

RECEIVED
OCT 20 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
Notice of Change in Water Right Ownership

RECEIVED
MAY 24 2017
WATER RESOURCES
WESTERN 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?
PD 2-7258	Yes ☒	Yes ☐		Yes ☐	Yes ☐
LIC 2-7454 <i>not appointed</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
PD 2-10309-2-10554	Yes ☒	Yes ☐		Yes ☐	Yes ☐
PD 2-10312-2-10555	Yes ☒	Yes ☐		Yes ☐	Yes ☐
PD 57-10514 <i>not appointed</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: See Addendum A
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jungo Ranches, LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 8319 Clark Rd Marsing 83639
Mailing address City State ZIP
- 208-896-4352
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: See Addendum A
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☐ Filing fee (see instructions for further explanation):
- ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9

8. Signature: [Signature] 5-19-17
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 [Signature] Date 5/24/17 Receipt No. W045316/W045317 Receipt Amt. \$400/\$100⁰⁰

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 X Approved by _____ Processed by [Signature] Date 12-21-17

Addendum A

Previous Owners:

Date acquired:

2-7258	Jim Stappler, Betty Stappler	11/17/16
2-7459	George Wilson	12/19/16
2-10309	Robert L. Brinegar, Vicki L. Brinegar	11/17/16
2-10312	Edward A. Romey, Gloria R. Romey	11/17/16
57-10514	Edith L. Anderson	11/17/16

Instrument # 291501

MURPHY, OWYHEE, IDAHO

12-19-2016 08:38:36 AM No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fee: 19.00

Ex-Officio Recorder Deputy: *M. Barkell*

Index to: DEED, CORRECTION

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Correction Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

APNs: 02N04W265125 and 02N04W265132.

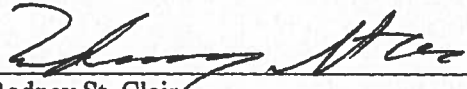
Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CORRECTION GRANT DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE GRANT DEED RECORDED NOVEMBER 17, 2016, IN OWYHEE COUNTY, IDAHO, AS INSTRUMENT NO. 291272.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this 15 day of December, 2016.

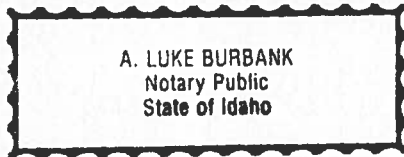

Rodney St. Clair

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF OWYHEE)

On this 13 day of December, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)



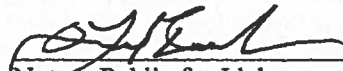

Notary Public for Idaho
Commission expires: 10.25.2019

Exhibit "A"

APN: 02N04W265125.

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence

540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing

377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence

North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence

North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument marking the West Quarter corner of said Section 26; thence along the West line of Section 26,

South 00° 00' 00" East a distance of 150.00 feet to a point; thence leaving said West line,

North 89° 59' 13" East a distance of 749.40 feet (formerly South 90° 00' 00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence

North 89° 59' 13" East (formerly South 90° 00' 00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 00° 01' 09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 89° 22' 26" East (formerly North 89° 21' 44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the REAL POINT OF BEGINNING; thence

North 00° 01' 09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 73° 12' 14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 65° 08' 41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 40° 04' 02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 79° 31' 25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 26° 32' 00" East (formerly South 26° 32' 17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

thence

South 59° 58' 59" West a distance of 113.25 feet (formerly South 59° 58' 44" West, 113.23 feet) to a found 1/2 inch iron pin; thence

South 18° 30' 28" West (formerly South 18° 31' 45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 68° 08' 31" West a distance of 420.61 feet (formerly South 68° 08' 18" East, 419.87 feet) to the POINT OF BEGINNING.

APN: 02N04W265132.

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the West Quarter corner of said Section 26, thence along the West line of said Section 6, South 00°00'00" East a distance of 150.00 feet to a point; thence leaving said West line, North 89°59'13" East a distance of 749.40 feet (formerly South 90°00'00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence North 89°59'13" East (formerly South 90°00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 00°01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 89°22'26" East (formerly North 89°21'44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the Real Point of Beginning;

Thence North 00°01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 73°12'14" East a distance of 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 65°08'41" East a distance of 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 40°04'02" East a distance of 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 79°31'25" East distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 26°32'00" East (formerly South 26°32'17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

Thence South 59°58'59" West a distance of 113.25 feet (formerly South 59°58'44" West, 113.23 feet) to a found 1/2 inch iron pin;

Thence South 18°30'28" West (formerly South 18°31'45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 68°08'31" West a distance of 420.61 feet (formerly South 68°08'18" East, 419.87 feet) to the point of beginning.

Said parcel contains 2.084 Acres (90,763 square feet), more or less.

2# Acres No House

QUITCLAIM DEED**FOR VALUE RECEIVED, Robert L. Brinegar and Vicki L. Brinegar does hereby****convey, release, remise and forever quit claim unto Rodney D. St. Clair whose****current address is: 8319 Clark Rd. Marsing, Idaho 83639****the following described premises:**

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the West Quarter corner of said Section 26, thence along the West line of said Section 6, South 00°00'00" East a distance of 150.00 feet to a point; thence leaving said West line, North 89°59'13" East a distance of 749.40 feet (formerly South 90°00'00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence North 89°59'13" East (formerly South 90°00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 00°01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 89°22'26" East (formerly North 89°21'44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the **Real Point of Beginning**;

Thence North 00°01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 73°12'14" East a distance of 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 65°08'41" East a distance of 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

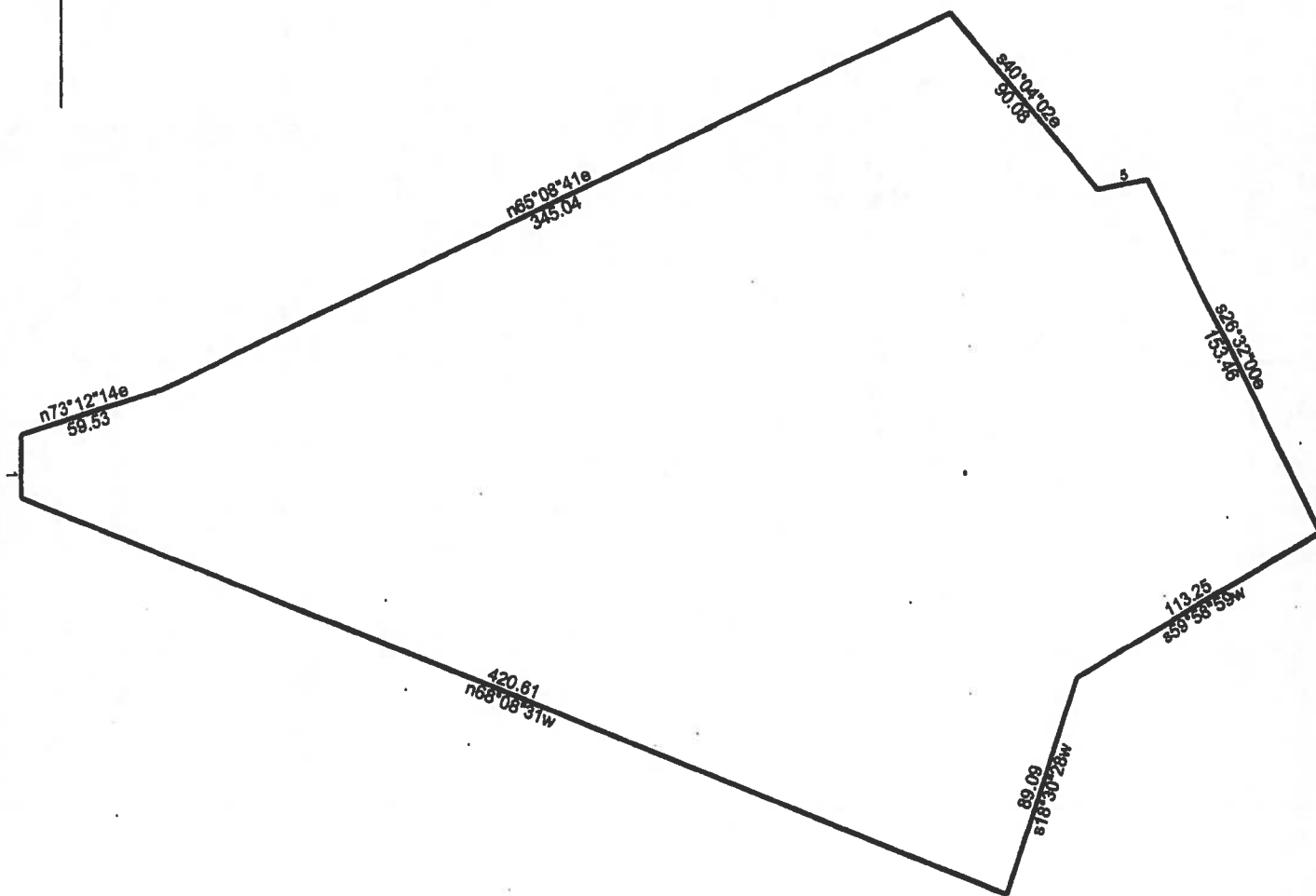
Thence South 40°04'02" East a distance of 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 79°31'25" East distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 26°32'00" East (formerly South 26°32'17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

VLS
ReB

10



Parcel C

9/29/2010

Scale: 1 inch= 70 feet

File:

Tract 1: 2.0836 Acres (90763 Sq. Feet), Closure: n71.1824e 0.02 ft. (1/83330), Perimeter=1316 ft.

01 n00.0109w 24.82	08 s18.3028w 89.09
02 n73.1214e 59.53	09 n68.0831w 420.61
03 n65.0841e 345.04	
04 s40.0402e 90.08	
05 n79.3125e 20.44	
06 s26.3200e 153.46	
07 s59.5859w 113.25	

Instrument # 291274

MURPHY, OWYHEE, IDAHO

11-17-2016 12:55:07 PM No. of Pages: 3

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fed. 16.00

Ex-Officio Recorder Deputy

Index to: DEED

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

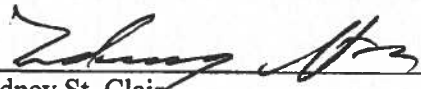
APN: 02N04W265110.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of November, 2016.

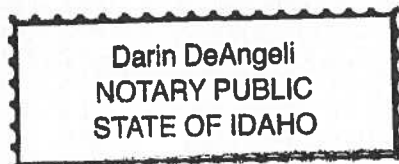

Rodney St. Clair

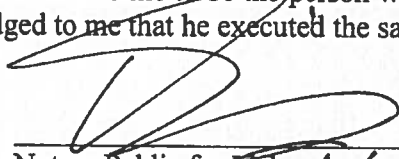
"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 11th day of November, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)




Notary Public for Idaho

Commission expires: 4/4/21

Exhibit "A"

The land referred to in this commitment/policy is situated in the State of Idaho, County of Owyhee, and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho,

COMMENCING at the Northwest corner of said Government Lot 3 (W1/4 corner), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 31° 07' 23" East, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 38° 28' 26" East, a distance of 526.62 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 408.84 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 419.40 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 646.56 feet to the POINT OF BEGINNING.

Instrument # 291273

MURPHY, OWYHEE, IDAHO

11-17-2016 12:53:28 PM No. of Pages: 3

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: DEED

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

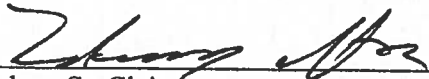
APN: 02N04W266600.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of November, 2016.

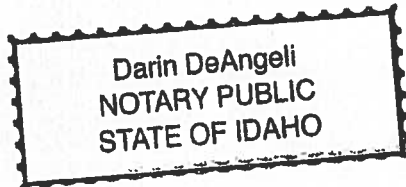

Rodney St. Clair

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 11th day of November, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)



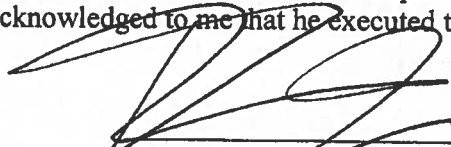

Notary Public for Idaho
Commission expires: 11/4/21

Exhibit "A"

PARCEL 1:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

South 89°59'30" East for a distance of 332.42 feet along the south boundary of Government Lot 4 to a point on the centerline of State Highway No. 78, thence along the centerline of State Highway No. 78 the following courses and distances; thence

Along a curve to the left through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears North 52°55'31" West a distance of 133.58 feet; thence

North 53°35'36" West a distance of 658.30 feet to the beginning of a curve;

Said curve to the right through an angle of 04°48'06", having a radius of 5729.58 feet, and whose long chord bears North 51°11'32" West a distance of 480.03 feet to the POINT OF BEGINNING; thence continuing

Along a curve to the right through an angle of 07°54'00", having a radius of 5729.58 feet, and whose long chord bears North 44°50'29" West a distance of 789.38 feet to a point on the north boundary of Government Lot 4; thence

North 89°57'35" East a distance of 133.09 feet along the north boundary of Government Lot 4 to a point on the northeasterly right of way of State Highway No. 78; thence continuing

North 89°57'35" East a distance of 1315.95 feet along said north boundary to a point on the westerly mean high water line of the Snake River; thence

South 37°06'08" East a distance of 381.56 feet along the westerly mean high water line; thence leaving said mean high water line

South 82°11'10" West a distance of 159.66 feet to a point northerly boundary of an existing irrigation ingress-egress easement; thence along the northerly boundary of an existing irrigation ingress-egress easement the following courses and distances; thence

North 83°10'40" West a distance of 91.88 feet; thence

North 72°38'25" West a distance of 135.00 feet; thence

South 47°09'37" West a distance of 105.33 feet; thence

South 54°47'03" East a distance of 203.02 feet; thence

South 00°47'05" East a distance of 20.24 feet; thence

South 74°42'16" West a distance of 177.21 feet; thence

South 56°31'06" West a distance of 126.64 feet; thence

North 88°54'13" West a distance of 84.81 feet; thence

North 81°45'30" West a distance of 72.08 feet; thence

South 84°24'08" West a distance of 63.97 feet; thence

North 58°30'16" West a distance of 71.18 feet; thence

South 89°19'13" West a distance of 124.76 feet to a point on the northeasterly right of way of State Highway No. 78; thence continuing

South 89°19'13" West a distance of 151.46 feet to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

North 00°31'17" West a distance of 248.71 feet along the centerline of Clark Rd. to a point on the centerline of State Highway 78; thence along said centerline of State Highway 78 the following courses and distances; thence

South 53°35'36" East a distance of 283.43 feet to the beginning of a curve;

Said curve to the right through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears South 52°55'31" East a distance of 133.58 feet to a point on the south boundary of Government Lot 4; thence leaving said centerline

North 89°59'30" West a distance of 332.42 feet along said South boundary to the POINT OF BEGINNING.

Instrument # 291273

MURPHY, OWYHEE, IDAHO

11-17-2016 12:53:28 PM No. of Pages: 3

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL Fee: 16.00

Ex-Officio Recorder Deputy *[Signature]*

Index to: DEED

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

2 parcels

RP02N04W265211

and RP02N04W266200

Jungo Ranches

↓
Rodney St. Clair

↓
James + Betty Stappler

Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

APN: 02N04W266600.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of November, 2016.

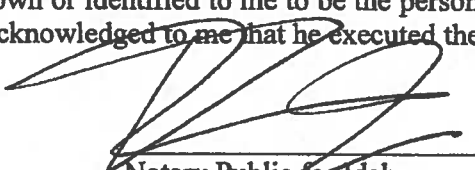

Rodney St. Clair

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 11th day of November, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)


Notary Public for Idaho
Commission expires: 11/4/21

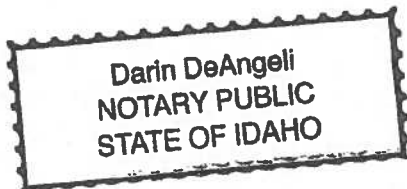


Exhibit "A"

PARCEL 1:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

South 89°59'30" East for a distance of 332.42 feet along the south boundary of Government Lot 4 to a point on the centerline of State Highway No. 78, thence along the centerline of State Highway No. 78 the following courses and distances; thence

Along a curve to the left through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears North 52°55'31" West a distance of 133.58 feet; thence

North 53°35'36" West a distance of 658.30 feet to the beginning of a curve;

Said curve to the right through an angle of 04°48'06", having a radius of 5729.58 feet, and whose long chord bears North 51°11'32" West a distance of 480.03 feet to the POINT OF BEGINNING; thence continuing

Along a curve to the right through an angle of 07°54'00", having a radius of 5729.58 feet, and whose long chord bears North 44°50'29" West a distance of 789.38 feet to a point on the north boundary of Government Lot 4; thence

North 89°57'35" East a distance of 133.09 feet along the north boundary of Government Lot 4 to a point on the northeasterly right of way of State Highway No. 78; thence continuing

North 89°57'35" East a distance of 1315.95 feet along said north boundary to a point on the westerly mean high water line of the Snake River; thence

South 37°06'08" East a distance of 381.56 feet along the westerly mean high water line; thence leaving said mean high water line

South 82°11'10" West a distance of 159.66 feet to a point northerly boundary of an existing irrigation ingress-egress easement; thence along the northerly boundary of an existing irrigation ingress-egress easement the following courses and distances; thence

North 83°10'40" West a distance of 91.88 feet; thence

North 72°38'25" West a distance of 135.00 feet; thence

South 47°09'37" West a distance of 105.33 feet; thence

South 54°47'03" East a distance of 203.02 feet; thence

South 00°47'05" East a distance of 20.24 feet; thence

South 74°42'16" West a distance of 177.21 feet; thence

South 56°31'06" West a distance of 126.64 feet; thence

North 88°54'13" West a distance of 84.81 feet; thence

North 81°45'30" West a distance of 72.08 feet; thence

South 84°24'08" West a distance of 63.97 feet; thence

North 58°30'16" West a distance of 71.18 feet; thence

South 89°19'13" West a distance of 124.76 feet to a point on the northeasterly right of way of State Highway No. 78; thence continuing

South 89°19'13" West a distance of 151.46 feet to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

North 00°31'17" West a distance of 248.71 feet along the centerline of Clark Rd. to a point on the centerline of State Highway 78; thence along said centerline of State Highway 78 the following courses and distances; thence

South 53°35'36" East a distance of 283.43 feet to the beginning of a curve;

Said curve to the right through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears South 52°55'31" East a distance of 133.58 feet to a point on the south boundary of Government Lot 4; thence leaving said centerline

North 89°59'30" West a distance of 332.42 feet along said South boundary to the POINT OF BEGINNING.



Instrument # 288299
MURPHY, OWYHEE, IDAHO
2015-11-24 11:31:24 No. of Pages: 2
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

RP02N04W265211

Order Number: 15253724

Warranty Deed

For value received,

James C. Stappier also shown of record as Jim C. Stappier, a married man as his sole and separate property

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

Rodney St. Clair, an unmarried man

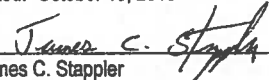
whose current address is 8319 Clark Road Marsing, ID 83639

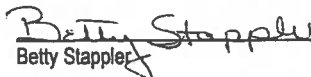
the grantee, the following described premises, in Owyhee County, Idaho, to wit:

See Attached Exhibit "A"

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.

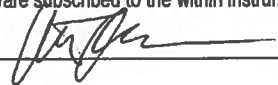
Dated: October 19, 2015


James C. Stappier


Betty Stappier

State of Idaho, County of Canyon, ss.

On this 22nd day of October in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James C. Stappier and Betty Stappier, 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 they executed the same.


Notary Public
Residing In:
My Commission Expires:
(seal)

Residing In Star Idaho
My Commission Expires 7/9/2017

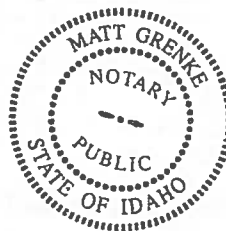


EXHIBIT A

PARCEL 1:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

South 89°59'30" East for a distance of 332.42 feet along the south boundary of Government Lot 4 to a point on the centerline of State Highway No. 78, thence along the centerline of State Highway No. 78 the following courses and distances; thence

Along a curve to the left through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears North 52°55'31" West a distance of 133.58 feet; thence

North 53°35'36" West a distance of 658.30 feet to the beginning of a curve;

Said curve to the right through an angle of 04°48'06", having a radius of 5729.58 feet, and whose long chord bears North 51°11'32" West a distance of 480.03 feet to the POINT OF BEGINNING; thence continuing

Along a curve to the right through an angle of 07°54'00", having a radius of 5729.58 feet, and whose long chord bears North 44°50'29" West a distance of 789.38 feet to a point on the north boundary of Government Lot 4; thence

North 89°57'35" East a distance of 133.09 feet along the north boundary of Government Lot 4 to a point on the northeasterly right of way of State Highway No. 78; thence continuing

North 89°57'35" East a distance of 1315.95 feet along said north boundary to a point on the westerly mean high water line of the Snake River; thence

South 37°06'08" East a distance of 381.56 feet along the westerly mean high water line; thence leaving said mean high water line

South 82°11'10" West a distance of 159.66 feet to a point northerly boundary of an existing irrigation ingress-egress easement; thence along the northerly boundary of an existing irrigation ingress-egress easement the following courses and distances; thence

North 83°10'40" West a distance of 91.88 feet; thence

North 72°38'25" West a distance of 135.00 feet; thence

South 47°09'37" West a distance of 105.33 feet; thence

South 54°47'03" East a distance of 203.02 feet; thence

South 00°47'05" East a distance of 20.24 feet; thence

South 74°42'16" West a distance of 177.21 feet; thence

South 56°31'06" West a distance of 126.64 feet; thence

North 88°54'13" West a distance of 84.81 feet; thence

North 81°45'30" West a distance of 72.08 feet; thence

South 84°24'08" West a distance of 63.97 feet; thence

North 58°30'16" West a distance of 71.18 feet; thence

South 89°19'13" West a distance of 124.76 feet to a point on the northeasterly right of way of State Highway No. 78; thence continuing

South 89°19'13" West a distance of 151.46 feet to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land being a portion of Government Lot 4 of Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at the North Quarter corner of Section 35 on the south boundary of Government Lot 4; thence

North 00°31'17" West a distance of 248.71 feet along the centerline of Clark Rd. to a point on the centerline of State Highway 78; thence along said centerline of State Highway 78 the following courses and distances; thence

South 53°35'36" East a distance of 283.43 feet to the beginning of a curve;

Said curve to the right through an angle of 01°20'09", having a radius of 5729.58 feet, and whose long chord bears South 52°55'31" East a distance of 133.58 feet to a point on the south boundary of Government Lot 4; thence leaving said centerline

North 89°59'30" West a distance of 332.42 feet along said South boundary to the POINT OF BEGINNING.

Instrument # 291274

MURPHY, OWYHEE, IDAHO

11-17-2016 12:55:07 PM No. of Pages: 3

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fees: 16.00

Ex-Officio Recorder Deputy

Index to: DEED

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

RP02N04W265110

Jungo Ranches

↓
Rodney St. Clair

↓
Robert + Vickie Brinegar

↓
Dorothy + Edward Gibbort

(Arendt) ↓
marianne morrison

↓
Edward + Gloria Roney

Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

APN: 02N04W265110.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of November, 2016.

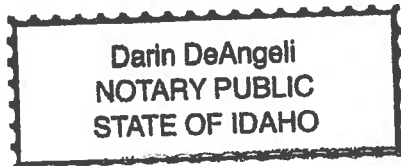

Rodney St. Clair

“Grantor”

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 11th day of November, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)



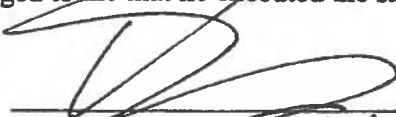

Notary Public for Idaho
Commission expires: 6/4/24

Exhibit "A"

The land referred to in this commitment/policy is situated in the State of Idaho, County of Owyhee, and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho,

COMMENCING at the Northwest corner of said Government Lot 3 (W1/4 corner), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 31° 07' 23" East, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 38° 28' 26" East, a distance of 526.62 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 408.84 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 419.40 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 646.56 feet to the POINT OF BEGINNING.



Instrument # 285284
MURPHY, OWYHEE, IDAHO
2014-11-19 02:38:26 No. of Pages: 2
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

Order Number: 14242678

RP02N04W265110

Warranty Deed

For value received,

Robert L. Brinegar and Vicki L. Brinegar, husband and wife

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

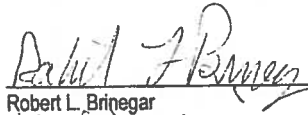
Rodney St. Clair, an unmarried man

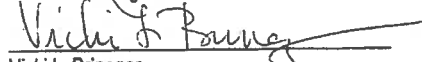
whose current address is 8319 Clark Road Marsing, ID 83639

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

See Attached Exhibit "A"

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.


Robert L. Brinegar


Vicki L. Brinegar

State of Idaho, County of Ada, ss.

On this 18th day of November in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Brinegar and Vicki L. Brinegar, 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 they executed the same.


Notary Public
My Commission Expires:
(seal)

Residing in Star Idaho
My Commission Expires 7/9/2017



EXHIBIT A

The land referred to in this commitment/policy is situated in the State of Idaho, County of Owyhee, and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho,

COMMENCING at the Northwest corner of said Government Lot 3 (W1/4 corner), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 31° 07' 23" East, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 38° 28' 26" East, a distance of 526.62 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 408.84 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 419.40 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 646.56 feet to the POINT OF BEGINNING.

P24619

WARRANTY DEED

FOR VALUE RECEIVED

Edward M. Gibbens and Dorothy J. Gibbens, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto
Robert L. Brinegar and Vicki L. Brinegar, husband and wife

GRANTEE(S), whose current address is: 3618 Shandin Circle San Bernardino, CA 92407
the following described real property in Owyhee County, State of Idaho,
more particularly described as follows, to wit:

See attached leagl description

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever. , except those of record.

Dated: May 1, 2002

Edward M. Gibbens

Edward M. Gibbens

Dorothy J. Gibbens

Dorothy J. Gibbens

STATE OF Idaho, County of Blaine, ss.

On this 20 day of may
in the year of 2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Edward M. Gibbens and
Dorothy J. Gibbens

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

Signature: Judith M. Allred

Judith M. Allred

(Type or print)

Residing at: Mountain Home, Idaho
My Commission expires 05-22-06

Instrument # 239786

MURPHY, OWYHEE, IDAHO
2002-05-30 04:44:42 No. of Pages: 2
Recorded for : PIONEER TITLE
CYNTHIA A. EATON
Ex-Officio Recorder Deputy C. A. EATON
Index to: DEED, WARRANTY

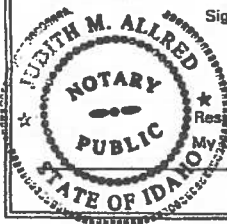


Exhibit "A"

The land referred to in this commitment/policy is situated in the State of Idaho, County of Owyhee, and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho,

COMMENCING at the Northwest corner of said Government Lot 3 (W1/4 cor), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 31° 07' 23" East, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 38° 28' 26" East, a distance of 526.62 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 408.84 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 419.40 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 646.56 feet to the POINT OF BEGINNING.



PO4511

WARRANTY DEED

FOR VALUE RECEIVED Marianne Morrison, an unmarried woman

the Grantor, does hereby grant, bargain, sell and convey unto Edward ^{M.}Gibbens and Dorothy J. Gibbens, husband and wife _{CH-11} _{29 E}

the Grantees, whose address is 1875 E. Mackay Dr., Meridian, ID 83642

the following described premises, to-wit:

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

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, her heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2002 and subsequent years, covenants, conditions, restrictions and easements of record; and that she will warrant and defend the same from all lawful claims whatsoever.

DATED: March 19, 2002

Marianne Morrison
Marianne Morrison

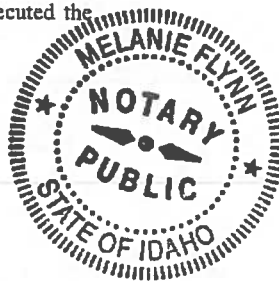
239019

STATE OF IDAHO

COUNTY OF CANYON

On this 19th day of March, 2002, before me, a notary public, personally appeared Marianne Morrison, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Melanie Flynn
Notary Public
Residing at Meridian
My commission expires: 9-18-07



REQUEST OF
FEE \$1000
Pioneer

OWNED BY
DEPUTY
Caldwell

02 MAR 19 PM 4:29

FILED - RECORDED

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

239019..

PO4511

Exhibit "A"

The land referred to in this commitment/policy is situated in the State of Idaho, County of Owyhee, and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho,

COMMENCING at the Northwest corner of said Government Lot 3 (W1/4 cor), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 31° 07' 23" East, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 38° 28' 26" East, a distance of 526.62 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 408.84 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 419.40 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 646.56 feet to the POINT OF BEGINNING.



WARRANTY DEED

FOR VALUE RECEIVED **EDWARD R. ROMNEY** and **GLORIA L. ROMNEY**,
husband and wife *A. 6.12*

the Grantors, do hereby grant, bargain, sell and convey unto **MARIANNE ARENDT, A SINGLE PERSON**

the Grantee, whose address is , , 1119 No. 14th, Boise, ID 83702

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1997 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: April 25, 1997

Edward R. Romney
EDWARD R. ROMNEY
A. 6.12

Gloria L. Romney
GLORIA L. ROMNEY

STATE OF IDAHO
COUNTY OF CANYON
On this 25th day of April, 1997, before me a notary public, personally appeared **EDWARD A. ROMNEY AND GLORIA L. ROMNEY**, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they have executed the same.

Ed R. O'Dell
Notary Public
Residing at Nampa
My commission expires 6/17/97

JIM HUNTLEY JR.
CLERK OF COUNTY CLERK
DEPUTY

'97 APR 28 PM 4 32

FILED-RECORDED

RECEIVED OF

221654

Debbie Murphy
6.00

PIONEER TITLE COMPANY
OF CANYON COUNTY
100 10TH AVE SOUTH
NAMPA, IDAHO 83605

423 SOUTH KIMBALL
CALDWELL, ID 83605

SCHEDULE Q.

Commitment No.: PO1677

Owners Policy No.:

Loan Policy No.:

The land referred to in this commitment/policy is situated in the State of , County of and is described as follows:

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, B. M., Owyhee County, Idaho

Commencing at the NW corner of said government Lot 3 (W 1/4 cor), said corner monumented with a 3 inch diameter aluminum cap monument;

thence S 0°00'00" W, a distance of 150.00 feet along the westerly boundary of said Government Lot 3;

thence S 90°00'00" E, a distance of 749.27 feet to a point on the easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin;

thence 918.46 feet along the arc of a 5629.58 foot radius tangent curve left, along the easterly right of way of said State Highway No. 78 the long chord of which bears S 31° 07' 23" E, a distance of 917.42 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin;

thence continuing along 526.81 feet along the arc of a 5629.58 foot radius tangent curve left, along the easterly right of way of said State Highway No. 78 the long chord of which bears S 38° 28' 26" E, a distance of 526.62 feet to a 1/2 inch diameter iron pin;

thence S 89° 21' 44" E, a distance of 408.84 feet to a 1/2 inch diameter iron pin;

thence N 12° 22' 59" W, a distance of 419.40 feet to a 1/2 inch diameter iron pin;

thence N 89° 21' 44" W, a distance of 646.56 feet to the POINT OF BEGINNING.

Instrument # 291501

MURPHY, OWYHEE, IDAHO

12-19-2016 08:38:36 AM No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fee: 19.00

Ex-Officio Recorder Deputy: *[Signature]*

Index to: DEED, CORRECTION

RP02N04W265125

Jungo Ranches

Rodney St Clair

x Robert + Vicki Brinegar

Dorothy + Edward Gibbens

Robert + LaDonna Seng to Robert

Edward + Gloria Romey

Correction Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

APNs: 02N04W265125 and 02N04W265132.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CORRECTION GRANT DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE GRANT DEED RECORDED NOVEMBER 17, 2016, IN OWYHEE COUNTY, IDAHO, AS INSTRUMENT NO. 291272.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this 15 day of December, 2016.

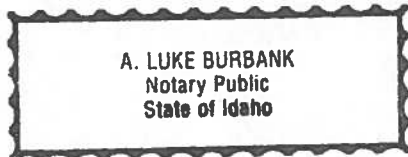

Rodney St. Clair

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF OWYHEE)

On this 13 day of December, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)




Notary Public for Idaho
Commission expires: 10.25.2019

Exhibit "A"

APN: 02N04W265125.

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence

540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing

377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence

North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence

North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument marking the West Quarter corner of said Section 26; thence along the West line of Section 26,

South 00° 00' 00" East a distance of 150.00 feet to a point; thence leaving said West line,

North 89° 59' 13" East a distance of 749.40 feet (formerly South 90° 00' 00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence

North 89° 59' 13" East (formerly South 90° 00' 00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 00° 01' 09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 89° 22' 26" East (formerly North 89° 21' 44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the REAL POINT OF BEGINNING; thence

North 00° 01' 09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 73° 12' 14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 65° 08' 41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 40° 04' 02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 79° 31' 25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 26° 32' 00" East (formerly South 26° 32' 17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

thence

South 59° 58' 59" West a distance of 113.25 feet (formerly South 59° 58' 44" West, 113.23 feet) to a found 1/2 inch iron pin; thence

South 18° 30' 28" West (formerly South 18° 31' 45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 68° 08' 31" West a distance of 420.61 feet (formerly South 68° 08' 18" East, 419.87 feet) to the POINT OF BEGINNING.

APN: 02N04W265132.

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the West Quarter corner of said Section 26, thence along the West line of said Section 6, South 00°00'00" East a distance of 150.00 feet to a point; thence leaving said West line, North 89°59'13" East a distance of 749.40 feet (formerly South 90°00'00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence North 89°59'13" East (formerly South 90°00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 00°01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 89°22'26" East (formerly North 89°21'44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the Real Point of Beginning;

Thence North 00°01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 73°12'14" East a distance of 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 65°08'41" East a distance of 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 40°04'02" East a distance of 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 79°31'25" East distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 26°32'00" East (formerly South 26°32'17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

Thence South 59°58'59" West a distance of 113.25 feet (formerly South 59°58'44" West, 113.23 feet) to a found 1/2 inch iron pin;

Thence South 18°30'28" West (formerly South 18°31'45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 68°08'31" West a distance of 420.61 feet (formerly South 68°08'18" East, 419.87 feet) to the point of beginning.

Said parcel contains 2.084 Acres (90,763 square feet), more or less.



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 285136
MURPHY, OWYHEE, IDAHO
2014-10-28 09:57:29 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

RP 02 N 04 W 265 125

File No. 560722 KM/TG

WARRANTY DEED

For Value Received

Robert L. Brinegar and Vicki L. Brinegar, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Rodney St. Clair a single man

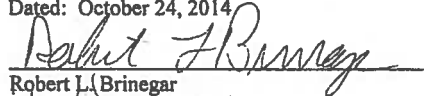
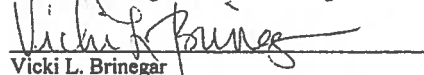
hereinafter referred to as Grantee, whose current address is 8319 Clark Road Marsing, ID 83639

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: October 24, 2014


Robert L. Brinegar

Vicki L. Brinegar

State of Idaho, County of Canyon

On this 27 day of October in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Brinegar and Vicki L. Brinegar known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

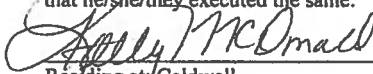

Residing at: Caldwell
Commission Expires: 5/27/17



EXHIBIT A

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence

540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing

377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence

North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence

North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument marking the West Quarter corner of said Section 26; thence along the West line of Section 26,

South 00° 00' 00" East a distance of 150.00 feet to a point; thence leaving said West line,

North 89° 59' 13" East a distance of 749.40 feet (formerly South 90° 00' 00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence

North 89° 59' 13" East (formerly South 90° 00' 00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 00° 01' 09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 89° 22' 26" East (formerly North 89° 21' 44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the REAL POINT OF BEGINNING; thence

North 00° 01' 09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 73° 12' 14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 65° 08' 41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 40° 04' 02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 79° 31' 25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 26° 32' 00" East (formerly South 26° 32' 17" East) a distance of 153.46 feet to a found 1/2 inch iron pin; thence

South 59° 58' 59" West a distance of 113.25 feet (formerly South 59° 58' 44" West, 113.23 feet) to a found 1/2 inch iron pin; thence

South 18° 30' 28" West (formerly South 18° 31' 45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 68° 08' 31" West a distance of 420.61 feet (formerly South 68° 08' 18" East, 419.87 feet) to the POINT OF BEGINNING.

WARRANTY DEED

FOR VALUE RECEIVED

Edward M. Gibbens and Dorothy J. Gibbens, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto
Robert L. Brinegar and Vicki L. Brinegar, husband and wife

GRANTEE(S), whose current address is: 8051 Island View Drive Marsing, Idaho 83639
the following described real property in Owyhee County, State of Idaho,
more particularly described as follows, to wit:

SEE ATTACHED

Instrument # 249637

MURPHY, OWYHEE, IDAHO

2004-10-19

09:47:50 No. of Pages: 2

Recorded for: ROBERT BRINEGAR

CHARLOTTE SHERBURN

Fee: 6.00

Ex-Officio Recorder Deputy *B. Bueno*

Index to: DEED, WARRANTY

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever. , except those of record.

Dated: October 7, 2004

Edward M. Gibbens
Edward M. Gibbens

Dorothy J. Gibbens
Dorothy J. Gibbens

STATE OF Idaho, County of Ada, ss.
On this 12 day of October
in the year of 2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Edward M. Gibbens and Dorothy J.
Gibbens, husband and wife

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

Signature: *Brooke Bueno*

Name: BROOKE BUENO
(type or print)

Residing at: ROOSE

My commission expires: 11/16/07

BROOKE BUENO
Notary Public
State of Idaho

LEGAL DESCRIPTION

A part of U. S. Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho more particularly described as follows:

Commencing at the NW corner of said U.S. Government Lot 3 (W1/4 Corner), said corner monumented with a 3 inch diameter aluminum cap monument;
Thence S0°00'00" W, a distance of 150.00 feet along the westerly boundary of said U.S. Government Lot 3;
Thence S90°00'00"E, a distance of 749.27 feet to a point on the easterly boundary of State Highway No. 78, said point monumented with a ½ inch diameter iron pin;
Thence 540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the easterly right of way of said State Highway No. 78 the long chord of which bears S29°11'59"E. a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a ½ inch diameter iron pin;
Thence continuing along 377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the easterly right of way of said State Highway No. 78 the long chord of which bears S33°52'24"E, a distance of 377.89 feet to a ½ inch diameter iron pin;
Thence S89°21'44"E, a distance of 646.56 feet to a ½ inch diameter iron pin;
Thence N12°22'59"W, a distance of 38.35 feet to a ½ inch diameter iron pin;
Thence N18°31'45"E, a distance of 157.98 feet to a ½ inch diameter iron pin;
Thence N72°14'07"W, a distance of 419.20 feet to a ½ inch diameter iron pin;
Thence N89°21'44"W, a distance of 499.18 feet to the POINT OF BEGINNING.

This parcel contains 5.00 acres more or less.

Also, this parcel is subject to all easements and right of way of record or implied.

106/18

WARRANTY DEED

Deb

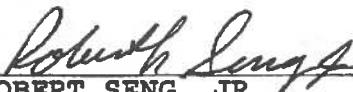
FOR VALUE RECEIVED ROBERT SENG, JR. and LaDONNA SENG, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto ROBERT L. BRINEGAR, a married man the Grantee, whose address is 8051 Island View Dr., Marsing, ID 83639 the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2004 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

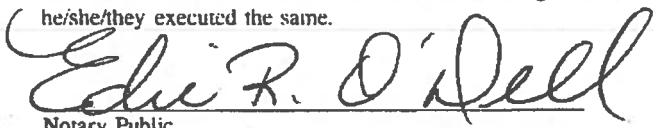
DATED: April 23, 2004

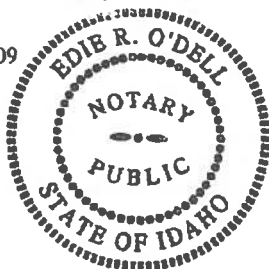

ROBERT SENG, JR.


LaDONNA SENG

STATE OF IDAHO
COUNTY OF CANYON

On this 23rd day of APRIL, 2004, before me, a notary public, personally appeared ROBERT SENG, JR. and LaDONNA SENG, known or identified to me to be the person(s) who(se) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing at Nampa, ID
My commission expires: 4/17/2009



Instrument # 247539

MURPHY, OWYHEE, IDAHO

2004-04-23

04:15:32 No. of Pages: 2

Recorded for: PIONEER TITLE COMPANY

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy  Fee: 6.00

Index to: DEED, WARRANTY

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

PO6128

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence 540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing 377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears

South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence

North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence

North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

PO2786

Res 1-8

WARRANTY DEED

FOR VALUE RECEIVED EDWARD A. ROMNEY and GLORIA L. ROMNEY,
HUSBAND AND WIFE

the Grantors, do hereby grant, bargain, sell and convey unto ROBERT SENG JR. AND LADONNA M. SENG, HUSBAND AND WIFE

the Grantee, whose address is 4504 RIM STREET, BOISE, IDAHO 83706

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1999 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: April 5, 1999

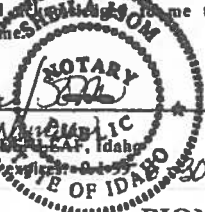
Edward A. Romney
EDWARD A. ROMNEY

Gloria L. Romney
GLORIA L. ROMNEY

8108

STATE OF IDAHO
COUNTY OF CANYON
On this 6 day of April, 1999, before me a notary public, personally appeared EDWARD A. ROMNEY AND GLORIA L. ROMNEY, known or identified to me to be the person(s) who(se) name(s) are subscribed to the within instrument and acknowledged to me that he/she/they have executed the same.

Heidi M. Smith
Notary Public
Residing at 600 E. 1st St., Idaho
My commission expires 0-1-2003



REQUEST OF
FEE
Pioneer Title

OFFICE OF THE CLERK
BY
DEPUTY

99 APR - 7 PM 4:53

FILED - RECORDED

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

RE

Exhibit "A"

E.R.

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence
 South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence
 South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence
 540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears
 South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing 377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears
 South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence
 South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence
 North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence
 North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence
 North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence
 North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

WARRANTY DEED

FOR VALUE Received, MARGARET ANDERSON, a widow, of Route 2, 4025 Highway 93, Filer, Twin Falls County, Idaho, Grantor, does hereby grant, bargain, sell and convey unto EDWARD A. ROMNEY and GLORIA L. ROMNEY, husband and wife, of 917 Iowa Lane, Vancouver, Clark County, Washington, Grantees, the following described premises situated in Owyhee County, State of Idaho, to wit:

The real property described in attached Exhibit "A".

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees that she is the owner in fee simple of said premises; that said premises are free from all incumbrances and that she will warrant and defend the same from all lawful claims whatsoever.

DATED This 26th day of April, 1990.

Margaret Anderson
MARGARET ANDERSON

STATE OF IDAHO)
:ss.
County of Canyon)

On this 26th day of April, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared MARGARET ANDERSON, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



Orville D. Collins
Notary Public for Idaho
Residing at Caldwell, Idaho

EXHIBIT "A"

PARCEL 1:

A Tract of land situated in a part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

COMMENCING At the Northwest corner of said Government Lot 3 (West Quarter corner);

Thence North 90° 00' 00" East, a distance of 345.00 feet along the northerly boundary of said Lot 3 to the Point of Beginning;

Thence continuing North 90° 00' 00" East, a distance of 15.00 feet along the northerly boundary of said Lot 3;

Thence South 00° 00' 00" East, a distance of 150.00 feet parallel with the westerly boundary of said Lot 3;

Thence North 90° 00' 00" East, a distance of 166.83 feet to a point on the westerly right of way of Highway 78;

Thence 1037.54 feet long the arc of a 5829.578 radius curve left the long chord of which bears South 30° 34' 22" East, a distance of 1036.17 feet along the westerly boundary of said Highway 78 right of way;

Thence North 39° 21' 44" West, a distance of 708.93 feet parallel with the southerly boundary of said Lot 3;

Thence North 00° 00' 00" East, a distance of 1034.23 feet parallel with the westerly boundary of said Lot 3 to the Point of Beginning.

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This parcel contains 8.743 acres more or less.

PARCEL 2:

A Tract of land situated in a part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING At the Northwest corner of said Government Lot 3 (West Quarter corner);

Thence South 00° 00' 00" East, a distance of 150.00 feet along the westerly boundary of said Lot 3;

Thence North 90° 00' 00" East, a distance of 749.27 feet parallel with the northerly boundary of said Lot 3 to a point on the easterly right of way of Highway 78, the Point of Beginning;

Thence continuing North 90° 00' 00" East, a distance of 1033.53 feet parallel with the northerly boundary of said Lot 3;

Thence South 26° 32' 17" East, of record as (South 27° 12' 46" East) a distance of 550.59 feet;

Thence South 59° 58' 44" West, a distance of 113.23 feet, of record as (South 59° 18' 03" West, 113.41 feet);

Thence South 18° 31' 45" West, a distance of 217.13 feet, of record as (South 17° 49' 40" West, 217.08 feet);

Thence South 12° 22' 59" East, a distance of 457.75 feet, of record as (South 13° 04' 19" East, 457.64 feet), to a point on the southerly boundary of said Lot 3;

Thence North 89° 21' 44" West, a distance of 408.84 feet along the southerly boundary of said Lot 3 to a point on the easterly right of way of Highway 78;

Thence 1445.26 feet along the arc of a 5629.578 foot radius curve right the long chord of which bears North 33° 48' 10" West, a distance of 1441.30 feet along the easterly right of way of said Highway 78 to the Point of Beginning.

Together with all water, water rights, ditches, and rights of way for ditches appurtenant thereto or in anywise appertaining.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This parcel contains 21.916 acres more or less.

TOGETHER With a ten foot wide easement for the operation and maintenance of an irrigation pump pipeline situated in a part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

COMMENCING At the Northwest corner of said Government Lot 3 (West Quarter), thence South 72° 25' 32" East, a distance of 2128.13 feet to an iron pin;

Thence North 26° 32' 17" West, a distance of 144.00 feet to the centerline and also Beginning of this easement;

Thence 5.00 feet on each side of the following described centerline:

North 76° 16' 15" East, to the high water line of the Snake River, the Terminus of this easement.

from GEORGE E. COLLINS and HELEN L. COLLINS, husband and wife, of P.O. Box 566, Marsing, Idaho;

TOGETHER With an established presently existing access road from the north boundary line of said Lot 3 and proceeding in a Northerly direction and thereafter proceeding in an Easterly direction to the Snake River as the same is now located, for purposes for access to irrigation pumps;

SUBJECT To a mutual agreement for easement for the purpose of ingress and egress situated on the following described real property:

A 16 foot wide easement for the purpose of ingress and egress situated in a part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

COMMENCING At the Northwest corner of said Government Lot 3 (West Quarter), thence South 00° 00' 00" East, a distance of 8.00 feet along the westerly boundary of said Lot 3;

Thence North 90° 00' 00" East, a distance of 681.09 feet to a point on the easterly right of way of Highway 78 the Beginning of this easement;

Thence along a 16.00 foot wide easement which lies 8.00 feet on each side of the following described centerline:

North 90° 00' 00" East, a distance of 1021.85 feet;
South 26° 32' 17" East, a distance of 721.81 feet;
South 59° 58' 44" West, a distance of 101.70 feet;
South 18° 31' 45" West, a distance of 211.89 feet;
South 12° 22' 59" East, a distance of 449.18 feet;
North 89° 21' 44" West, a distance of 422.33 feet to a
point on the easterly right of way of Highway 78, the
Terminus of this easement.

EXECUTED By EDITH L. ANDERSON, a single woman, of Marsing, Idaho;
GEORGE E. COLLINS and HELEN L. COLLINS, husband and wife, of
P.O. Box 566, Marsing, Idaho; MARGARET ANDERSON, a widow, of
Route 2, 4025 Highway 93, Filer, Idaho; and EDWARD A. ROMEY and
GLORIA L. ROMEY, husband and wife, of 917 Iowa Lane, Vancouver,
Washington;

SUBJECT To all easements appearing of record on the above
described property.

202235
FILED RECORDED
APR 27 11 43 AM '90
BY: *E. Anderson*
PROTEST OF
OCT
FEE 15.00

Instrument # 291501

MURPHY, OWYHEE, IDAHO

12-19-2016 08:38:36 AM No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP, LLP

ANGELA BARKELL

Fee: 19.00

Ex-Officio Recorder Deputy M. Peterson

Index to: DEED, CORRECTION

Recording Requested By And
When Recorded Mail To:

Darin DeAngeli, PC
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

RPO2N04W265132

Jungo Ranches

Rodney St. Clair

Robert & Vicki Brinagar

Dorothy Joan Gibberty

Lisa Lotte Stoffel

Ronald Arlen Fisse

Correction Grant Deed

Rodney St. Clair, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Jungo Ranches, LLLP, an Idaho limited liability limited partnership, whose current address is 8319 Clark Road, Marsing, Idaho 83639, Grantee, the following described real property located in Owyhee County, Idaho, more particularly described as follows:

The real property more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

APNs: 02N04W265125 and 02N04W265132.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2016 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CORRECTION GRANT DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE GRANT DEED RECORDED NOVEMBER 17, 2016, IN OWYHEE COUNTY, IDAHO, AS INSTRUMENT NO. 291272.

The property described in this conveyance shall be the separate property of the Grantee, and in accordance with the provisions of Idaho Code § 32-906(1), all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of December, 2016.

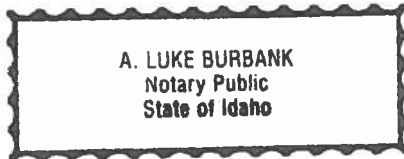

Rodney St. Clair

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF OWYHEE)

On this 13 day of December, 2016, before me, a Notary Public in and for said State, personally appeared Rodney St. Clair, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(SEAL)




Notary Public for Idaho
Commission expires: 10.25.2019

Exhibit "A"

APN: 02N04W265125.

A part of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Government Lot 3 (W 1/4 cor.), said corner monumented with a 3 inch diameter aluminum cap monument; thence

South 0° 00' 00" West, a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East, a distance of 749.27 feet to a point on the Easterly boundary of State Highway No. 78, said point monumented with a 1/2 inch diameter iron pin; thence

540.51 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 29° 11' 59" East, a distance of 540.27 feet to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing

377.95 feet along the arc of a 5629.58 foot radius tangent curve left, along the Easterly right of way of said State Highway No. 78 the long chord of which bears South 33° 52' 24" East, a distance of 377.89 feet to a 1/2 inch diameter iron pin; thence

South 89° 21' 44" East, a distance of 646.56 feet to a 1/2 inch diameter iron pin; thence

North 12° 22' 59" West, a distance of 38.35 feet to a 1/2 inch diameter iron pin; thence

North 18° 31' 45" East, a distance of 157.98 feet to a 1/2 inch diameter iron pin; thence

North 72° 14' 07" West, a distance of 419.20 feet to a 1/2 inch diameter iron pin; thence

North 89° 21' 44" West, a distance of 499.18 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument marking the West Quarter corner of said Section 26; thence along the West line of Section 26,

South 00° 00' 00" East a distance of 150.00 feet to a point; thence leaving said West line,

North 89° 59' 13" East a distance of 749.40 feet (formerly South 90° 00' 00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence

North 89° 59' 13" East (formerly South 90° 00' 00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 00° 01' 09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 89° 22' 26" East (formerly North 89° 21' 44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the REAL POINT OF BEGINNING; thence

North 00° 01' 09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 73° 12' 14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 65° 08' 41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 40° 04' 02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 79° 31' 25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

South 26° 32' 00" East (formerly South 26° 32' 17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

thence

South 59° 58' 59" West a distance of 113.25 feet (formerly South 59° 58' 44" West, 113.23 feet) to a found 1/2 inch iron pin; thence

South 18° 30' 28" West (formerly South 18° 31' 45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence

North 68° 08' 31" West a distance of 420.61 feet (formerly South 68° 08' 18" East, 419.87 feet) to the POINT OF BEGINNING.

APN: 02N04W265132.

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the West Quarter corner of said Section 26, thence along the West line of said Section 6, South 00°00'00" East a distance of 150.00 feet to a point; thence leaving said West line, North 89°59'13" East a distance of 749.40 feet (formerly South 90°00'00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence North 89°59'13" East (formerly South 90°00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 00°01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 89°22'26" East (formerly North 89°21'44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the Real Point of Beginning;

Thence North 00°01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 73°12'14" East a distance of 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 65°08'41" East a distance of 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 40°04'02" East a distance of 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 79°31'25" East distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 26°32'00" East (formerly South 26°32'17" East) a distance of 153.46 feet to a found 1/2 inch iron pin;

Thence South 59°58'59" West a distance of 113.25 feet (formerly South 59°58'44" West, 113.23 feet) to a found 1/2 inch iron pin;

Thence South 18°30'28" West (formerly South 18°31'45" West) a distance of 89.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 68°08'31" West a distance of 420.61 feet (formerly South 68°08'18" East, 419.87 feet) to the point of beginning.

Said parcel contains 2.084 Acres (90,763 square feet), more or less.

Instrument # 287322

MURPHY, OWYHEE, IDAHO

130-2015 12:45:20 PM No. of Pages: 3

Recorded for: ROBERT L BRINEGAR

ANGELA BARKELL

Deputy Clerk

Text to: DEED, QUIT-CLAIM

Fee: 16.00

QUITCLAIM DEED

RP02N04W265132

FOR VALUE RECEIVED, Robert L. Brinegar and Vicki L. Brinegar does hereby

convey, release, remise and forever quit claim unto Rodney D. St. Clair whose

current address is: 8319 Clark Rd. Marsing, Idaho 83639

the following described premises:

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the West Quarter corner of said Section 26, thence along the West line of said Section 6, South 00°00'00" East a distance of 150.00 feet to a point; thence leaving said West line, North 89°59'13" East a distance of 749.40 feet (formerly South 90°00'00" East, 749.27 feet) to a found 1/2 inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence North 89°59'13" East (formerly South 90°00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 00°01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence South 89°22'26" East (formerly North 89°21'44" West) a distance of 224.96 feet to a found 1/2 inch iron pin, the Real Point of Beginning;

Thence North 00°01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 73°12'14" East a distance of 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 65°08'41" East a distance of 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 40°04'02" East a distance of 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 79°31'25" East distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence South 26°32'00" East (formerly South 26°32'17" East) a distance of 153.46 feet to a found 1/2 iron pin;

VLB
ReB

Thence South 59°58'59" West a distance of 113.25 feet (formerly South 59°58'44" West, 113.23 feet) to a found 1/2 inch iron pin;

Thence South 18°30'28" West (formerly South 18°31'45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722;

Thence North 68°08'31" West a distance of 420.61 feet (formerly South 68°08'18" East, 419.87 feet) to the point of beginning.

Said parcel contains 2.084 Acres (90,763 square feet), more or less.

Legal Description: Tax 46, Sec26, Twn. 2N, Rng. 4W

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

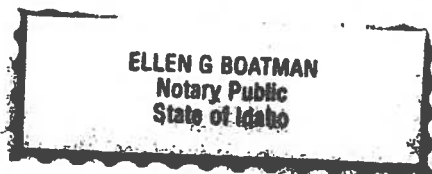
Date: 7-30-15

By: Robert L Brinegar
Vicki L Brinegar

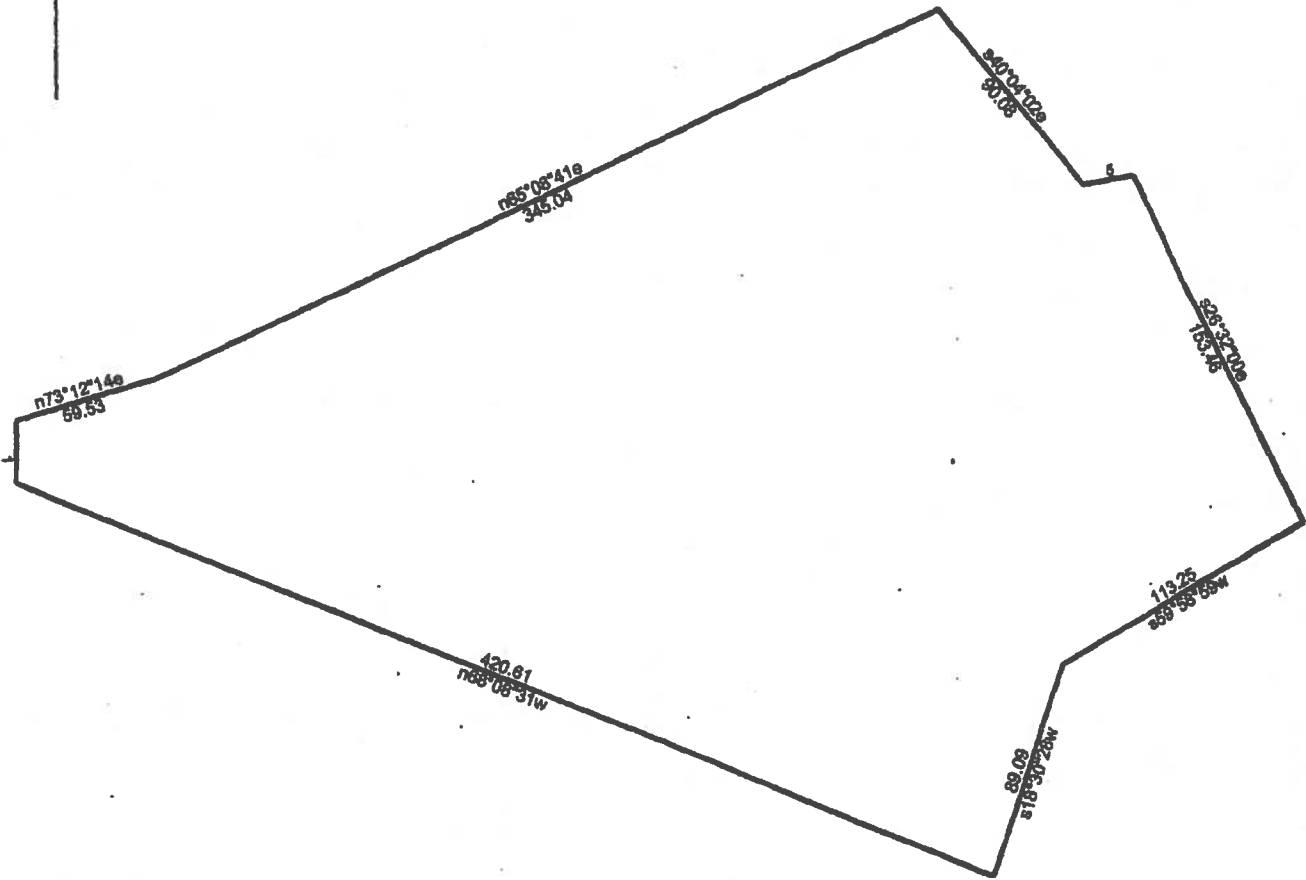
Robert L. Brinegar and Vicki L. Brinegar

State of Idaho)
) S.S.
County of Quincy

On this 30th day of July, in the year 2015, before me Ellen G Boatman, personally appeared Robert L and Vicki L Brinegar 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 that he(she)(they) executed the same.



Ellen G Boatman
Notary Public
My Commission Expires on 04/08/16



Parcel C

9/29/2010

Scale: 1 inch= 70 feet

File:

Tract 1: 2.0836 Acres (90763 Sq. Feet), Closure: n71.1824e 0.02 ft. (1/83330), Perimeter=1316 ft.

01 n00.0109w 24.82
02 n73.1214e 59.53
03 n65.0841e 345.04
04 s40.0402e 90.08
05 n79.3125e 20.44
06 s26.3200e 153.46
07 s59.5859w 113.25

08 s18.3028w 89.09
09 n68.0831w 420.61



PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 278377
MURPHY, OWYHEE, IDAHO
2012-08-16 02:29:40 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
CHARLOTTE SHERBURN Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

File No. 510104 *PDA-TG*

WARRANTY DEED

For Value Received

Dorothy Joan Gibbens, a single woman, at date of acquiring title

RB
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Robert L. Brinegar and Vicki L. Brinegar, husband and wife

hereinafter referred to as Grantee, whose current address is 8051 Island View Drive Marsing, ID 83639

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 15, 2012

Dorothy Joan Gibbens
Dorothy Joan Gibbens

State of Idaho, County of Canyon

On this 16th day of August in the year of 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy Joan Gibbens known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Blanca E. Acosta
Residing at: Blanca E. Acosta
Commission Expires: Residing in Nampa, Idaho
My Commission Expires 9/16/2017



EXHIBIT A

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument marking the West Quarter corner of said Section 26; thence along the West line of Section 26,
South 00° 00'00" East a distance of 150.00 feet to a point; thence leaving said West line,
North 89° 59'13" East a distance of 749.40 feet (formerly South 90° 00'00" East, 749.27 feet) to a found ½ inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence
North 89° 59'13" East (formerly South 90° 00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 00° 01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 89° 22'26" East (formerly North 89° 21'44" West) a distance of 224.96 feet to a found ½ inch iron pin, the REAL POINT OF BEGINNING; thence
North 00° 01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 73° 12'14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 65° 08'41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 40° 04'02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 79° 31'25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 26° 32'00" East (formerly South 26° 32'17" East) a distance of 153.46 feet to a found ½ inch iron pin;
thence
South 59° 58'59" West a distance of 113.25 feet (formerly South 59° 58'44" West, 113.23 feet) to a found ½ inch iron pin; thence
South 18° 30'28" West (formerly South 18° 31'45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 68° 08'31" West a distance of 420.61 feet (formerly South 68° 08'18" East, 419.87 feet) to the POINT OF BEGINNING.

PLS
VLL
Dfz



Instrument # 275266
MURPHY, OWYHEE, IDAHO
2011-08-29 03:03:11 No. of Pages: 3
Recorded for: PIONEER TITLE COMPANY/OWYHEE
CHARLOTTE SHERBURN Fee: \$16.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

**Electronically Recorded- DO NOT
Remove the County Stamped First
Page as it is now incorporated as
Part of the original Document.**

201105165 **BATG**

WARRANTY DEED

For Value Received Lise Lotte Stoffel, an unmarried woman

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kaj D
Dorothy Joan Gibbens, a single woman

, hereinafter referred to as Grantee, whose current address is 1875 E. Mackay, Meridian ID 83642

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, including irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 25, 2011

Lise Lotte Stoffel

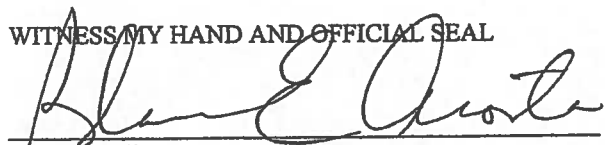
State of Idaho

ss.

County of Canyon

On this 29th day of August, 2011, before me, the undersigned, a Notary Public, in and for said State, personally appeared Lise-Lotte Stoffel known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public
Residing at:
Commission Expires:

Blanca E. Acosta
Residing in Nampa, Idaho
My Commission Expires 9/16/2011

(SEAL)

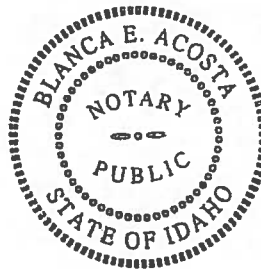
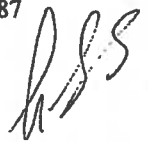


EXHIBIT A

1.
1.

A parcel of land located in a portion of Government Lot 3, Section 26, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap monument making the West Quarter corner of said Section 26; thence along the West line of Section 26,
South 00° 00'00" East a distance of 150.00 feet to a point; thence leaving said West line,
North 89° 59'13" East a distance of 749.40 feet (formerly South 90° 00'00" East, 749.27 feet)
to a found ½ inch iron pin on the Easterly Right-of-Way line of State Highway 78; thence
North 89° 59'13" East (formerly South 90° 00'00" East) a distance of 537.70 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 00° 01'09" East a distance of 474.77 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 89° 22'26" East (formerly North 89° 21'44" West) a distance of 224.96 feet to a found ½ inch iron pin, the REAL POINT OF BEGINNING; thence
North 00° 01'09" West a distance of 24.82 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 73° 12'14" East a distance 59.53 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 65° 08'41" East a distance 345.04 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 40° 04'02" East a distance 90.08 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 79° 31'25" East a distance of 20.44 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
South 26° 32'00" East (formerly South 26° 32'17" East) a distance of 153.46 feet to a found ½ inch iron pin; thence
South 59° 58'59" West a distance of 113.25 feet (formerly South 59° 58'44" West, 113.23 feet) to a found ½ inch iron pin; thence
South 18° 30'28" West (formerly South 18° 31'45" West) a distance of 89.09 feet to a set 5/8 inch rebar with cap stamped PLS 12722; thence
North 68° 08'31" West a distance of 420.61 feet (formerly South 68° 08'18" East, 419.87 feet) to the POINT OF BEGINNING.



QUITCLAIM DEED

FOR VALUE RECEIVED, RONALD ARLEN FISSE, Grantor, does hereby convey, release, remise and forever quitclaim unto LISE-LOTTE STOFFEL, whose address is 3392 N. Yellow Peak Ave., Meridian, ID 83642, the following described premises, to-wit:

A part of Government Lot 3 situated in a portion of Section 26, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the northwest corner of said Government Lot 3, said point being the West quarter corner of said Section 26 monumented with a 3 inch diameter aluminum cap monument; thence

South 00° 00' 00" West a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East a distance of 1511.99 feet and parallel with the northerly boundary of said government Lot 3; thence

South 00° 00' 00" West a distance of 477.17 feet to the TRUE POINT OF BEGINNINGS, said point being at the corner common to Parcels 4, 5 and 6, depicted on Recorded Instrument No. 210498 in the Owyhee county Records Office; then along the line common to said Parcel 5 and 6,

South 72° 14' 07" East a distance of 419.20 feet; thence along the Easterly line of said Parcel 6,

South 18° 31' 45" West a distance of 30.00 feet; thence leaving said Easterly line,

North 68° 08' 18" West a distance of 419.87 feet to the POINT OF BEGINNING

Together with the appurtenances, this property is located in Owyhee County, also known as Parcel #5, Highway 78, Marsing, Idaho, Idaho.

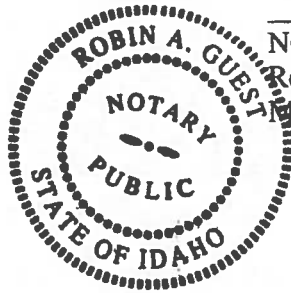
This deed is intended to convey to the Grantee all right, title and interest of the Grantor in and to said property, now owned or hereafter acquired.

Dated this 5 day of June, 2007.


RONALD ARLEN FISSE

STATE OF IDAHO)
): ss.
County of Ada)

On this 5th day of June, 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared RONALD ARLEN FISSE, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Robin A. Guest
NOTARY PUBLIC for Idaho
Residing at Ecce, Idaho
My Commission Expires: 8/17/11

Instrument # 261241

MURPHY, OWYHEE, IDAHO

2007-06-07 12:57:51 No. of Pages: 2

Recorded for : COSHO HUMPHREY, LLP

CHARLOTTE SHERBURN

Fee: 6.00

Ex-Officio Recorder Deputy [Signature]

Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED - P.2

SWW/ \cosho-ad\clientdocs\18559-002\247169.doc 6/5/07 8:02:12 AM

RX

WARRANTY DEED

FOR VALUE RECEIVED ROBERT L. BRINEGAR and VICKI L. BRINEGAR,
husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto LISE-LOTTE STOFFEL and RONALD
A FISSE, husband and wife

the Grantees, whose address is 3392 Yellow Peak Ave., Meridian, ID 83642

the following described premises, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY
THIS REFERENCE:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2005 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: May 26, 2005

Robert L. Brinegar
ROBERT L. BRINEGAR

Vicki L. Brinegar
VICKI L. BRINEGAR

STATE OF IDAHO
COUNTY OF CANYON

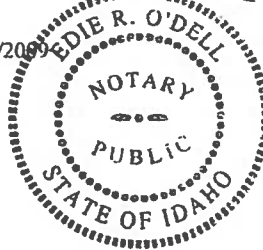
On this 27 day of MAY, 2005, before me, a notary public,
personally appeared ROBERT L. BRINEGAR and VICKI L.
BRINEGAR, known or identified to me to be the person(s) who(se)
name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same.

Edie R. O'Dell

Notary Public

Residing at Nampa, ID

My commission expires: 4/17/2009



Instrument # 252017

MURPHY, OWYHEE, IDAHO

2005-05-27

04:15:16 No. of Pages: 2

Recorded for : PIONEER TITLE CO

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

Fee: 6.00

Index to: DEED, WARRANTY

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

Pub
VLS
RT

PO6966

A part of Government Lot 3 situated in a portion of Section 26, Township 2 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 3, said point being the West Quarter corner of said Section 26 monumented with a 3 inch diameter aluminum cap monument; thence

South 00° 00' 00" West a distance of 150.00 feet along the Westerly boundary of said Government Lot 3; thence

South 90° 00' 00" East a distance of 1511.99 feet and parallel with the Northerly boundary of said Government Lot 3; thence

South 00° 00' 00" West a distance of 477.17 feet to the TRUE POINT OF BEGINNING, said point being at the corner common to Parcels 4, 5 and 6, depicted on Recorded Instrument No. 210498 in the Owyhee County Records Office; thence along the line common to said Parcel 5 and 6,

South 72° 14' 07" East a distance of 419.20 feet; thence along the Easterly line of said Parcel 6,

South 18° 31' 45" West a distance of 30.00 feet; thence leaving said Easterly line, North 68° 08' 18" West a distance of 419.87 feet to the POINT OF BEGINNING.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

December 22, 2017

JUNGO RANCHES LLLP
8319 CLARK RD
MARSING ID 83639

Re: Change in Water Right Ownership: 2-7258, 2-7459, 2-10309 (Split into 2-10309 and **2-10544**),
2-10312 (Split into 2-10312 and **2-10555**), and 57-10514

Dear Water Right Holder:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records based on the information received to reflect the change in ownership for water rights 2-7258, 2-10309, and 2-10312 and has enclosed a computer-generated report for your records. Ownership for water rights 2-7459 and 57-10514 were not updated as they are not appurtenant to your property. Water right 2-7258 was previously split and did not require the fee of \$100.00. A refund has been requested and will arrive under separate cover from the State Controller's Office.

Your portion of these water rights has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under these rights, including adding a new point of diversion, then an Application for Transfer on your portion of these rights is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water rights, then no further action is required at this time.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

Also note that as of July 1, 1996, 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.

Please feel free to contact me at 208-287-4920 if you have any questions concerning the enclosed information or this letter.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

C. Water District 02



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

December 22, 2017

EDWARD A ROMNEY
GLORIA R ROMNEY
20507 FARGO RD
WILDER ID 83676

Re: Change in Water Right Ownership: 2-10312 (Split into **2-10312** and 2-10555)

Dear Water Right Holders:

We have received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

If you have any questions concerning this ownership change or the enclosed information, please contact me at 208-287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosure



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

December 22, 2017

ROBERT L BRINEGAR
VICKI L BRINEGAR
8051 ISLAND VIEW DR
MARSING ID 83639

Re: Change in Water Right Ownership: 2-10309 (Split into **2-10309** and 2-10554)

Dear Water Right Holders:

We have received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

If you have any questions concerning this ownership change or the enclosed information, please contact me at 208-287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosure

MEMORANDUM

TO: Sascha Marston
FROM: Debbi Judd
DATE: December 21, 2017
RE: **Refund: Ownership change**

Please refund \$275. Ownership change of one water right was not split and two water rights were not processed.

NAME: RODNEY & VIRGINIA ST CLAIR
ADDRESS: 8319 CLARK RD
MARSING ID 83639

RECEIPT #S: W045316 & W045317

Thank you.

Debbi



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 11, 2017

JUNGO RANCHES LLLP
8319 CLARK RD
MARSING ID 83639

RE: Ownership changes for water rights: 2-7258, 2-7459, 2-10309, 2-10312, & 57-10514

Jungo Ranches,

I am writing you today concerning the water rights referenced above. On May 24, 2017 you submitted a notice of change in water right ownership to change the owner of record to your name in the Idaho Dept. of Water Resources database. I am writing you today to request some additional documentation that is required to complete the ownership change process.

As proof of ownership of these rights, you submitted either a grant or a quitclaim deed for each of the five parcels. A quitclaim deed conveys the interest that may be held in property but does not expressly contain any warranty of valid interest, or title, to the property. A grant deed provides assurance from the grantor that the property has not already been conveyed. However, neither of these provide assurance that the grantor was the owner of the property. According to current Department guidance, a quitclaim or grant deed may be sufficient if the document shows conveyance of the property from the last known recorded owner of the water right.

Based on the information above, I require the following documents to process your ownership changes:

2-7258: Chain of title showing the conveyances of property beginning with James and Betty Stappler and ending at Jungo Ranches LLLP.

2-7459: Chain of title showing the conveyances of property beginning with George Wilson and ending at Jungo Ranches LLLP

2-10309: Either, the complete copy of the quitclaim deed for instrument # 287322 (only page 1 was submitted) or a chain of title showing the conveyances of property beginning with Robert and Vicki Brinegar and ending at Jungo Ranches LLLP.

2-10312: Chain of title showing the conveyances of property beginning with Edward and Gloria Romey and ending at Jungo Ranches LLLP.

57-10514: Chain of title showing the conveyances of property beginning with Edith Anderson and ending at Jungo Ranches LLLP.

Thank you for your attention to these matters and for your help in this process. I look forward to your reply. Once I receive the documents described above, I will resume processing your ownership change.

Respectfully,

Cody Parker
Water Resource Agent
IDWR Western Region
cody.parker@idwr.idaho.gov