trustees of The Edward and Evelyn Yragui Trust dated August 25, 2011, the Grantees, whose address is P. O. Box 975, Twin Falls, Idaho 83301.

See Schedule "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs, successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that the Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances except those of record or apparent and that Grantors will warrant and defend the same from all lawful claims whatsoever.

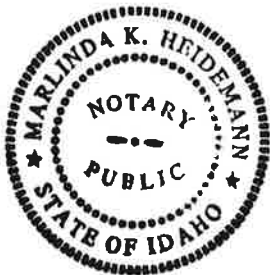
DATED this 9<sup>th</sup> day of March, 2012.

  
EDWARD JOHN YRAGUI

  
EVELYN P. YRAGUI

STATE OF IDAHO )  
 ) ss.  
COUNTY OF TWIN FALLS )

On this 9<sup>th</sup> day of March, 2012, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Edward John Yragui and Evelyn P. Yragui, husband and wife, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Marlinda K. Herdemann  
Notary Public for Idaho  
My Commission Expires on 7-9-2013

## SCHEDULE "A"

Parcel 1. Township 9 South, Range 12 E.B.M., Twin Falls County, Idaho:  
Section 36:  $W\frac{1}{2}NW\frac{1}{4}$ ;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $NW\frac{1}{4}SW\frac{1}{4}$

Parcel 2. Township 10, South, Range 17 E.B.M., Twin Falls County, Idaho:  
Section 26:  $NE\frac{1}{4}SE\frac{1}{4}$

Parcel 3. Township 11 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 25:  $SE\frac{1}{4}$ ;  $SE\frac{1}{4}SW\frac{1}{4}$

Parcel 4. Township 11 South, Range 19 E.B.M., Twin Falls County, Idaho:  
Section 3:  $SW\frac{1}{4}SW\frac{1}{4}$

Parcel 5. Township 12 South, Range 15 E.B.M., Twin Falls County, Idaho:  
Section 27: All  
Section 34:  $N\frac{1}{2}$ ;  $NE\frac{1}{4}SW\frac{1}{4}$ ;  $NW\frac{1}{4}SE\frac{1}{4}$   
Section 35:  $SW\frac{1}{4}$

Parcel 6. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 20:  $SE\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$ ;  $SW\frac{1}{4}SW\frac{1}{4}$   
Section 26:  $NE\frac{1}{4}$ ;  $SW\frac{1}{4}$ ;  $W\frac{1}{2}SE\frac{1}{4}$ ;  $NW\frac{1}{4}$   
Section 27:  $SE\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$ ;  $NW\frac{1}{4}NW\frac{1}{4}$  except from said  $NW\frac{1}{4}NW\frac{1}{4}$  the following described property:

A strip of land 40 feet wide on the east side of the following described center line of said highway and lying over and across the Northwest Quarter of the Northwest Quarter ( $NW\frac{1}{4}NW\frac{1}{4}$ ) of Section Twenty-seven (27), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

BEGINNING at Station 523+00.4 of the said Highway Survey, which station is a point on tangent approximately 1310.6 feet north from the West Quarter corner of Section 27, Township 12 South, Range 16 E.B.M.;

THENCE running N.  $0^{\circ}14'$  E. 1171.6 feet to Station 534+72.0 of said Survey, which station is a point of curvature;

THENCE 176.7 feet with a  $1^{\circ}00'$  curve left said curve having a central angle of  $4^{\circ}11'$  to Station 536+48.7, which station is a point on curve approximately 2.7 feet west from the northwest corner of Section 27, Township 12 South, Range 16 E.B.M.

Parcel 7. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:  
Section 29:  $N\frac{1}{2}NW\frac{1}{4}$ ;  $SW\frac{1}{4}NW\frac{1}{4}$ ;  $W\frac{1}{2}SW\frac{1}{4}$ ;  $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$   
Section 32:  $SE\frac{1}{4}NE\frac{1}{4}$ ;  $S\frac{1}{2}NW\frac{1}{4}$   
Section 33:  $E\frac{1}{2}$  except therefrom the following described property:

A strip of land 40 feet wide on the west side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park S.A.P. 189 (7) Highway Survey on file in the Office of the Department of Public Works of the State of Idaho and lying over and across the East Half of the East Half ( $E\frac{1}{2}E\frac{1}{2}$ ) of Section Thirty-three (33), Township Twelve (12) South, Range Sixteen (16) E.B.M. described as:

BEGINNING at Station 430+38.3 of the said Highway Survey, which Station is a point on tangent approximately coincident with the southeast corner of Section 33, Township 12 South, Range 16 E.B.M.;

THENCE running N. 0°01' E. 5308.6 feet to Station 483+46.9 of said Survey, which station is an angle point of angle 0°07' right;

THENCE N. 0°08' E. on tangent 2.7 feet to Station 483+49.6. which station is a point on tangent approximately coincident with the northeast corner of Section 33, Township 12 South, Range 16 E.B.M.

Parcel 8. Township 12 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 34: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ NE $\frac{1}{4}$

Parcel 9. Township 12 South, Range 18 E.B.M., Twin Falls County, Idaho:

Section 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$

Parcel 10. Township 13 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 2: Lots 3 & 4; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

Parcel 11. Township 13 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$

Parcel 12. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 23: E $\frac{1}{2}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 24: W $\frac{1}{2}$ W $\frac{1}{2}$  except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of said highway and lying over and across the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24, Township 14 South, Range 15 E.B.M.

BEGINNING at Station 735+90 of the said Highway Survey, which station is a point on tangent approximately 630.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E.B.M.;

THENCE running North 28°41' East 1555 feet to Station 751+45 of said Survey, which station is a point on tangent approximately 1320.0 feet North and 1342.0 feet East from the Southwest corner of Section 24, Township 14 South, Range 15 E.B.M.;

Excepting from the above described right of way that portion lying situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24, Township 14 South, Range 15 E.B.M.

Excepting that portion already dedicated by public use or otherwise as a public road.

New right of way being approximately 31.22 acres of the 32.44 acres above described.

Parcel 13. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 26: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$  except from said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , the following described property:

A triangular parcel of land lying situate on both sides of the center line of said highway and lying over and across the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 South, Range 15 E.B.M., described as follows, to-wit:

COMMENCING at the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 South, Range 15 E.B.M., which point is approximately 1320 feet North and 1320 feet East of the South Quarter corner of Section 26, Township 14 South, Range 15 E.B.M.;

THENCE North along the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 26, 463.0 feet, more or less, to a point;

THENCE South 28°41' West parallel to and 100.0 feet distant Northwesterly from the center line of the said Sawtooth Park F-FG 2391(4) Highway Survey line a distance of 526 feet to a point on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 26;

THENCE East on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 250.0 feet, more or less, to the point of beginning;

Highway Station Reference: 691+00 to 693+89

Parcel 14. Township 14 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 27: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 34: NE $\frac{1}{4}$

Section 35: W $\frac{1}{2}$ W $\frac{1}{2}$  except therefrom the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 2, Township 15 South, Range 15 East, and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, Township 14 South, Range 15 E.B.M.

BEGINNING at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E.B.M.;

THENCE running North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E.B.M.

Parcel 15. Township 14 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 8: NE $\frac{1}{4}$ SE $\frac{1}{4}$  except a portion thereof described as follows:

BEGINNING 25 feet North of the North line of Lincoln Street, due North of the Northeast corner of Block 6 of the Rogerson Townsite, according to the official plat thereof recorded in the office of the county recorder of Twin Falls County, Idaho; thence North to the right-of-way of the Oregon Short Line Railroad; thence Southwesterly along said railroad right-of-way to a point 25 feet North

of Lincoln Street; thence East along a line parallel to and 25 feet north of said Lincoln Street to the Point of Beginning, also excepting therefrom a portion thereof described as follows:

Beginning at the point of intersection of said railroad right-of-way with the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South, 397 feet; thence West, 200 feet; thence North, 203.5 feet to the right-of-way of said railroad; thence Northeasterly along said right-of-way to the Point of Beginning also excepting therefrom the right-of-way of the Oregon Short Line Railroad.

Also excepting a strip of land 200.0 feet wide situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, Township 14 South, Range 16 E.B.M., in Twin Falls County, Idaho, being 150.0 feet on the northwesterly side and 50.0 feet on the southeasterly side, measured at right angles, from the prolonged centerline of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending southwestwardly from the east line to the south line of said Section 8.

Parcel 16. Township 14 South, Range 16 E.B.M., Twin Falls County, Idaho:

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 18: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; Lots 3, 4 and 5; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 6; E $\frac{1}{2}$ SE $\frac{1}{4}$ , excepting therefrom that portion described in the Final Judgment of Condemnation received by the Oregon Short Line Railroad Company on January 26, 1925, recorded in Book 69, page 604, as Instrument No. 174811, records of Twin Falls County, Idaho; and except a Judgement of Condemnation received by Twin Falls Highway District dated July 21, 1928, recorded in Book 13, page 97, as Instrument No. 210258, records of Twin Falls County, Idaho. (This property is also sometimes shown as "Section 18: E $\frac{1}{2}$ SE $\frac{1}{4}$ ; N $\frac{1}{2}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; North of the railroad right-of-way.")

Parcel 17. Township 15 South, Range 15 E.B.M., Twin Falls County, Idaho:

Section 2: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; excepting from said Lot 4 the following described property:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described center line of highway as surveyed and shown on the official plat of the Sawtooth Park F-FG 2391 (4) Highway Survey on file in the Office of the Department of Highways of the State of Idaho and lying over and across the E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 3 and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 2, Township 15 South, Range 15 East, and the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, Township 14 South, Range 15 E.B.M.

Beginning at Station 585+55 of the said Highway Survey, which station is a point on tangent approximately 1250.0 feet west from the East Quarter corner of Section 3, Township 15 South, Range 15 E.B.M.; thence running North 28°41' East 5305.0 feet to Station 638+60 of said Survey, which station is a point on tangent approximately 1320.0 feet East and 640.0 feet South from the West Quarter corner of Section 35, Township 14 South, Range 15 E.B.M.

Parcel 18. Township 11 South, Range 16 E.B.M., Twin Falls County, Idaho

Section 25: NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$

Parcel 19: A strip of land 200.0 feet wide situate in the S $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 2, Township 15 South, Range 15 East of the Boise Meridian in Twin Falls County, Idaho, said strip being 100.0 feet on

each side, measured at right angles and/or radially, from the hereinafter described centerline, and said centerline prolonged, of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending in a general westerly direction from the north line of said S½ SE¼ to a straight line drawn at right angles to said centerline of abandoned main track at a point thereon that is 2697.4 feet distant southwesterly measured along said centerline of abandoned main track, from the east line of said Section 2. Containing an area of 9.01 acres, more or less.

Parcel 20. A strip of land 100.0 feet wide situate in the W½ SE¼ and the NE¼ SW¼ of Section 2, Township 15 South, Range 15 East of the Boise Meridian in Twin Falls County, Idaho, said strip being 50.0 feet on each side, measured at right angles and/or radially, from the hereinafter described centerline and said centerline prolonged, of the abandoned main track of the Wells Branch of the Oregon Short Line Railroad Company, as formerly constructed and operated, and extending in a general westerly direction from the westerly line of Parcel 1, heretofore described, to the south line of said NE¼ SW¼ of Section 2. Containing an area of 4.08 acres, more or less. Said centerline, hereinabove referred to, is described as follows: Commencing at a point in the east line of said Section 2 that is 744 feet south of the east quarter corner thereof; thence S. 40°09'30" W., a distance of 735 feet, more or less, to a point in the north line of said S½ SE¼ of Section 2, and the True Beginning of the centerline hereby described; thence continuing S. 40°09'30" W., a distance of 293.5 feet, more or less; thence southwesterly and northwesterly along a spiralled curve to the right with a radius of 955.4 feet, a distance of 1668.9 feet; thence N. 49°36'30" W., tangent to the end of the last described spiralled curve, a distance of 399.4 feet; thence westerly along a spiralled curve to the left with a radius of 955.4 feet, a distance of 1377.0 feet to a point on the south line of said NE¼ SW¼; thence continuing southwesterly along said curve a distance of 180.5 feet to a point beyond the southerly limits of the strips of land hereinabove described.



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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

April 1, 2019

YRAGUI FAMILY TRUST  
WYATT JOHNSON  
ANGSTMAN JOHNSON  
3649 N LAKEHARBOR LN  
BOISE ID 83703-6913

THE EDWARD & EVELYN YRAGUI TRUST  
RUSS KVANVIG  
STEPHAN KVANVIG STONE & TRAINOR  
PO BOX 83  
TWIN FALLS ID 83303-0083

Re: Change in Ownership for Water Right No(s): 47-7169, 47-7170, 47-7328, 47-14437, 47-14438, 47-14440, 47-17686

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  
Water Resource Agent, Senior

Enclosure(s)

cc: Michelle Fletcher, Trustee of The Edward & Evelyn Yragui Trust  
Patricia Konen, Trustee of Yragui Family Trust  
Michelle Moramarco, Trustee of Yragui Family Trust

# STEPHAN, KVANVIG, STONE & TRAINOR

## ATTORNEYS AT LAW

RUSSELL G. KVANVIG  
LAIRD B. STONE  
JEREMY C. VAUGHN - ASSOCIATE  
L. CLYEL BERRY - OF COUNSEL

102 MAIN AVENUE SOUTH, STE #3  
POST OFFICE BOX 83  
TWIN FALLS, IDAHO 83303-0083

FRANK L. STEPHAN 1886-1952  
DANIEL A. SLAVIN 1938-1987  
ROBERT W. STEPHAN 1917-2003  
KEVIN F. TRAINOR - RETIRED

TELEPHONE 208-733-2721

E-MAIL [skst@idaho-law.com](mailto:skst@idaho-law.com)  
FACSIMILE 208-733-3619

Over 100 Years of Legal Services to the Magic Valley

March 26, 2019

RECEIVED

MAR 28 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Emailed to: [corey.skinner@idwr.idaho.gov](mailto:corey.skinner@idwr.idaho.gov)

Corey Skinner, P.E.  
Water Resource Engineer  
IDWR Southern Region  
650 Addison Ave. W, Suite 500  
Twin Falls, ID. 83301

Re: Yragui Water Right Licenses

Dear Corey:

Michelle Fletcher signed the Notice of Change in Water Right Ownership for Water Right/Claim No.'s listed by you on that Notice of Change. I had two documents that appear to be the same. Both of these documents had previously been signed by Patricia Koner as trustee for the other Yragui family. I am enclosing both originals with this letter. If we were suppose to keep one of them, please send it back to me. I am also sending this by email so that you get it as quickly as possible. The originals will follow in the mail.

If you have any questions or need any additional information, please let me know.

Sincerely yours,

STEPHAN, KVANVIG, STONE & TRAINOR



Russell G. Kvanvig

RGK:mj  
Enclosures  
RGK\19642.03Lcs

## **Maline, Denise**

---

**From:** Karen Province <karenprovince@gmail.com>  
**Sent:** Tuesday, January 29, 2019 12:06 PM  
**To:** Skinner, Corey  
**Cc:** Russ Kvanvig; Michelle Yragui Moramarco; Patricia Konen; Michelle Yragui Fletcher Donnys Daughter; Mills, William; Maline, Denise  
**Subject:** Re: Yragui Ownership Change  
**Attachments:** 20190128180131.pdf; 20190129090124.pdf

**Corey.**

**Contact Information: each person may correct their contact info as needed.**

**We will mail \$175.00 filing fee immediately to IDWR.**

**Thank you,  
Karen**

### **Michelle Moramarco**

14 Cascade Dr.

Walla Walla, WA 99362

(509)301-5325 (cell)

[michelleyragai@hotmail.com](mailto:michelleyragai@hotmail.com)

### **Patty Konen**

1245 Lyday Ln.

Walla Walla, WA 99362

(509)526-8023 (home)

(509)876-0797 patty's cell

(509)520-1414 david's cell

[konen8@gmail.com](mailto:konen8@gmail.com)

### **Michelle Fletcher**

3271 N 3000 E

TWIN FALLS, IDAHO 83301

(208) 308-5684

[email: michellemarieyragui@gmail.com](mailto:michellemarieyragui@gmail.com)

**Thank you for all your work,  
Karen**

## Karen Province

Realtor, GRI, CPRES, Relocation Specialist

Owner: Province Properties, LLC

Coldwell Banker Tomlinson Group

3006 E Goldstone Dr., Meridian, ID 83642

cell (208)720-1992 eFax (208) 331-6753

On Jan 29, 2019, at 8:54 AM, Skinner, Corey <[Corey.Skinner@idwr.idaho.gov](mailto:Corey.Skinner@idwr.idaho.gov)> wrote:

Karen,

Yesterday we received a Notice of Change in Water Right Ownership signed by Patricia Konen on behalf of the Yragui Family Trust (see attached). As you recall, we have had discussions on updating various water right records into the name of the Yragui Family Trust and the Edward & Evelyn Yragui Trust. I have reviewed the deeds that you have previously submitted and it appears that they describe joint ownership of the various parcels where the water rights listed on the Notice of Change in Water Right Ownership form are appurtenant. It looks like the steps are being made to list both the Yragui Family Trust and the Edward & Evelyn Yragui Trust as owners of the water rights. However, there are still some items that we need to have addressed...

- The attachment (see attached) that accompanied the Notice of Change in Water Right Ownership lists the attorneys and trustees of the two trusts. However, we need the mailing addresses associated with the various parties also. We were able to find Russ Kvanig's address on the Idaho State Bar website, but we need addresses for the following...

Michelle Moramarco

Patricia Konen

Michelle Fletcher

- We will need to have a representative of the Edward & Evelyn Yragui Trust submit a signed copy of the Notice of Change in Water Right Ownership form also. Michelle Fletcher can print out the attached copy of the form and submit a signed form (signature on item # 8) to our office.
- Total filing fee of \$175.00 (\$25.00 per water right). A check made out to "IDWR" would work.

If you have any questions, feel free to give me a call (208-736-3033),

Corey

P.S. On a side note, we are still awaiting the submittal of the licensing amendments for 47-7169, 47-7170, and 47-17686, but I believe that Mr. Kvanvig and Ms. Fletcher are working on that front.