

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED  
FEB 06 2019  
Department of Water Resources  
Eastern 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 21-7540 <i>OK</i>     | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: John J. Elmore  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BB Ranch, LLC, Sage, LLC & the John Elmore Trust, dated 3/6/1985, & Restated 3/20/2012  
Name connector ☒ and ☐ or ☐ and/or  
New owner(s) as listed on the conveyance document
- 696 N. 8th Street Brawley CA 92227  
Mailing address City State ZIP  
619-344-4250 Kelmore.VailRanchesLLC@gmail.com  
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?  
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.  
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: \_\_\_\_\_
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:  
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.  
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).  
☒ Filing fee (see instructions for further explanation):  
    o \$25 per undivided water right.  
    o \$100 per split water right.  
    o No fee is required for pending adjudication claims.  
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.  
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Manager, Sage LLC Jan 30, 2019  
Signature of new owner/claimant Title, if applicable Date  
Signature: [Signature] Manager, 1/30/19  
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by [Signature] Date 2/16/19 Receipt No. ED04692 Receipt Amt. \$ 25<sup>00</sup>  
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 \_\_\_\_\_ Date \_\_\_\_\_

*~ Per Attorney Request complete of adding all three current property owners. Attorney Paul Zumberge (714) 408-0418 paulzumberge@gmail.com PO Box 137 Swan Valley Id 83449 ~*

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

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Department of Water Resources  
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|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 21-7540               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

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Name of current water right holder/claimant
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New owner(s) as listed on the conveyance document      Name connector ☒ and ☐ or ☐ and/or
- 696 N. 8th Street      Brawley      CA      92227  
Mailing address      City      State      ZIP  
619-344-4250      Kelmore.ValRanchesLLC@gmail.com  
Telephone      Email
4. If the water rights and/or adjudication claims were split, how did the division occur?  
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.  
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
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    o \$25 per undivided water right.  
    o \$100 per split water right.  
    o No fee is required for pending adjudication claims.  
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.  
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature]      Trustee, J. Elmore Trust      Jan 30, 2019  
Signature of new owner/claimant      Title, if applicable      Date

Signature: [Signature]      Manager      1/30/19  
Signature of new owner/claimant      Title, if applicable      Date

**For IDWR Office Use Only:**

Received by \_\_\_\_\_ Date \_\_\_\_\_ Receipt No. \_\_\_\_\_ Receipt Amt. \_\_\_\_\_

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 \_\_\_\_\_ Date \_\_\_\_\_



[Home](#) / [Water Rights](#) / [Research](#) / [Search Water Rights](#)

## WATER RIGHT REPORT

12/10/2018

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 21-7540

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| <b>Owner Type</b> | <b>Name and Address</b>                                                   |
| Current Owner     | JOHN J ELMORE<br>696 N 8TH STREET<br>BRAWLEY, CA 92227-0156<br>6193444250 |

Priority Date: 03/11/1993

Basis: License

Status: Active

|               |                  |
|---------------|------------------|
| <b>Source</b> | <b>Tributary</b> |
| WARM SLOUGH   | HENRYS FORK      |

| <b>Beneficial Use</b> | <b>From</b> | <b>To</b> | <b>Diversion Rate</b> | <b>Volume</b> |
|-----------------------|-------------|-----------|-----------------------|---------------|
| RECREATION            | 01/01       | 12/31     | 2.3 CFS               | 1665.1 AFA    |
| RECREATION STORAGE    | 01/01       | 12/31     |                       | 90 AFA        |
| DIVERSION TO STORAGE  | 05/01       | 08/01     | 2.3 CFS               | 90 AFA        |
| Total Diversion       |             |           | 2.3 CFS               |               |

Location of Point(s) of Diversion:

WARM SLOUGH|NESW|Sec. 27|Township 07N|Range 39E|MADISON County

Place(s) of use:

Place of Use Legal Description: RECREATION MADISON County

| Township | Range | Section | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres |
|----------|-------|---------|-----|-------|-------|-----|-------|-------|-----|-------|-------|-----|-------|-------|
| 07N      | 39E   | 27      |     | NESW  |       |     | NWSW  |       |     | SWSW  |       |     | SESW  |       |
|          |       | 34      |     | NWNW  |       |     |       |       |     |       |       |     |       |       |

Place of Use Legal Description: RECREATION STORAGE MADISON County

| Township | Range | Section | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres | Lot | Tract | Acres |
|----------|-------|---------|-----|-------|-------|-----|-------|-------|-----|-------|-------|-----|-------|-------|
| 07N      | 39E   | 27      |     | NESW  |       |     | NWSW  |       |     | SWSW  |       |     | SESW  |       |
|          |       | 34      |     | NWNW  |       |     |       |       |     |       |       |     |       |       |

Conditions of Approval:

1. 027 The use of water under this right for recreation shall be non-consumptive.
2. Recreation use is for a non-commercial, recreational fish pond.

- Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 01.
3. R05
4. R43 The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).  
A separate stream alteration permit from the IDWR is required for any activity in the stream channel other than construction and/or maintenance of the diversion structure. If the proposed construction or operation involves construction of an outfall or any other work in the stream channel other than a water diversion, the right holder shall contact the Department and obtain a Stream Channel Alteration permit prior to the start of construction.
5. 030

Dates:

Licensed Date: 07/24/2013

Decreed Date:

Permit Proof Due Date: 6/1/1995

Permit Proof Made Date: 5/26/1995

Permit Approved Date: 6/11/1993

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 03/11/1993

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number: 01

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



RECORDING REQUESTED BY  
Pinney, Caldwell & Pace, APC  
AND WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN BELOW,  
MAIL TAX STATEMENTS TO:

NAME: John J. Elmore  
STREET ADDRESS: 696 North 8th Street  
CITY, STATE, ZIP: Brawley, CA 92227  
Title Order No. .... Escrow No .....

WARRANTY DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
DOCUMENTARY TRANSFER TAX is \$ -0- or No Tax Due computed on full value of property conveyed\*  
Parcel Nos. ....

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY  
ACKNOWLEDGED, John J. Elmore aka John Elmore, aka Annaberh Kelly Elmore  
JOHN JAMESON ELMORE, and ANN KELLEY ELMORE, husband and wife, ~~XXXXXX~~  
~~XXXXXX~~ the grantors

DO HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO:

JOHN J. ELMORE, as Trustee of the JOHN ELMORE TRUST dated March 6, 1985, as  
restated on March 20, 2012,

THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF MADISON, STATE OF  
IDAHO, TO WIT:

\*SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE  
(This deed is a gift transfer by the grantors and is exempt from documentary transfer tax.)

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

DATED: March 20, 2012

GRANTORS:

John Jameson Elmore  
JOHN JAMESON ELMORE

Ann Kelley Elmore  
ANN KELLEY ELMORE

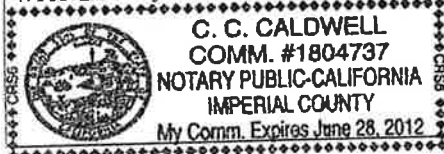
STATE OF CALIFORNIA )  
ss.

COUNTY OF IMPERIAL )

On this March 20, 2012 before me, C. C. CALDWELL, a Notary Public,  
personally appeared JOHN JAMESON ELMORE and ANN KELLEY ELMORE, who 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 in their authorized capacity, and that by their  
signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



C. C. Caldwell  
Signature of Notary

C. C. CALDWELL  
Name (Typed or Printed)  
Notary Public in and for said County and State

Exhibit "A"

SW1/4SW1/4 of Section 27, Township 7 North, Range 39 East, Boise Meridian,  
Madison County, Idaho.

LESS AND EXCEPTING:

Beginning at a point that is South 0°21' West 3520 feet from the Northwest corner  
of Section 27, Township 7 North, Range 39 East, Boise Meridian, and running  
thence South 0°21' West 638.17 feet; thence North 39°13' East 375.27 feet; thence  
North 1°07' West 347.1 feet; thence North 89°55' West 226.54 feet to the point of  
beginning.



# Madison County Parcel Report

Report generated:  
1/25/2019 10:19:35 AM

Parcel Number: **RP07N39E340020**  
Primary Owner: **B B RANCH LLC**  
Secondary Owner:  
Site Address:

Mailing Address: **860 RIVERROCK RD**  
**SANTA BARBARA CA 93108**

Acreage: **168.6**  
GIS Square Feet: **7,343,702**  
GIS Acres:  
Total Value: **\$8,430**



Year Inspected: **2014**  
Last Year's Taxes: **\$108.76**  
Current Year's Taxes: **\$98.88**

Tax amounts are approximate values,  
to get accurate values contact  
Madison County Treasurer's Office  
(208) 359-6264.

| Category | TCA   | Description | Acreage | Value   |
|----------|-------|-------------|---------|---------|
| 5        | 15000 |             | 168.600 | \$8,430 |

**Legal Description:**

TAX 16  
34-07-39

12 pages

**Deed Number:**

233277 ✓  
246970 ✓  
250582 ✓  
263933 ✓  
334395 ✓

Assessment values are approximate, to get accurate values contact the  
Madison County Assessor's Office (208) 359-6243.

**Total Value: \$8,430**

233277

WARRANTY DEED

THIS INDENTURE, made this 30<sup>th</sup> day of March, 1990, between R. BLAIR FISHER and JEANIE FISHER, husband and wife, of Rexburg, Madison County, Idaho, the Party of the First Part, and SAGE, a Partnership, of P. O. Box 156, Brawley, California 92227, and CHARLES M. EWELL, Trustee for the Governance Institute, Defined Benefit Pension Plan, 7319 Vista Del Mar, La Jolla, California 92037, the Party of the Second Part.

W I T N E S S E T H:

That said Party of the First Part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America and other valuable consideration to Party of the First Part in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents does grant, bargain, sell and convey and confirm unto the said Party of the Second Part, and to Party of the Second Part's successors and assigns, forever, the following described real estate situate in Madison County, State of Idaho, to-wit:

A parcel of land situated in Madison County, State of Idaho, Township 7 North, Range 39 East of the Boise Meridian, Section 27 & 34 more particularly described as follows:

Beginning at the Northwest corner of Section 34, T 7 N, R 39 E.B.M.; thence Easterly along the North section line of Section 34 for a distance of 700.83 feet to the true point of beginning, said described line being the North line of a 20.00 foot wide road easement for access to the following described property; thence South for a distance of 136.90 feet; thence Southwesterly 33°32' for a distance of 688.50 feet; thence Southwesterly 44°15' for a distance of 300.80 feet more or less to a fence lying on the East side of an existing county road right of way at the approximate Station 329+50; thence along the East right of way of said road to the Northeast corner of the Henry's Fork of the Snake River Bridge Station 294+86; thence Easterly following along the North & West bank of said river to a point which lies approximately 4620 feet easterly of the Northwest corner of said Section 34;

thence Westerly along said section line for a distance of 3919 feet more or less to the true point of beginning, containing approximately 165 acres more or less.

ALSO the Southeast Quarter (SE4) of Section 27, T 7 N, R 39 East of the Boise Meridian, containing approximately 160 acres more or less.

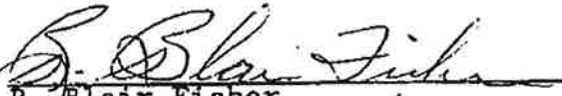
TOGETHER with any and all water rights appurtenant thereto.

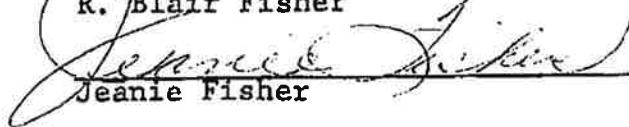
Subject to all exceptions listed on Schedule "B" of the 3/15/90 Commitment for Title Insurance issued by First American Title Insurance Company, a copy of which is attached hereto as Exhibit "A" and made a part hereof by this reference.

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

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the Party of the Second Part, and to Party of the Second Part's successors and assigns forever. And the said Party of the First Part, and the said Party of the First Part's heirs and successors shall and will warrant and by these presents forever defend the said premises in the quiet and peaceable possession of the said Party of the Second Part, and Party of the Second Part's successors and assigns, against the said Party of the First Part, and Party of the First Part's heirs and successors, and against all and every person and persons whomsoever, lawfully claiming or to claim the same. In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

  
R. Blair Fisher

  
Jeanie Fisher

STATE OF IDAHO

County of

)  
:  
ss.  
)

ON THIS 30<sup>th</sup> day of March, 1990, before me, Paula Peterson a Notary Public in and for said State, personally appeared R. BLAIR FISHER and JEANIE FISHER, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same.

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

Paula Peterson  
Notary Public for Idaho  
Residing at: Idaho Falls  
My Commission Expires: 5-19-1991

(seal)



State of Idaho } ss 233277  
County of Madison,

I hereby certify that the within Instrument was filed APR. 09 1990

19\_\_ at 11:31 A M., and recorded on Film 233277

by Marie B. Hoopes, Recorder  
Sheperd Deputy

At the request of First American Title Company

WARRANTY DEED

246970

For Value Received CHARLES M. EWELL, Trustee for the Governance Institute,  
Defined Benefit Pension Plan

Hereinafter called the Grantor, hereby grants, bargains, sells & conveys to  
SAGE, A PARTNERSHIP

whose address is: P.O. Box 156, Brawley, CA 92227

Hereinafter called the Grantee, the following described premises situated  
in MADISON County, Idaho, to-wit:

Beginning at the Northwest corner of Section 34, Township 7 North, Range 39  
East, Boise Meridian, thence Easterly along the North section line of  
Section 34 for a distance of 700.83 feet to the TRUE POINT OF BEGINNING,  
said described line being the North line of a 20.00 foot wide road easement  
for access to the following described property; thence South for a distance  
of 136.90 feet; thence Southwesterly 33°32' for a distance of 688.50 feet;  
thence Southwesterly 44°15' for a distance of 300.80 feet, more or less, to  
a fence lying on the East side of an existing county road right of way at  
the approximate state 329+50; thence along the East right of way of said  
road to the Northeast corner of the Henry's Fork of the Snake River Bridge  
Station 294+86; thence Easterly following the North and West bank of said  
river to a point which lies approximately 4620 feet Easterly of the  
Northwest corner of said Section 34; thence Westerly along said Section  
line for a distance of 3919 feet, more or less, to the True point of  
beginning.

ALSO: The Southeast Quarter of Section 27, Township 7 North, Range 39  
East, Boise Meridian, Madison County, Idaho.

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

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

ALL-PURPOSE ACKNOWLEDGMENT

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| State of <u>California</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | COUNTY OF <u>San Diego</u>                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| On <u>May 11, 1993</u> before me, <u>Clare A. Griffith, Notary Public</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| personally appeared <u>Charles M. Ewell</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <input type="checkbox"/> personally known to me - OR - <input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence<br>to be the person(s) whose name(s) is/are<br>subscribed to the within instrument and ac-<br>knowledged to me that he/she/they executed<br>the same in his/her/their authorized<br>capacity(ies), and that by his/her/their<br>signature(s) on the instrument the person(s)<br>or the entity upon behalf of which the person(s)<br>acted, executed the instrument.<br>Witness my hand and official seal. |  |                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | CAPACITY CLAIMED BY SIGNER<br><input checked="" type="checkbox"/> INDIVIDUAL(S)<br><input type="checkbox"/> CORPORATE<br>OFFICER(S) _____ TITLE(S) _____<br><input type="checkbox"/> PARTNER(S)<br><input type="checkbox"/> ATTORNEY-IN-FACT<br><input type="checkbox"/> TRUSTEE(S)<br><input type="checkbox"/> SUBSCRIBING WITNESS<br><input type="checkbox"/> GUARDIAN/CONSERVATOR<br><input type="checkbox"/> OTHER _____ |  |
| ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.<br>THIS CERTIFICATE<br>MUST BE ATTACHED<br>TO THE DOCUMENT<br>DESCRIBED AT RIGHT:                                                                                                                                                                                                                                                                                                          |  | SIGNER IS REPRESENTING:<br>NAME OF PERSON(S) OR ENTITY(S) _____<br>TITLE _____<br>DATE OF DOCUMENT <u>5-11-93</u><br>NUMBER OF PAGES <u>1</u><br>TITLE OR TYPE OF DOCUMENT <u>Warranty Deed</u><br>SIGNER(S) OTHER THAN NAMED ABOVE <u>None</u>                                                                                                                                                                              |  |

Town of Madison } SS 246970  
County of Madison }  
I hereby certify that the within instrument was  
Book 526-93  
19 12 10 M. and  
recorded on Film 246970  
by BETH B. REESE, Recorder  
V. O. O'Neil Deputy  
At the request of \_\_\_\_\_  
First American Title Company

For Value Received Sage, a partnership

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Charles M. Ewell and Valerie Ewell, husband and wife

whose address is: 7319 Vista Del Mar La Jolla, Ca 92037.

Hereinafter called the Grantee, the following described premises situated in Madison County, Idaho, to-wit:

A Parcel of land situated in Madison County, State of Idaho, Township 7 North, Range 39 East, Boise Meridian, Section 27 and 34, more particularly described as follows:

Beginning at the Northwest corner of Section 34, Township 7 North, Range 39 East, Boise Meridian, thence Easterly along the North section line of Section 34 for a distance of 700.83 feet to the TRUE POINT OF BEGINNING, said described line being the North line of a 20.00 foot wide road easement for access to the following described property; thence South for a distance of 136.90 feet; thence Southwesterly 33°32' for a distance of 688.50 feet; thence Southwesterly 44°15' for a distance of 300.80 feet, more or less, to a fence lying on the East side of an existing county road right of way at the approximate state 329+50; thence along the East right of way of said road to the Northeast corner of the Henry's Fork of the Snake River Bridge Station 294+86; thence Easterly following the North and West bank of said river to a point which lies approximately 4620 feet Easterly of the Northwest corner of said Section 34; thence Westerly along said Section line for a distance of 3919 feet, more or less, to the True point of beginning.

ALSO: The Southeast Quarter of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California

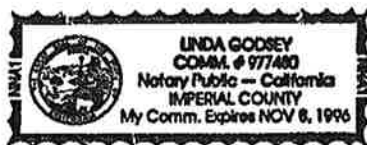
County of Imperial

On 2/7/94 before me, Linda Godsey, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John Elmore

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Linda Godsey*  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

☒ PARTNER(S) ☐ LIMITED  
☐ GENERAL

☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)

Sage

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 1/21/94

SIGNER(S) OTHER THAN NAMED ABOVE NO OTHER SIGNERS



## QUITCLAIM DEED

For Value Received Charles M. Ewell and Valerie Ewell, husband and wife

do hereby convey, release, remise and forever quit claim unto

Sage, a partnership, and Charles M. Ewell Jr., trustee, and Valerie A. Ewell, trustee of the Ewell Family Trust U/T/D 2/29/96

whose address is: 7319 Vista Del Mar, LaJolla, CA 92037

the following described premises situated in Madison County, Idaho, to-wit:

**EACH AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:**

A parcel of land situated in Madison County, State of Idaho, Township 7 North, Range 39 East, Boise Meridian, Section 27 and 34, more particularly described as follows:

Beginning at the Northwest corner of Section 34, Township 7 North, Range 39 East, Boise Meridian, thence Easterly along the North section line of Section 34 for a distance of 700.83 feet to the TRUE POINT OF BEGINNING, said described line being the North line of a 20.00 foot wide road easement for access to the following described property; thence South for a distance of 136.90 feet; thence Southwesterly  $33^{\circ}32'$  for a distance of 688.50 feet; thence Southwesterly  $44^{\circ}15'$  for a distance of 300.80 feet, more or less, to a fence lying on the East side of an existing county road right of way at the approximate state 329+50; thence along the East right of way of said road to the Northeast corner of the Henry's Fork of the Snake River Bridge Station 294+86; thence Easterly following the North and West bank of said river to a point which lies approximately 4620 feet Easterly of the Northwest corner of said Section 34; thence Westerly along said Section line for a distance of 3919 feet, more or less, to the true point of beginning.

ALSO: The Southeast Quarter of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

together with their appurtenances.

Dated: 11/14/96

  
Charles M. Ewell

  
Valerie Ewell

(See Attached California All Purpose Acknowledgment)

State of Idaho, } SS: 263933  
County of Madison, }  
I hereby certify that the within instrument was  
filed NOV. 27 1996  
19 at 1541 M., and 263933  
recorded on Film  
by BETH B. REESE, Recorder  
At the request of Charles Ewell

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

263933

State of California

County of San Diego

On November 4<sup>th</sup>, 1996 before me, Laura Michelle Brown, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Charles H. Ewell and Valerie Ewell  
Name(s) of Signer(s)

☐ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Laura Michelle Brown  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 11/4/96 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles Ewell

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:

Selves

Signer's Name: Valerie Ewell

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:

Selves

192267-RX **WARRANTY DEED**  
First American Title Company

For Value Received

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96, as to an undivided one-half interest**

the grantor(s), do(es) hereby grant, bargain, sell, and convey unto

**B B RANCH, LLC, an Idaho limited liability company**

the grantee(s), whose current address is

**3170 HILLTOP MALL RD, RICHMOND, CA 94806**

the following described premises, to-wit:

**See Attached Exhibit "A"**

**Instrument # 334395**

REXBURG, MADISON, IDAHO

2007-01-26

10:58:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARILYN R. RASMUSSEN

Ex-Officio Recorder Deputy

Fee: 9.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that he/she/they will warrant and defend the same from all claims whatsoever.

Dated: January 22, 2007

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96**



CHARLES M. EWELL JR. TRUSTEE



VALERIE A. EWELL, TRUSTEE

STATE OF \_\_\_\_\_ : ss  
COUNTY OF \_\_\_\_\_

On This \_\_\_\_\_ day of January, in the year 2007, before me, a Notary Public in and for said State, personally appeared **CHARLES M. EWELL JR., and VALERIE A. EWELL**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument as trustee(s) of the Ewell Family Trust U/D/T 2/29/96 and acknowledged to me that he/she/they executed the same as such trustee(s).

WITNESS my hand and official seal.

Notary Public of Idaho  
Residing at Twin Falls  
Commission Expires: December 30, 2010

Please refer to attached all Purpose Acknowledgment

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

} ss.

On 1/22/07, before me, Steffen Fernandez Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Charles Muse Ewell, Jr.

Name(s) of Signer(s)

Valerie Ann Ewell

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Exhibit "A"

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

PARCEL 1:

TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO

SECTION 27: SW<sup>1</sup>/<sub>4</sub>

EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 00° 21' 00" WEST 745.31 FEET ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE NORTH 89° 18' 33" EAST 592.84 FEET;  
THENCE, SOUTH 25° 35' 57" EAST 122.93 FEET;  
THENCE, SOUTH 66° 17' 25" EAST 106.22 FEET;  
THENCE, SOUTH 28° 16' 03" WEST 284.06 FEET;  
THENCE, SOUTH 78° 50' 18" WEST 384.33 FEET;  
THENCE, SOUTH 39° 13' WEST 375.27 FEET;  
THENCE, NORTH 0° 21' EAST 773.17 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.

ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, EAST 50 RODS;  
THENCE, SOUTH 40 RODS;  
THENCE, WEST 50 RODS;  
THENCE, NORTH 40 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING: COMMENCING AT A POINT THAT IS 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, SOUTH 200 FEET;  
THENCE, EAST 400 FEET;  
THENCE, NORTH 200 FEET;  
THENCE, WEST 400 FEET TO THE POINT OF BEGINNING

PARCEL 2:

BEGINNING AT A POINT THAT IS 40 RODS SOUTH AND 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, NORTH 400 FEET;  
THENCE, WEST 45 FEET TO THE EAST BANK OF THE EGIN CANAL;  
THENCE, FOLLOWING THE EAST BANK OF THE EGIN CANAL, 436 FEET TO A POINT 382 FEET WEST OF THE POINT OF BEGINNING;  
THENCE, EAST, 382 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN MADISON COUNTY, STATE OF IDAHO, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, SECTIONS 27 AND 34, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN;  
THENCE, EASTERLY ALONG THE NORTH SECTION LINE OF SECTION 34 FOR A DISTANCE OF 700.83 FEET TO THE TRUE POINT OF BEGINNING, SAID LINE BEING THE NORTH LINE OF A 20 FOOT WIDE ROAD EASEMENT FOR ACCESS TO THE FOLLOWING DESCRIBED PROPERTY;  
THENCE, SOUTH FOR A DISTANCE OF 136.90 FEET;  
THENCE, SOUTHWESTERLY 33° 32' FOR A DISTANCE OF 688.50 FEET;  
THENCE, SOUTHWESTERLY 44° 15' FOR A DISTANCE OF 300.80 FEET, MORE OR LESS, TO A FENCE LYING ON THE EAST SIDE OF AN EXISTING COUNTY ROAD RIGHT OF WAY AT THE APPROXIMATE STATE 329+50;  
THENCE, ALONG THE EAST RIGHT OF WAY OF SAID ROAD TO THE NORTHEAST CORNER OF THE HENRY'S FORK OF THE SNAKE RIVER BRIDGE STATION 294+86;  
THENCE, EASTERLY FOLLOWING THE NORTH AND WEST BANK OF SAID RIVER TO A POINT WHICH LIES APPROXIMATELY 4620 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 34;  
THENCE, WESTERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 3919 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO: THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.



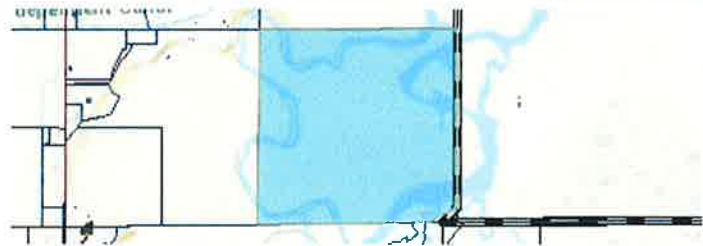
# Madison County Parcel Report

Report generated:  
1/25/2019 10:12:12 AM

Parcel Number: **RP07N39E277204**  
Primary Owner: **BB RANCH LLC ETAL**  
Secondary Owner:  
Site Address:

Mailing Address: **860 RIVERROCK RD**  
**SANTA BARBARA CA 93108**

Acreage: **160**  
GIS Square Feet: **6,997,192**  
GIS Acres:  
Total Value: **\$6,810**



Year Inspected: **2014**  
Last Year's Taxes: **\$77.46**  
Current Year's Taxes: **\$74.30**

Tax amounts are approximate values,  
to get accurate values contact  
Madison County Treasurer's Office  
(208) 359-6264.

**Legal Description:**

SE4, TAX 22  
27-07-39

| Category | TCA   | Description | Acreage | Value   |
|----------|-------|-------------|---------|---------|
| 5        | 23000 |             | 136.200 | \$6,810 |
| 19       | 23000 |             | 23.800  | \$0     |

**Deed Number:**

243062 ✓  
250582 ✓  
262901 ✓  
262902 ✓  
334395 ✓

*9 pages*

Assessment values are approximate, to get accurate values contact the  
Madison County Assessor's Office (208) 359-6243.

**Total Value: \$6,810**

QUITCLAIM DEED

State of Idaho } SS 243062  
County of Madison }

I hereby certify that the within instrument is a true and correct copy of the original as recorded in the public records of the County of Madison, Idaho.

Notary Public  
JUL 20 1987  
243062

First American Title Company

For Value Received

SAGE, a Partnership

do(es) hereby convey, release, remise and forever quit claim unto

CHARLES M. EWELL, JR., Trustee U/D, dated March 19, 1985, as to an undivided 1/2 interest  
VALERIE EWELL, Trustee U/D, dated April 9, 1985, as to an undivided 1/2 interest

7319 Vista Del Mar Avenue  
La Jolla, CA 92037

the following described premises, to-wit:

Beginning at a point that is S 00°21'00" W 745.31 feet along the section line from the West Quarter corner of Section 27, Township 7 North, Range 46 East, Boise Meridian, Madison County, Idaho, and running thence N 89°18'33" E 592.84 feet; thence S 25°35'57" E 122.93 feet; thence S 66°17'25" E 106.22 feet; thence S 28°16'03" W 284.06 feet; thence S 78°50'18" W 384.33 feet; thence N 00°53'01" W 207.00 feet; thence N 89°53'00" W 230.08 feet to the West section line; thence N 00°21'00" E 278.00 feet along the section line to the point of beginning.

together with their appurtenances.

Dated: July 11, 1992

*Howard Elmore*  
SAGE, a general partnership  
Howard Elmore

STATE OF CALIFORNIA }  
COUNTY OF IMPERIAL }

On This 15TH day of July, in the year 1992, before me, a Notary Public in and for said State, personally appeared HOWARD ELMORE, known or identified to me to be one of the partners in the partnership of SAGE, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

*Kathleen J. Gracson*  
Notary Public of California  
Residing at  
Commission Expires



For Value Received Sage, a partnership

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Charles M. Ewell and Valerie Ewell, husband and wife

whose address is: 7319 Vista Del Mar La Jolla, Ca 92037.

Hereinafter called the Grantee, the following described premises situated in Madison County, Idaho, to-wit:

A Parcel of land situated in Madison County, State of Idaho, Township 7 North, Range 39 East, Boise Meridian, Section 27 and 34, more particularly described as follows:

Beginning at the Northwest corner of Section 34, Township 7 North, Range 39 East, Boise Meridian, thence Easterly along the North section line of Section 34 for a distance of 700.83 feet to the TRUE POINT OF BEGINNING, said described line being the North line of a 20.00 foot wide road easement for access to the following described property; thence South for a distance of 136.90 feet; thence Southwesterly 33°32' for a distance of 688.50 feet; thence Southwesterly 44°15' for a distance of 300.80 feet, more or less, to a fence lying on the East side of an existing county road right of way at the approximate state 329+50; thence along the East right of way of said road to the Northeast corner of the Henry's Fork of the Snake River Bridge Station 294+86; thence Easterly following the North and West bank of said river to a point which lies approximately 4620 feet Easterly of the Northwest corner of said Section 34; thence Westerly along said Section line for a distance of 3919 feet, more or less, to the True point of beginning.

ALSO: The Southeast Quarter of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California

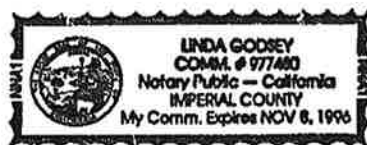
County of Imperial

On 2/7/94 before me, Linda Godsey, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John Elmore

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Linda Godsey*  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☒ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: \_\_\_\_\_

### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)

Sage

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 1/21/94

SIGNER(S) OTHER THAN NAMED ABOVE NO OTHER SIGNERS

State of Idaho  
County of Madison

) SS

250582

I hereby certify that the within instrument was  
filed FEB. 15 1904

19 04 at 5 30 250582

recorded on Film

Fee 10 00

by HENRY H. HARRIS, Recorder

E. L. HARRIS Deputy

At the request of

First American Title Company

## WARRANTY DEED

For Value Received

**HELEN BERGER**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**SAGE, a PARTNERSHIP, and CHARLES M. EWELL, JR., TRUSTEE and  
VALERIE A. EWELL, TRUSTEE of the EWELL FAMILY TRUST U/D/T 2/29/96**

whose current address is

**PO BOX 156  
BRAWLEY CA 92227**

the grantee(s), the following described premises, in **MADISON** County **IDAHO**, to wit:

**COMMENCING AT A POINT THAT IS 40 RODS SOUTH AND 50 RODS EAST OF THE  
NORTHWEST CORNER OF THE SW¼ OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39  
EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE NORTH 400  
FEET; THENCE WEST 45 FEET TO THE EAST BANK OF THE EGIN CANAL; THENCE  
FOLLOWING THE EAST BANK OF THE EGIN CANAL, 436 FEET, TO A POINT 382 WEST OF  
THE POINT OF BEGINNING; THENCE EAST 382 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A 25 FOOT NON-EXCLUSIVE ROADWAY EASEMENT RUNNING ALONG  
THE EAST BANK OF THE EGIN CANAL AS LOCATED IN THE ABOVE DESCRIBED  
PROPERTY.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee ,  
heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee(s), that  
(s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except:  
Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances,  
and applicable building codes, laws and regulations.

and that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 12, 1996

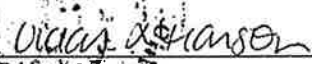
  
Helen Berger

STATE OF IDAHO, COUNTY OF MADISON

On this 13<sup>TH</sup> day of **JULY**  
before me, a Notary Public in and for said State, personally  
appeared

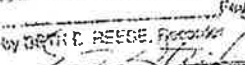
**Helen Berger**

known to me to be the person(s) whose name(s) is  
subscribed to the within instruments and acknowledged to  
me that she executed the same.

  
Notary Public,

Residing at St. Anthony, ID  
Comm. Expires 10-18-97

State of Idaho } ss  
County of Madison }  
I hereby certify that the within instrument was  
filed SEP. 13 1996  
at 1:15 PM, on SEP. 13 1996  
recorded on Film.

by  Deputy  
At the request of

**ALLIANCE TITLE & ESCROW**

## WARRANTY DEED

For Value Received

**SAGE, a PARTNERSHIP, and CHARLES M. EWELL, Trustee for the GOVERNANCE INSTITUTE, DEFINED BENEFIT PENSION PLAN**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**HELEN BERGER**

whose current address is

**5460 NORTH 4000 WEST  
REXBURG ID 83440**

the grantee(s), the following described premises, in **Madison County Idaho**, to wit:

**COMMENCING AT A POINT THAT IS 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW¼ OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE SOUTH 200 FEET; THENCE EAST 400 FEET; THENCE NORTH 200 FEET; THENCE WEST 400 FEET TO THE POINT OF BEGINNING.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

and that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: AUG 14TH, 1996

**SAGE, a Partnership**

*John Jameson Elmore*  
By: \_\_\_\_\_

**GOVERNANCE INSTITUTE, DEFINED BENEFIT PENSION PLAN**

*Charles M. Ewell*  
Charles M. Ewell, Trustee

STATE OF Idaho, COUNTY OF Madison  
On this 14th day of AUG, 1996, before me,  
a Notary Public in and for said State, personally appeared  
John Jameson Elmore  
known to me to be one of the partners in the partnership of  
SAGE, a partnership, and the partner or one of the partners  
who subscribed said partnership name to the within instrument  
and acknowledged to me that he executed the same in said  
partnership name.

*Walter K. Hannon*  
Notary Public,  
Residing at St. Anthony, ID  
Comm. Expires 10/18/97

State of Idaho } SS 262902  
County of Madison }  
I hereby certify that the within instrument was  
filed SEP. 13 1996  
19 at 12:47 M, and 262902  
recorded on Film

by BETH B. REEDS, Recorder  
At the request of ALLIANCE TITLE & EGRESS

State of IDAHO, County of MADISON ss.

262902

On this 12th day of ~~July~~ <sup>AUG</sup>, in the year of 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared **Charles M. Ewell**, known or identified to me to be the person whose name is subscribed to the within instrument as **Trustee of the Goverance Institute, Denfined Benefit Pension Plan** and acknowledged to me that he/she/they executed the same as such **Trustee**.

Signature: Vicky L. Hanson

Name: Vicky L. Hanson  
Residing at: St. Anthony, ID  
Comm expires: 10/18/97

192267-RX WARRANTY DEED  
First American Title Company

For Value Received

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96, as to an undivided one-half interest**

the grantor(s), do(es) hereby grant, bargain, sell, and convey unto

**B B RANCH, LLC, an Idaho limited liability company**

the grantee(s), whose current address is

**3170 HILLTOP MALL RD, RICHMOND, CA 94806**

the following described premises, to-wit:

**See Attached Exhibit "A"**

**Instrument # 334395**

REXBURG, MADISON, IDAHO

2007-01-26

10:58:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARILYN R. RASMUSSEN

Ex-Officio Recorder Deputy

Fee: 9.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that he/she/they will warrant and defend the same from all claims whatsoever.

Dated: January 22, 2007

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96**



CHARLES M. EWELL JR. TRUSTEE



VALERIE A. EWELL, TRUSTEE

STATE OF \_\_\_\_\_ : ss  
COUNTY OF \_\_\_\_\_

On This \_\_\_\_\_ day of January, in the year 2007, before me, a Notary Public in and for said State, personally appeared **CHARLES M. EWELL JR., and VALERIE A. EWELL**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument as trustee(s) of the Ewell Family Trust U/D/T 2/29/96 and acknowledged to me that he/she/they executed the same as such trustee(s).

WITNESS my hand and official seal.

Notary Public of Idaho  
Residing at Twin Falls  
Commission Expires: December 30, 2010

Please refer to attached all Purpose Acknowledgment

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

} ss.

On 1/22/07  
Date

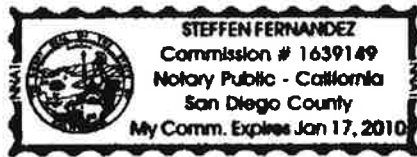
before me, Steffen Fernandez Notary Public  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Charles Muse Ewell, Jr.  
Name(s) of Signer(s)  
valerie Ann Ewell

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Exhibit "A"

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

PARCEL 1:

TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO

SECTION 27: SW $\frac{1}{4}$

EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 00° 21' 00" WEST 745.31 FEET ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE NORTH 89° 18' 33" EAST 592.84 FEET; THENCE, SOUTH 25° 35' 57" EAST 122.93 FEET; THENCE, SOUTH 66° 17' 25" EAST 106.22 FEET; THENCE SOUTH 28° 16' 03" WEST 284.06 FEET; THENCE, SOUTH 78° 50' 18" WEST 384.33 FEET; THENCE, SOUTH 39° 13' WEST 375.27 FEET; THENCE, NORTH 0° 21' EAST 773.17 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.

ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, EAST 50 RODS; THENCE, SOUTH 40 RODS; THENCE, WEST 50 RODS; THENCE, NORTH 40 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING: COMMENCING AT A POINT THAT IS 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, SOUTH 200 FEET; THENCE, EAST 400 FEET; THENCE, NORTH 200 FEET; THENCE, WEST 400 FEET TO THE POINT OF BEGINNING

PARCEL 2:

BEGINNING AT A POINT THAT IS 40 RODS SOUTH AND 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, NORTH 400 FEET; THENCE, WEST 45 FEET TO THE EAST BANK OF THE EGIN CANAL; THENCE, FOLLOWING THE EAST BANK OF THE EGIN CANAL, 436 FEET TO A POINT 382 FEET WEST OF THE POINT OF BEGINNING; THENCE, EAST, 382 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN MADISON COUNTY, STATE OF IDAHO, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, SECTIONS 27 AND 34, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN; THENCE, EASTERLY ALONG THE NORTH SECTION LINE OF SECTION 34 FOR A DISTANCE OF 700.83 FEET TO THE TRUE POINT OF BEGINNING, SAID LINE BEING THE NORTH LINE OF A 20 FOOT WIDE ROAD EASEMENT FOR ACCESS TO THE FOLLOWING DESCRIBED PROPERTY; THENCE, SOUTH FOR A DISTANCE OF 136.90 FEET; THENCE, SOUTHWESTERLY 33° 32' FOR A DISTANCE OF 688.50 FEET; THENCE, SOUTHWESTERLY 44° 15' FOR A DISTANCE OF 300.80 FEET, MORE OR LESS, TO A FENCE LYING ON THE EAST SIDE OF AN EXISTING COUNTY ROAD RIGHT OF WAY AT THE APPROXIMATE STATE 329+50; THENCE, ALONG THE EAST RIGHT OF WAY OF SAID ROAD TO THE NORTHEAST CORNER OF THE HENRY'S FORK OF THE SNAKE RIVER BRIDGE STATION 294+86; THENCE, EASTERLY FOLLOWING THE NORTH AND WEST BANK OF SAID RIVER TO A POINT WHICH LIES APPROXIMATELY 4620 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 34; THENCE, WESTERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 3919 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO: THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.



# Madison County Parcel Report

Report generated:  
1/25/2019 10:18:30 AM

Parcel Number: **RP07N39E274804**  
Primary Owner: **SAGE LLC**  
Secondary Owner:  
Site Address:

Mailing Address: **696 N 8TH ST**

**BRAWLEY CA 92227**

Acreage: **100.2**  
GIS Square Feet: **4,264,674**  
GIS Acres:  
Total Value: **\$4,270**



Year Inspected: **2014**  
Last Year's Taxes: **\$55.06**  
Current Year's Taxes: **\$50.10**

Tax amounts are approximate values,  
to get accurate values contact  
Madison County Treasurer's Office  
(208) 359-6264.

|                             | Category | TCA   | Description | Acreage | Value   |
|-----------------------------|----------|-------|-------------|---------|---------|
| <b>Legal Description:</b>   | 5        | 15000 |             | 85.400  | \$4,270 |
| SW4, T-135 LESS T-1 9 16 17 | 19       | 15000 |             | 14.800  | \$0     |
| 19 20 21 22 23              |          |       |             |         |         |
| 27-07-39                    |          |       |             |         |         |

**Deed Number:**

234190 ✓  
235475 ✓  
263931 ✓  
263932 ✓  
334395 ✓  
350626 *Easement*  
409475 ✓

*17 pages*

Assessment values are approximate, to get accurate values contact the  
Madison County Assessor's Office (208) 359-6243.

**Total Value: \$4,270**

Misc.

PUBLISHED BY FIRST AMERICAN TITLE CO.

# WARRANTY DEED

For Value Received MATHEW BRUCE HARRIS & JILL HARRIS, husband and wife

the grantor s, do hereby grant, bargain, sell, and convey unto  
LLOYD BRADSHAW & KRISTIE BRADSHAW, husband and wife  
5536 North 4000 West  
Rexburg, ID 83440

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

Beginning at a point that is S 00°21'00" W 745.31 feet along the section line from the West Quarter corner of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence N 89°18'33" E 392.84 feet, thence S 25°35'57" E 122.93 feet, thence S 66°17'25" E 106.22 feet, thence S 28°16'03" W 284.06 feet; thence S 78°50'18" W 384.33 feet, thence W 0°33'01" W 207.00 feet, thence N 89°53'00" W 230.08 feet to the West section line, thence W 00°21'00" E 278.00 feet along the section line to the point of beginning.

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

Dated: June 13, 1990

*Matthew Bruce Harris*  
Matthew Bruce Harris

*Jill Harris*  
Jill Harris

County of Madison  
State of Idaho  
I, the undersigned, Clerk of said County, do hereby certify that the within instrument was duly recorded in said County, personally by me.

Matthew Bruce Harris & Jill Harris

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

*Marilyn J. Pife*  
Marilyn J. Pife  
Notary Public  
Residing at Rexburg  
Comm. Expires 3-25-94

State of Idaho  
County of Madison  
234190

I hereby certify that the within instrument was

filed on June 13, 1990

at 1:15 PM

recorded as File 234190

Fee \$80

by MARIE PROFFER, Register

At the request of

First American Title Company

INSTRUMENT NO. 234190

# WARRANTY DEED

For Value Received Mayhew Bruce Harris & Jill Harris, husband and wife

the grantor s, do hereby grant, bargain, sell and convey unto Sage, a Partnership, and Charles M. Ewell, Trustee for the Governance Institute, Defined Benefit Pension Plan

the grantee s, whose current address is, the following described premises, to-wit:

see attached Exhibit A

This Warranty deed is being recorded to correct and replace that warranty deed recorded June 14, 1990, Recorder's No. 234171.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee s, that the y are the owners in fee simple of said premises; that said premises are free from all incumbrances

and that he will warrant and defend the same from all lawful claims whatsoever.  
Dated: June 13, 1990

*Mayhew Bruce Harris* *Jill Harris*  
Mayhew Bruce Harris Jill Harris

STATE OF IDAHO, COUNTY OF Madison  
On this day of October, 1990,  
before me, a notary public in and for said State, personally  
appeared Mayhew Bruce Harris and  
Jill Harris  
known to me to be the persons who se name s are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.  
*Shirley G. Givins*  
Notary Public  
Residing at Rexburg  
Comm. Expires 9-1-94

STATE OF IDAHO, COUNTY OF Madison  
I hereby certify that this instrument was filed for record at  
the request of First American Title Company  
at 37 minutes past 4 o'clock P.M.,  
this OCT. 17 1990 day of  
ID , in my office, and duly recorded in Book  
of Deeds at page 235475  
*Shirley B. Hoopes*  
Ex-Officio Recorder  
By *Carol B. Bugg* Deputy.  
Fees \$ 6.00  
Mail to: First American Title Company

INSTRUMENT NO.

TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO

## SECTION 27, NW1/4

LESS: beginning at a point that is south 00 degrees 21'00" west 745.31 feet along section line from the west quarter corner of section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence north 89 degrees 18'33" east 592.84 feet; thence south 25 degrees 35'57" east 122.93 feet; thence south 66 degrees 17'27" east 106.22 feet; thence south 28 degrees 16'03" west 284.06 feet; thence south 78 degrees 50'18" west 384.33 feet; thence south 39 degrees 13' west 373.27 feet; thence north 0 degrees 21' east 173.17 feet to the point of beginning.

ALSO LESS: NW1/4SW1/4 of section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

ALSO LESS: beginning at the northwest corner of the southwest quarter of section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence east 50 rods; thence south 40 rods; thence west 50 rods; thence north 40 rods to the point of beginning.

# QUITCLAIM DEED

For Value Received Sage, a partnership

do hereby convey, release, remise and forever quit claim unto

Charles M. Ewell Jr., Trustee, and Valerie A. Ewell, Trustee of the Ewell Family Trust U/T/D  
2/29/96

whose address is:

7319 VISTA DEL MAR  
LA JOLLA CA 92037  
the following described premises situated in Fremont County, Idaho, to-wit:  
MADISON (16)

## AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

Section 27: SW1/4

LESS: Beginning at a point that is South 00°21'00" West 745.31 feet along section line from the West Quarter corner of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence North 89°18'33" East 592.84 feet; thence South 25°35'57" East 122.93 feet; thence South 66°17'25" East 106.22 feet; thence South 28°16'03" West 284.06 feet; thence south 78°50'18" West 384.33 feet; thence South 39°13' West 375.27 feet; thence North 0°21' East 773.17 feet to the point of beginning.

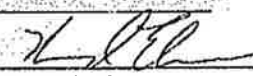
ALSO LESS: SW1/4SW1/4 of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

ALSO LESS: Beginning at the Northwest corner of the Southwest Quarter of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence East 50 rods; thence South 40 rods; thence West 50 rods; thence North 40 rods to the point of beginning.

together with their appurtenances.

Dated: 11/15/96

Sage, a partnership by:

  
Howard Elmore

(See Attached California All Purpose Acknowledgment)

State of Idaho } ss 263931  
County of Madison }  
I hereby certify that the within instrument was  
filed NOV 27 1996  
19 at 11:37 AM  
recorded on File 263931  
by BEDI S. REESE, Recorder  
As Witness to  
Charles M. Ewell Jr.  
Valerie A. Ewell  
7319 Vista Del Mar  
La Jolla CA  
92037

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

263931

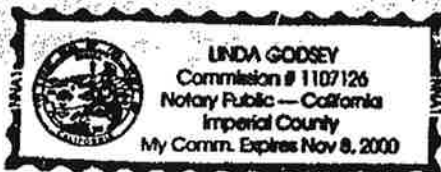
State of California

County of Imperial

On 11/15/96 before me, Linda Godsey, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared \*\*\*\*\* Howard Elmore \*\*\*\*\*  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*Linda Godsey*  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 11/15/96 Number of Pages: 1

Signer(s) Other Than Named Above: No Other Signers

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Howard Elmore

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☒ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Sage

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

# QUITCLAIM DEED

For Value Received Charles M. Ewell, Trustee for the Governance Institute,  
Defined Benefit Pension Plan

do hereby convey, release, remise and forever quit claim unto

Sage, a partnership

whose address is: P.O. Box 156  
BRAWLEY CA 92227

the following described premises situated in ~~Fremont~~ Madison County, Idaho, to-wit:

Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

Section 27: SW1/4

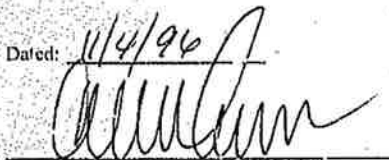
LESS: Beginning at a point that is South 00°21'00" West 745.31 feet along section line from the West Quarter corner of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence North 89°18'33" East 592.84 feet; thence South 25°35'57" East 122.93 feet; thence South 66°17'25" East 106.22 feet; thence South 23°16'03" West 284.06 feet; thence south 78°50'18" West 384.33 feet; thence South 39°13' West 375.27 feet; thence North 0°21' East 773.17 feet to the point of beginning.

ALSO LESS: SW1/4SW1/4 of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho.

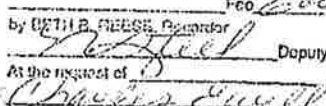
ALSO LESS: Beginning at the Northwest corner of the Southwest Quarter of Section 27, Township 7 North, Range 39 East, Boise Meridian, Madison County, Idaho, and running thence East 50 rods; thence South 40 rods; thence West 50 rods; thence North 40 rods to the point of beginning.

together with their appurtenances.

Dated: 11/4/96

  
Charles M. Ewell, Trustee

(See Attached California All Purpose Acknowledgment)

State of Idaho } ss 263932  
County of Madison }  
I hereby certify that the within instrument was  
filed NOV. 27 1996  
19 at 12:39 M., and  
recorded on File 263932  
by BETTIE B. GREESE, Recorder  
At the request of  Deputy

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

263932

State of California

County of San Diego

On November 4<sup>th</sup>, 1996 before me, Laura Michelle Brown, Notary Public

personally appeared Charles M. Powell

☐ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Laura Michelle Brown  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 11/4/96 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles M. Powell

- ☐ Individual
- ☐ Corporate Officer  
Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer  
Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing:

192267-RX **WARRANTY DEED**  
First American Title Company

For Value Received

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96, as to an undivided one-half interest**

the grantor(s), do(es) hereby grant, bargain, sell, and convey unto

**B B RANCH, LLC, an Idaho limited liability company**

the grantee(s), whose current address is

**3170 HILLTOP MALL RD, RICHMOND, CA 94806**

the following described premises, to-wit:

**See Attached Exhibit "A"**

**Instrument # 334395**

REXBURG, MADISON, IDAHO

2007-01-26

10:58:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARILYN R. RASMUSSEN

Ex-Officio Recorder Deputy

Fee: 9.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that he/she/they will warrant and defend the same from all claims whatsoever.

Dated: January 22, 2007

**CHARLES M. EWELL JR., TRUSTEE and VALERIE A. EWELL, TRUSTEE OF THE EWELL FAMILY TRUST U/D/T 2/29/96**



CHARLES M. EWELL JR., TRUSTEE



VALERIE A. EWELL, TRUSTEE

STATE OF \_\_\_\_\_ : ss  
COUNTY OF \_\_\_\_\_

On This \_\_\_\_\_ day of January, in the year 2007, before me, a Notary Public in and for said State, personally appeared **CHARLES M. EWELL JR., and VALERIE A. EWELL**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument as trustee(s) of the Ewell Family Trust U/D/T 2/29/96 and acknowledged to me that he/she/they executed the same as such trustee(s).

WITNESS my hand and official seal.

Notary Public of Idaho  
Residing at Twin Falls  
Commission Expires: December 30, 2010

Please refer to attached all Purpose Acknowledgment

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

SS.

On 1/22/07  
Date

before me, Steffen Fernandez Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Charles Mose Ewell Jr.

Name(s) of Signer(s)

Valerie Ann Ewell

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Exhibit "A"

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

PARCEL 1:

TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO

SECTION 27: SW $\frac{1}{4}$

EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 00° 21' 00" WEST 745.31 FEET ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE NORTH 89° 18' 33" EAST 592.84 FEET; THENCE, SOUTH 25° 35' 57" EAST 122.93 FEET; THENCE, SOUTH 66° 17' 25" EAST 106.22 FEET; THENCE, SOUTH 28° 16' 03" WEST 284.06 FEET; THENCE, SOUTH 78° 50' 18" WEST 384.33 FEET; THENCE, SOUTH 39° 13' WEST 375.27 FEET; THENCE, NORTH 0° 21' EAST 773.17 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING: SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.

ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, EAST 50 RODS; THENCE, SOUTH 40 RODS; THENCE, WEST 50 RODS; THENCE, NORTH 40 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING: COMMENCING AT A POINT THAT IS 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, SOUTH 200 FEET; THENCE, EAST 400 FEET; THENCE, NORTH 200 FEET; THENCE, WEST 400 FEET TO THE POINT OF BEGINNING

PARCEL 2:

BEGINNING AT A POINT THAT IS 40 RODS SOUTH AND 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, NORTH 400 FEET; THENCE, WEST 45 FEET TO THE EAST BANK OF THE EGIN CANAL; THENCE, FOLLOWING THE EAST BANK OF THE EGIN CANAL, 436 FEET TO A POINT 382 FEET WEST OF THE POINT OF BEGINNING; THENCE, EAST, 382 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN MADISON COUNTY, STATE OF IDAHO, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, SECTIONS 27 AND 34, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN; THENCE, EASTERLY ALONG THE NORTH SECTION LINE OF SECTION 34 FOR A DISTANCE OF 700.83 FEET TO THE TRUE POINT OF BEGINNING, SAID LINE BEING THE NORTH LINE OF A 20 FOOT WIDE ROAD EASEMENT FOR ACCESS TO THE FOLLOWING DESCRIBED PROPERTY; THENCE, SOUTH FOR A DISTANCE OF 136.90 FEET; THENCE, SOUTHWESTERLY 33° 32' FOR A DISTANCE OF 688.50 FEET; THENCE, SOUTHWESTERLY 44° 15' FOR A DISTANCE OF 300.80 FEET, MORE OR LESS, TO A FENCE LYING ON THE EAST SIDE OF AN EXISTING COUNTY ROAD RIGHT OF WAY AT THE APPROXIMATE STATE 329+50; THENCE, ALONG THE EAST RIGHT OF WAY OF SAID ROAD TO THE NORTHEAST CORNER OF THE HENRY'S FORK OF THE SNAKE RIVER BRIDGE STATION 294+86; THENCE, EASTERLY FOLLOWING THE NORTH AND WEST BANK OF SAID RIVER TO A POINT WHICH LIES APPROXIMATELY 4620 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 34; THENCE, WESTERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 3919 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO: THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.

Microfile No. 409475  
5 DAY May 2017  
At 01 O'Clock 26 PM  
KIM H. MUIR  
MADISON CO RECORDER  
Fee \$28.00  
Deputy  
Recorded at Request of  
FIRST AMERICAN TITLE - REXBURG

AFTER RECORDING MAIL TO:

Sage, LLC  
696 North 8th St  
Brawley, CA 92227

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## QUITCLAIM DEED

File No.: 630520-RX (jb)

Date: April 18, 2017

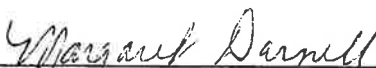
For Value Received, **Sage, LLC a California Limited Liability Company formerly known as Sage, a partnership**, do(es) hereby convey, release, remise, and forever quit claim unto **Sage, LLC, a California Limited Liability Company**, whose address is **696 N 8th St, Brawley, CA 92227**, herein after called the Grantee, the following described premises situated in **Madison County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

together with its appurtenances.

Dated: 4-28-17

  
Howard Elmore, member

  
Richard Elmore, member

  
Margaret Darnell, member

STATE OF California )  
 )  
 ) ss.  
 )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of April, 2017, before me, a Notary Public in and for said State, personally appeared **Howard Elmore, Richard Elmore and Margaret Darnell**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

See Attached Doc.

**Notary Public of California**

**Residing at:****Commission Expires:**

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS

COUNTY OF Orange )

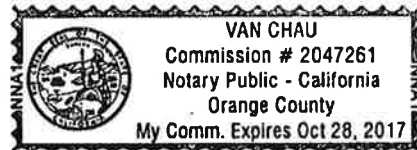
On 4/28/17 before me, Van Chau, Notary Public, personally appeared

Margaret Darnell  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



This area for official notarial seal.

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT:

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Reproduced by First American Title Company 11/2007

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Imperial )

On 5/3/2017 before me, \* Linda Godsey, Notary Public \*  
Date Here Insert Name and Title of the Officer

personally appeared \*\* Howard Elmore \*\*\*\*\*  
Name(s) of Signer(s)  
\*\*\*\*\*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed Document Date: 4/18/2017  
Number of Pages: 4 Signer(s) Other Than Named Above: Richard Elmore & Margaret Darnell

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Howard Elmore  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: Member  
Signer Is Representing: \_\_\_\_\_  
Sage

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: [Signature]  
Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Imperial )

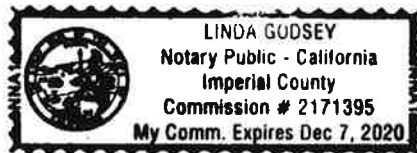
On 5/4/2017 before me, \* Linda Godsey, Notary Public \*\*  
Date Here Insert Name and Title of the Officer

personally appeared \*\* Richard Elmore \*\*\*\*\*  
Name(s) of Signer(s)  
\*\*\*\*\*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Linda Godsey  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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Signer's Name: Richard Elmore  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: Member  
Signer Is Representing: Sage

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT A**

**PARCEL 1:**

**TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO**

**SECTION 27: SW<sup>1</sup>/<sub>4</sub>**

**EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 00° 21' 00" WEST 745.31 FEET ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE NORTH 89° 18' 33" EAST 592.84 FEET;  
THENCE, SOUTH 25° 35' 57" EAST 122.93 FEET;  
THENCE, SOUTH 66° 17' 25" EAST 106.22 FEET;  
THENCE SOUTH 28° 16' 03" WEST 284.06 FEET;  
THENCE, SOUTH 78° 50' 18" WEST 384.33 FEET;  
THENCE, SOUTH 39° 13' WEST 375.27 FEET;  
THENCE, NORTH 0° 21' EAST 773.17 FEET TO THE POINT OF BEGINNING.**

**ALSO EXCEPTING: SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.**

**ALSO EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, EAST 50 RODS;  
THENCE, SOUTH 40 RODS;  
THENCE, WEST 50 RODS;  
THENCE, NORTH 40 RODS TO THE POINT OF BEGINNING.**

**ALSO EXCEPTING: COMMENCING AT A POINT THAT IS 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, SOUTH 200 FEET;  
THENCE, EAST 400 FEET;  
THENCE, NORTH 200 FEET;  
THENCE, WEST 400 FEET TO THE POINT OF BEGINNING**

**PARCEL 2:**

**BEGINNING AT A POINT THAT IS 40 RODS SOUTH AND 50 RODS EAST OF THE NORTHWEST CORNER OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO, AND RUNNING THENCE, NORTH 400 FEET;  
THENCE, WEST 45 FEET TO THE EAST BANK OF THE EGIN CANAL;  
THENCE, FOLLOWING THE EAST BANK OF THE EGIN CANAL, 436 FEET TO A POINT 382 FEET WEST OF THE POINT OF BEGINNING;  
THENCE, EAST, 382 FEET TO THE POINT OF BEGINNING.**

**PARCEL 4:**

**A PARCEL OF LAND SITUATED IN MADISON COUNTY, STATE OF IDAHO, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, SECTIONS 27 AND 34, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN;**

**THENCE, EASTERLY ALONG THE NORTH SECTION LINE OF SECTION 34 FOR A DISTANCE OF 700.83 FEET TO THE TRUE POINT OF BEGINNING, SAID LINE BEING THE NORTH LINE OF A 20 FOOT WIDE ROAD EASEMENT FOR ACCESS TO THE FOLLOWING DESCRIBED PROPERTY;**

**THENCE, SOUTH FOR A DISTANCE OF 136.90 FEET;**

**THENCE, SOUTHWESTERLY 33° 32' FOR A DISTANCE OF 688.50 FEET;**

**THENCE, SOUTHWESTERLY 44° 15' FOR A DISTANCE OF 300.80 FEET, MORE OR LESS, TO A FENCE LYING ON THE EAST SIDE OF AN EXISTING COUNTY ROAD RIGHT OF WAY AT THE APPROXIMATE STATE 329+50;**

**THENCE, ALONG THE EAST RIGHT OF WAY OF SAID ROAD TO THE NORTHEAST CORNER OF THE HENRY'S FORK OF THE SNAKE RIVER BRIDGE STATION 294+86;**

**THENCE, EASTERLY FOLLOWING THE NORTH AND WEST BANK OF SAID RIVER TO A POINT WHICH LIES APPROXIMATELY 4620 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 34;**

**THENCE, WESTERLY ALONG SAID SECTION LINE FOR A DISTANCE OF 3919 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**

**ALSO: THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 39 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.**



**State of Idaho**

**DEPARTMENT OF WATER RESOURCES**

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

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

**Brad Little**  
Governor

**Gary Spackman**  
Director

February 13, 2019

JOHN ELMORE TRUST  
696 N 8TH ST  
BRAWLEY CA 92227-1621

SAGE LLC  
696 N 8TH ST  
BRAWLEY CA 92227-1621

BB RANCH LLC  
860 RIVERROCK RD  
SANTA BARBARA CA 93108

Re: Change in Ownership for Water Right No(s): 21-7540

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) 525-7161.

Sincerely,

Jonie Barg  
Technical Records Spec I

Enclosure(s)

cc: Water District 01

ec: Paul Zumberge