

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 09 2018

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN REGION

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-7613	Yes ☐	Yes ☐	37-11047	Yes ☐	Yes ☐
37-805A	Yes ☐	Yes ☐	37-4060	Yes ☐	Yes ☐
37-805B	Yes ☐	Yes ☐	37-4331A	Yes ☐	Yes ☐
37-806A	Yes ☐	Yes ☐	37-4340	Yes ☐	Yes ☐
37-806B	Yes ☐	Yes ☐	37-4058	Yes ☐	Yes ☐

2. Previous Owner's Name: Donald T Bray, Julianne L Bray, Bray Valley Ranch
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hot Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P. O. Box 94 Bliss ID 83314
Mailing address City State ZIP
- (208) 352-4274
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 37-805A

8. Signature: [Signature] 10/03/2017
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ 10/03/2017
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by TF Date 3-9-2018 Receipt No. 5036626 Receipt Amt. \$300

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 _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 09 2018

DEPT OF WATER RESOURCES
SOUTHERN REGION

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-4059	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4331B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bray Valley Ranch,
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hot Creek Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
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Mailing address City State ZIP
- (208) 352-4274
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 ☐ \$25 per *undivided* water right.
 ☐ \$100 per *split* water right.
 ☐ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.
8. Signature: Scott Sheldahl
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
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 _____



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261024
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:17:32 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 2:
(Ferguson Flat)

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

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

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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TitleOne
a title & escrow co.

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 2:
(Ferguson Flat)

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

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

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 3: SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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See attachment

Dated: January 22, 2018

Bray Valley Ranch, LLC

By: *Scott Huxhold*

Scott Huxhold, Member

By: *Julianne L. Bray*

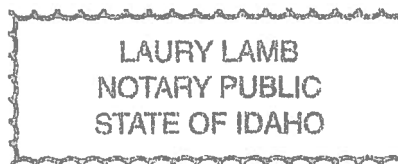
Julianne L. Bray, Member

State of Idaho, County of *Jerome*, ss.

On this *21st* day of *February*, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public
Residing In: *Jerome, ID*
My Commission Expires: *4/2/2022*



State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared *Julianne L. Bray* known or identified to me to be a Members of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public
Residing In: _____
My Commission Expires: _____

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.

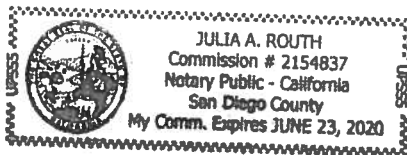
State of California

County of San Diego

On 2-06-18 before me, Julia A. Routh-notary
Date Here Insert Name and Title of the Officer

personally appeared Julianne L. Bray
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 Julia A. Routh
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____



TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261025
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:17:32 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 3:
(State Lease)

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 16: All

Subject to a Lease with the State of Idaho Department of Lands

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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TitleOne
a title & escrow co.

Order Number: 17294209

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(State Lease)

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

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Dated: January 22, 2018

See attachment

Bray Valley Ranch, LLC

By: Scott Huxhold

Scott Huxhold, Member

By: Julianne L. Bray

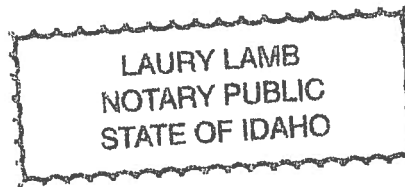
Julianne L. Bray, Member

State of Idaho, County of Jerome, ss.

On this 21 day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public
Residing In: Jerome, ID
My Commission Expires: 4/2/2022



State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray known or identified to me to be a Members of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public
Residing In: _____
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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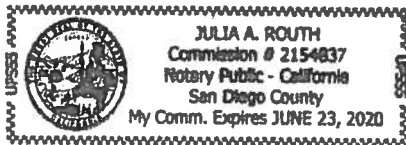
State of California

County of San Diego

On 2-6-18 before me, Julia A. Routh-notary
Date Here Insert Name and Title of the Officer

personally appeared Julianne L. Bray
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 Julia A. Routh
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____



TitleOne
a title & escrow co.

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INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261023
GOODING COUNTY, GOODING, IDAHO
02-28-2018 15:17:32 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 1:
(Hole in the Wall Cabin)

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

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

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: January 22, 2018

See attachment

Bray Valley Ranch, LLC

By: *Scott Huxhold*
Scott Huxhold, Member

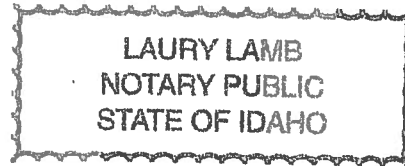
By: *Julianne L. Bray*
Julianne L. Bray, Member

State of Idaho, County of *Jerome*, ss.

On this *21* day of *February*, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public
Residing In: *Jerome, ID*
My Commission Expires: *4/2/2022*



State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared *Julianne L. Bray* known or identified to me to be a Members of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public
Residing In: _____
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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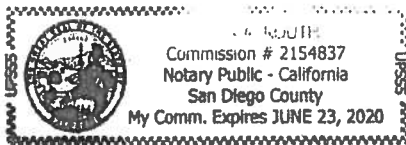
State of California

County of San Diego }

On 2.6.18 before me, Julia A. Ranth - notary
Date Here Insert Name and Title of the Officer

personally appeared Julianne L. Bray
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 Julia A. Ranth
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____



CAMAS COUNTY
RECORDED FOR:
Clerk
04:12:24 PM 02-28-2018
2018-088203
No. PAGES: 3 FEE: \$15.00
KORRI BLODGETT
COUNTY CLERK
DEPUTY: KB

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Camas County, Idaho, to wit:

TOWNSHIP 2 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO
SECTION 28: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

Dated: January 22, 2018

Bray Valley Ranch, LLC

By: Scott Huxhold

Scott Huxhold, Member

By: Julianne L. Bray

Julianne L. Bray, Member

State of Idaho, County of Jerome, ss.

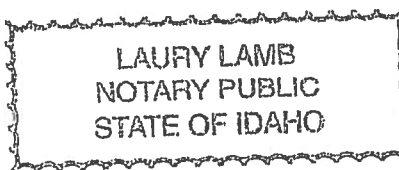
On this 21st day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public

Residing In: Jerome, ID

My Commission Expires: 4/2/2022





TitleOne
a title & escrow co.

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Camas County, Idaho, to wit:

TOWNSHIP 2 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO
SECTION 28: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$

Dated: January 22, 2018

Bray Valley Ranch, LLC

By: Scott Huxhold

Scott Huxhold, Member

By: Julianne L. Bray

Julianne L. Bray, Member

State of Idaho, County of Jerome, ss.

On this 21st day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public

Residing In: Jerome, ID

My Commission Expires: 4/2/2022

LAURY LAMB
NOTARY PUBLIC
STATE OF IDAHO

See attachment

State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public
Residing In: _____
My Commission Expires: _____

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 SAN Diego }

On 2.6.18
Date

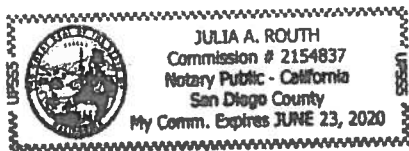
before me,

Julia A. Routh - notary
Here Insert Name and Title of the Officer

personally appeared

Julianne L. Bray
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

Julia A. Routh
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____



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a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261026
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:17:32 No. of Pages: 6
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 4:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 21: Lots 1 and 2;

Section 22: NE $\frac{1}{4}$ SW $\frac{1}{4}$;

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Part of Lots 2, 3 and 4 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22; And that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27; And that portion of the NE $\frac{1}{4}$ of Section 28, lying North and West of the center channel of Clover Creek located approximately as follows:

Beginning at a point of the center section line 1800 feet South of the quarter corner between Sections 21 and 28 of Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to the half section line of Section 22, Township 4 South, Range 13 East of the Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22, Township 4 South, Range 13 East of the Boise Meridian, which is about 200 feet North of the Southeast corner thereof.

EXCEPTING THEREFROM the following described land:

A tract of land in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28 being more particularly described as follows:



TitleOne
a title & escrow co.

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 4:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 21: Lots 1 and 2;

Section 22: NE $\frac{1}{4}$ SW $\frac{1}{4}$;

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Part of Lots 2, 3 and 4 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22; And that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27; And that portion of the NE $\frac{1}{4}$ of Section 28, lying North and West of the center channel of Clover Creek located approximately as follows:

Beginning at a point of the center section line 1800 feet South of the quarter corner between Sections 21 and 28 of Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to the half section line of Section 22, Township 4 South, Range 13 East of the Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22, Township 4 South, Range 13 East of the Boise Meridian, which is about 200 feet North of the Southeast corner thereof.

EXCEPTING THEREFROM the following described land:

A tract of land in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28 being more particularly described as follows:

Commencing at the West quarter corner of said Section 28;
Thence North 64°10'08" East, 3038.12 feet to THE TRUE POINT OF BEGINNING;
Thence North 40°15'52" West, 146.30 feet, more or less, to the West line of the NW¼NE¼ of said Section 28;
Thence North along said West line for 81.79 feet;
Thence North 49°44'08" East, 155.85 feet;
Thence South 40°15'52" East, 208.71 feet;
Thence South 49°44'08" West, 208.71 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 28: That portion of the NE¼, described as follows:

Beginning at the West quarter corner of said Section 28;
Thence North 64°10'08" East, 3038.12 feet to THE TRUE POINT OF BEGINNING;
Thence North 40°15'20" West for 146.30 feet to a point on the West line of the NW¼NE¼ of said Section;
Thence North along said West line, 81.79 feet;
Thence North 49°44'08" East, 155.5 feet;
Thence South 40°15'52" East, 208.71 feet;
Thence South 49°44'08" West, 208.71 feet to THE TRUE POINT OF BEGINNING.

TOGETHER WITH an easement 30 feet in width for the purpose of ingress and egress over a portion of the NW¼ of Section 28, Township 4 South, Range 13 East of the Boise Meridian, County of Gooding, State of Idaho, being 15 feet on each side of a centerline being described as follows:

Beginning at the West quarter corner of said Section 28;
Thence North 88°52'13" East, 1533.20 feet to THE TRUE POINT OF BEGINNING, also being the center line of an existing county road;
Thence North 48°55'43" East, 1405.90 feet to a point on a curve;
Thence along said curve to the left a distance of 144.42 feet (and whose chord bears North 23°12'56" East, 139.65 feet);
Thence North 02°29'52" West, 102.24 feet to a point on a curve;
Thence along said curve to the right a distance of 111.55 feet (and whose chord bears North 23°37'09" East, 107.75 feet);
Thence North 49°44'08" East, 271.62 feet to the point of termination at the Southeast corner of the above described parcel.

PARCEL NO. 7:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 28: N½NW¼; SW¼NW¼;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: January 22, 2018

Bray Valley Ranch, LLC

By: Scott Huxhold
Scott Huxhold, Member

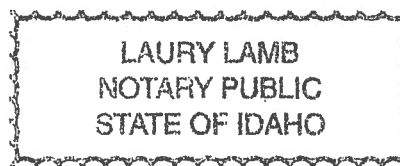
By: Julianne L. Bray
Julianne L. Bray, Member

State of Idaho, County of Jerome, ss.

On this 21st day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public
Residing In: Jerome, ID
My Commission Expires: 4/2/2022



See attachment

State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray known or identified to me to be a Members of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public

Residing In: _____

My Commission Expires: _____

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 San Diego

On 2-6-18
Date

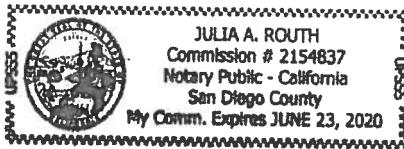
before me,

Julia A. Routh - notary
Here Insert Name and Title of the Officer

personally appeared

Julianne L. Bray
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

Julia A. Routh
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261027
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:17:32 No. of Pages: 4
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 5:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 22: All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, Lots 2, 3, and 4;

Section 27: W $\frac{1}{2}$ NW $\frac{1}{4}$;

Section 28: NE $\frac{1}{4}$

All lying South and East of the center channel of Clover Creek, located approximately as follows:

Beginning at a point on the center section line, 1800 feet South of the Quarter corner between Sections 21 and 28, Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to Half Section line of Section 22, Township 4 South, Range 13 East Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, which is about 200 feet North of the Southeast corner thereof.

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TitleOne
a title & escrow co.

Order Number: 17294209

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Hot Creek Ranch LLC, an Idaho limited liability company

whose current address is PO Box 94 Bliss, ID 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 5:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 22: All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, Lots 2, 3, and 4;

Section 27: W $\frac{1}{2}$ NW $\frac{1}{4}$;

Section 28: NE $\frac{1}{4}$

All lying South and East of the center channel of Clover Creek, located approximately as follows:

Beginning at a point on the center section line, 1800 feet South of the Quarter corner between Sections 21 and 28, Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to Half Section line of Section 22, Township 4 South, Range 13 East Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, which is about 200 feet North of the Southeast corner thereof.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: January 22, 2018

Bray Valley Ranch, LLC

By: _____

Scott Huxhold, Member

By: _____

Julianne L. Bray, Member

State of Idaho, County of Terome, ss.

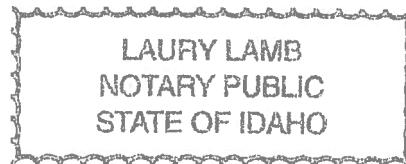
On this 21 day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public

Residing In: Terome, ID

My Commission Expires: 4/2/2022



See attachment

State of _____, County of _____, ss.

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray known or identified to me to be a Members of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public

Residing In: _____

My Commission Expires: _____

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 SAN DIEGO

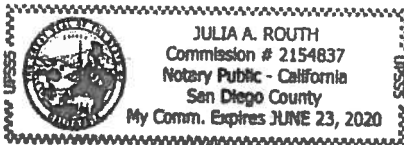
On 2-6-18 before me, JULIA A. ROUTH-notary

Date

Here Insert Name and Title of the Officer

personally appeared JULIANNE L BRAY
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 JULIA A. ROUTH
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

☐ Other: _____

Signer is Representing: _____

Signer is Representing: _____



TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261022
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:17:32 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

File # 17294209

Quitclaim Deed

For value received, Julianne La Frankie Bray, as an individual and as surviving spouse of Donald Theadore Bray, also shown of record as Donald R. Bray, deceased

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

Bray Valley Ranch, LLC, an Idaho limited liability company,

whose current address is P.O. Box 94, Bliss, Idaho 83314,

the following described premises:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 21: Lots 1 and 2;

Section 22: NE $\frac{1}{4}$ SW $\frac{1}{4}$;

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Part of Lots 2, 3 and 4 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22; And that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27; And that portion of the NE $\frac{1}{4}$ of Section 28, lying North and West of the center channel of Clover Creek located approximately as follows:

Beginning at a point of the center section line 1800 feet South of the quarter corner between Sections 21 and 28 of Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to the half section line of Section 22, Township 4 South, Range 13 East of the Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22, Township 4 South, Range 13 East of the Boise Meridian, which is about 200 feet North of the Southeast corner thereof.

EXCEPTING THEREFROM the following described land:

A tract of land in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28 being more particularly described as follows:

Commencing at the West quarter corner of said Section 28;

Thence North 64°10'08" East, 3038.12 feet to THE TRUE POINT OF BEGINNING;

Thence North 40°15'52" West, 146.30 feet, more or less, to the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 28;

Thence North along said West line for 81.79 feet;



TitleOne
a title & escrow co.

File # 17294209

Quitclaim Deed

For value received, Julianne La Frankie Bray, as an individual and as surviving spouse of Donald Theodore Bray, also shown of record as Donald R. Bray, deceased

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

Bray Valley Ranch, LLC, an Idaho limited liability company,

whose current address is P.O. Box 94, Bliss, Idaho 83314,

the following described premises:

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 21: Lots 1 and 2;

Section 22: NE $\frac{1}{4}$ SW $\frac{1}{4}$;

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Part of Lots 2, 3 and 4 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22; And that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27; And that portion of the NE $\frac{1}{4}$ of Section 28, lying North and West of the center channel of Clover Creek located approximately as follows:

Beginning at a point of the center section line 1800 feet South of the quarter corner between Sections 21 and 28 of Township 4 South, Range 13 East of the Boise Meridian;

Thence North 49°00' East, 1090 feet;

Thence South 82°55' East, 935 feet;

Thence North 55°45' East, 2385 feet;

Thence North 63°50' East, 3855 feet;

Thence North 4°00' East, 810 feet to the half section line of Section 22, Township 4 South, Range 13 East of the Boise Meridian;

Thence in a Northeasterly direction to a point where said Clover Creek intersects the East boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 22, Township 4 South, Range 13 East of the Boise Meridian, which is about 200 feet North of the Southeast corner thereof.

EXCEPTING THEREFROM the following described land:

A tract of land in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28 being more particularly described as follows:

Commencing at the West quarter corner of said Section 28;

Thence North 64°10'08" East, 3038.12 feet to THE TRUE POINT OF BEGINNING;

Thence North 40°15'52" West, 146.30 feet, more or less, to the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 28;

Thence North along said West line for 81.79 feet;

See attachment

Thence North 49°44'08" East, 155.85 feet;
Thence South 40°15'52" East, 208.71 feet;
Thence South 49°44'08" West, 208.71 feet to THE TRUE POINT OF BEGINNING.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 12/19/2017

Julianne L. Bray
Julianne La Frankie Bray

State of _____, County of _____, ss.

On this _____ day of _____, in the year of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne a Frankie Bray known or identified to me 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.

Notary Public
Residing at: _____
My Commission Expires: _____
(seal)

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 San Diego

On 2.6.18

Date

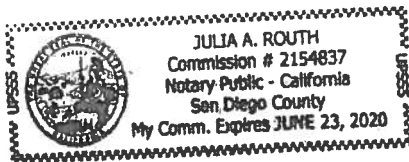
before me,

Julia Routh - notary
Here Insert Name and Title of the Officer

personally appeared

JULIANNE LA FRANKIE BRAY
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

Julia A Routh

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____



TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261034
GOODING COUNTY, GOODING, IDAHO
02-28-2018 15:35:31 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17296537

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Bray Valley Ranch, LLC, an Idaho limited liability company

whose current address is P.O. Box 94, Bliss, Idaho 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

TRACT II

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 28: SE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 32: NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$;

Section 33: S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.



TitleOne
a title & escrow co.

Order Number: 17296537

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Bray Valley Ranch, LLC, an Idaho limited liability company

whose current address is P.O. Box 94, Bliss, Idaho 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

TRACT II

TOWNSHIP 4 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 28: SE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$;

Section 32: NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$;

Section 33: S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: December 18, 2017

Bray Valley Ranch, LLC

By: Scott Huxhold
Scott Huxhold, Member

By: Julianne L. Bray
Julianne L. Bray, Member

State of Idaho, County of Jerome, ss.

On this 21 day of February 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

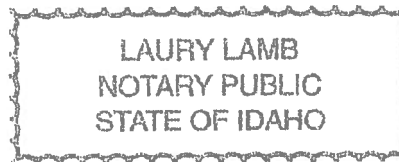
Notary Public
Residing In: _____
My Commission Expires: _____

State of Idaho, County of Jerome, ss.

On this 21 day of February 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public for Idaho
Residing In: Jerome, ID
My Commission Expires: 4/2/2022



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.

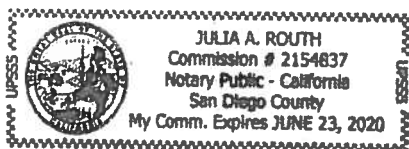
State of California

County of San Diego

On 2.6.18 before me, Julia A. Routh notary
Date Here Insert Name and Title of the Officer

personally appeared Juianne L. Bray
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.

Place Notary Seal and/or Stamp Above

Signature

Julia A. Routh
Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____



TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 261033
GOODING COUNTY, GOODING, IDAHO
02-28-2018 16:36:31 No. of Pages: 3
Recorded for: TITLEONE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Order Number: 17296537

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Bray Valley Ranch, LLC, an Idaho limited liability company

whose current address is P.O. Box 94, Bliss, Idaho 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

TRACT I

TOWNSHIP 3 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 8: SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 16: W $\frac{1}{2}$;

Section 17: N $\frac{1}{2}$ NW $\frac{1}{4}$;

Section 18: W $\frac{1}{2}$ E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Section 19: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$;

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

Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$;

;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.



TitleOne
a title & escrow co.

Order Number: 17296537

Warranty Deed

For value received,

Bray Valley Ranch, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Bray Valley Ranch, LLC, an Idaho limited liability company

whose current address is P.O. Box 94, Bliss, Idaho 83314

the grantee, the following described premises, in Gooding County, Idaho, to wit:

TRACT 1

TOWNSHIP 3 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 8: SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 16: W $\frac{1}{2}$;

Section 17: N $\frac{1}{2}$ NW $\frac{1}{4}$;

Section 18: W $\frac{1}{2}$ E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Section 19: W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$;

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

Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$;

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: December 18, 2017

See attachment

Bray Valley Ranch, LLC

By: *Scott Huxhold*
Scott Huxhold, Member

By: *Julianne L. Bray*
Julianne L. Bray, Member

State of _____, County of _____, ss.

On this _____ day of January 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Julianne L. Bray, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

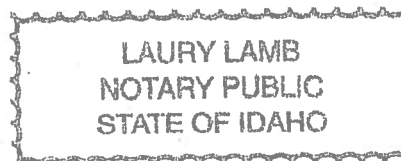
Notary Public
Residing In: _____
My Commission Expires: _____

State of Idaho, County of *Jerome*, ss.

On this *21st* day of January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Huxhold, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Laury Lamb
Notary Public for Idaho
Residing In: *Jerome, ID*
My Commission Expires: *4/2/2022*



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 San Diego

On 2.6.2018 before me, Julia A. Routh-notary

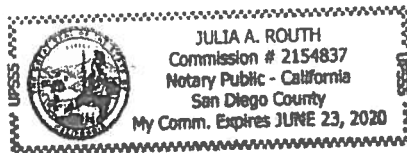
Date

Here Insert Name and Title of the Officer

personally appeared

Julianne L. Gray
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.

Place Notary Seal and/or Stamp Above

Signature

Julia A. Routh
Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

☐ Other: _____

Signer is Representing: _____

Signer is Representing: _____



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

March 15, 2018

HOT CREEK RANCH LLC
PO BOX 94
BLISS ID 83314-0094

Re: Change in Ownership for Water Right No(s): 37-805A, 37-805B, 37-806A, 37-806B, 37-4058, 37-4059, 37-4060, 37-4331A, 37-4331B, 37-4340, 37-7613 and 37-11047

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 of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Trish Fawcett
Technical Records Specialist I

Enclosure(s)

c: TitleOne (17294209)



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

RECEIVED

MAR 09 2018

DEPT OF WATER RESOURCES
SOUTHERN REGION

Idaho Dept of Water Resources
Trish Fawcett
650 Addison Ave W., Ste 500
Twin Falls, ID 83301

Date: March 8, 2018

Re: Escrow No. 17294209~Hot Creek Ranch LLC, an Idaho limited liability company

Dear Trish,

In connection with the above referenced transaction, I am enclosing the following:

- Check No. 29193 for \$300.00
- (2) Original Notice of Change in Water Right Ownership for 12 water rights
- Copies of 8 Deeds for the Conveyance of Property

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com