

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 26 2017

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern 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?
22-13682 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Steve & Karen Nelson Revocable Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Robert Kincaid & Yvonne Kincaid

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

PO Box 136

Victor

Id. 83455

Mailing address

City

State

ZIP

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

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

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

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 ☐ \$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: Robert F. Kincaid

Signature of new owner/claimant

Owner

Title, if applicable

7/25/17

Date

Signature: Yvonne Kincaid

Signature of new owner/claimant

Owner

Title, if applicable

7/25/17

Date

For IDWR Office Use Only:

Received by JB Date 7/26/2017

Receipt No. E043221

Receipt Amt. \$25. -

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9 _____

Approved by JB

Processed by JB

Date 8/4/2017

WARRANTY DEED

For Value Received, CLARENCE KUNZ and GENEVIE KUNZ, h/w; DARRELL KUNZ and DOROTHY KUNZ, h/w; LARRY KUNZ and CHARLOTTE KUNZ, h/w; and JERRY KUNZ and TERRIE KUNZ, h/w all of Victor, Idaho 83455,

the grantors do hereby grant, bargain, sell and convey unto

TETON RAINBOW RANCHES, INC, an Idaho corporation, with its principal office at Victor, Idaho 83455,

XXXXXXXXXXXXXXXXXXXX

the grantee, the following described premises, in Teton County Idaho, to wit:
The E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 29, T 4 N, R 45 EBM;

ALSO: SW $\frac{1}{4}$, Section 14, T 4 N, R 45 EBM;

ALSO: The N $\frac{1}{2}$ SW $\frac{1}{4}$, Section 17, T 4 N, R 45 EBM;

ALSO: The S $\frac{1}{2}$ NE $\frac{1}{4}$, Lots 1 and 2, Section 6, T 3 N, R 45 EBM;

ALSO: Beginning at a point 300 feet West of the Northeast corner of Lot 4, Section 6, Township 3 North, Range 45 East, Boise Meridian, and running thence South 250 feet, thence West 379 feet, thence North 250 feet, and thence East 379 feet to the place of beginning.

ALSO: The W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 29, Township 4 North, Range 45 EBM;

ALSO: SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, of Section 31, T 4 N, R 45 EBM, LESS THE FOLLOWING: Beginning at a point that is 2 Rods West and 1 Rod South of the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township and Range aforesaid, which point is on the West line of the county road right-of-way and running thence North 10 Rods; thence South 16 Rods; thence East 10 Rods to the West line of the county road right-of-way; thence North 16 Rods to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors ~~and~~ 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 they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: April 1, 1978

Clarence Kunz *Genevieve Kunz* *Darrell Kunz*
Clarence Kunz Genevieve Kunz Darrell Kunz
Dorothy Kunz *Larry Kunz* *Charlotte Kunz*
Dorothy Kunz Larry Kunz Charlotte Kunz

STATE OF IDAHO, COUNTY OF Madison
On this 1st day of April, 1978,
before me, a notary public in and for said State, personally
appeared CLARENCE KUNZ, GENEVIE KUNZ,
DARRELL KUNZ, DOROTHY KUNZ, LARRY
KUNZ, CHARLOTTE KUNZ, JERRY KUNZ
and TERRIE KUNZ,

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

Thyllis Ann Edwards
Notary Public
Residing at *Replinger*, Idaho
Comm. Expires *5-5-78*

State of Idaho,
County of Teton
Records of Teton County
Page
Book
Day of April 1978
and Microfilm or Recorded in
at 30 Minutes past 9
a.m. this 10
Filed for Record at the Request
of
STATE OF IDAHO
COUNTY OF TETON
80843
FILED
INDEXED
PLATED

MAY 31 1991

TETON Co. Id.
Clark Recorder

CORRECTION
WARRANTY DEED
(Corporate Form)

TETON RAINBOW RANCHES, INC., an Idaho Corporation, a corporation organized and existing under the laws of the State of Idaho, with its principal office at Victor, Idaho of County of Teton, State of Idaho, grantor, hereby CONVEYS or GRANTS and WARRANTS TO STEVEN J. NELSON AND KAREN S. NELSON, husband and wife, grantee of 720 S. Auburn Street, Grass Valley, California 95945 for the sum of TEN & NO/100----- DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract(s) of land in TETON County, State of Idaho:

A Portion of the SE1/4SW1/4, Section 14, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the S1/4 Corner of Section 14, Township 4 North, Range 45 East, Boise Meridian, North 0 degrees 05'51" West, 466.70 feet to the point of beginning; Thence North 0 degrees 05'51" West, 859.16 feet to a point; Thence South 89 degrees 52'20" West, 1330.64 feet to a point; Thence South 0 degrees 09'08" East, 1324.44 feet to a point; Thence North 89 degrees 56'00" East, 862.68 feet to a point; Thence North 0 degrees 05'51" West, 466.70 feet to a point; Thence North 89 degrees 56'00" East, 466.70 feet to the point of beginning.

TOGETHER with 35 shares water in Cherry Grove Canal Company.

ALSO TOGETHER with 3.5 Shares of water in well.

SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

This Deed is being recorded to correct Recorder's No. 107128 which has an error in the legal description.

The office who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 29th day of November, A.D. 1990.

108052 FILED

AT THE REQUEST OF

First American

TETON RAINBOW RANCHES, INC.

(Corporate Name)



A 55 MINUTES PAST 2

D.T. May 31, 1991

Asa J. Drake

CLERK OF RECORDS

Don Hill

DEPUTY

State of Idaho
County of Teton)

By *Larry J. Kunz*
Larry J. Kunz, President

On the 31st day of May, A.D. 1991, personally appeared before me LARRY J. KUNZ who being by me duly sworn did say, for himself that he, the said LARRY J. KUNZ is the president, of TETON RAINBOW RANCHES, INC., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said LARRY J. KUNZ duly acknowledged to me that said corporation executed the same.



Wayne W. Rini
(Notary Public)

My residence is *Idaho*
My Commission Expires *5-19-94*

DEC 03 1990

TETON Co. Id.
Clerk Recorder

WARRANTY DEED
(Corporate Form)

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The office who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 29th day of November, A.D. 1990

TETON RAINBOW RANCHES, INC.
(Corporate Name)

By Larry J. Kunz
Larry J. Kunz, President

State of Idaho } ss.
County of Teton }

On the _____ day of _____, A.D. 1990 personally appeared before me LARRY J. KUNZ who being by me duly sworn did say, for himself that he, the said LARRY J. KUNZ is the president, of TETON RAINBOW RANCHES, INC., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said LARRY J. KUNZ duly acknowledged to me that said corporation executed the same.

Wayne W. Schiess
(Notary Public)

107128
FILED

AT THE REQUEST OF

First American

AT 10 MINUTES PAST 4 P.M.

DATE Dec. 3, 1990

E. Wayne Schiess
CLERK OF RECORDER

BY Nora Hill
DEPUTY

My residence is Driggs
My Commission Expires 5-19-94



RECEIVED

JUL 21 1998

TETON CO. ID
CLERK RECORDER

Recording Requested By and
When Recorded Mail To:

CLARK & NELSON
Attorneys at Law
P.O. Box 968
Colusa, CA 95932

RECEIVED

JUN 23 1998

TETON CO. ID
CLERK RECORDER

This transfer is exempt under
R&T Section 1191. To Grantor's
Revocable Trust.

Mail Tax Statements to:

Mr. and Mrs. Steven J. Nelson,
Co-Trustees
P.O. Box 1012
Grass Valley, CA 95945

Documentary Transfer Tax -0-

Computed on Full Value
of Property Conveyed
Computed on Full Value
Less Liens and Encumbrances
Remaining at Time of Sale

Robert J. Smith

INDIVIDUAL GRANT DEED

FOR NO CONSIDERATION, STEVEN J. NELSON and KAREN S.
NELSON, hereby grants to STEVEN J. NELSON and KAREN S. NELSON,
Co-Trustees of the STEVEN J. NELSON AND KAREN S. NELSON REVOCABLE
TRUST (created by a Declaration Trust dated June 16, 1998), the
following described real property in the County of Teton, State
of Idaho, more particularly described as follows:

A Portion of the South East 1/4 South West
1/4, Section 14, Township 4 North, Range 45
East, Boise Meridian, Teton County, Idaho,
being further described as: From the South
1/4 Corner of Section 14, Township 4 North,
Range 45 East, Boise Meridian, North 0
degrees 05' 51" West, 466.70 feet to the
point of beginning: Thence North 0 degrees
05' 51" West, 859.16 feet to a point; Thence
South 89 degrees 52' 20" West, 1330.64 feet
to a point; Thence South 0 degrees 09' 08"
East, 1324.44 feet to a point; Thence North
89 degrees 56' 00" East, 862.68 feet to a
point; Thence North 0 degrees 05' 51" West,
466.70 feet to a point; Thence North 89
degrees 56' 00" East, 466.70 feet to the point
of beginning.

TOGETHER with 35 shares water in Cherry Grove
Canal Company.

130980

FILED

AT THE REQUEST OF

Clark & Nelson

35 MINUTES PAST 9 A.M.

DATE July 21, 1998

Rosa J. Drake

CLERK OF RECORD

DEPUTY

130980
130659

ALSO TOGETHER with 3.5 shares of water in well.

SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

Contains 35.46 acres more or less.

A.P. No. RP04N45E146600A

Dated: June 16, 1998


STEVEN J. NELSON


KAREN S. NELSON

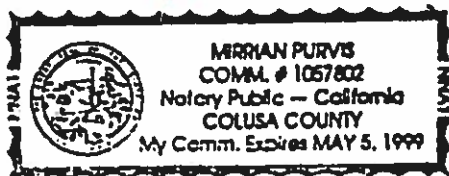
STATE OF CALIFORNIA
COUNTY OF COLUSA

On June 16, 1998, before me, the undersigned notary public, personally appeared, STEVEN J. NELSON and KAREN S. NELSON

XX personally known to me

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

Witness my hand and official seal.




Notary Public

130659
130980

RECEIVED

JUN 23 1998

TETON CO. ID
CLERK RECORDER

130659

FILED

AT THE REQUEST OF

Clark & Nelson

AT 15 MINUTES PAST 11 a.m.

DATE June 23, 1998

BY Ada J. Drake

CLERK OF RECORD

DEPUTY

Recording Requested By and
When Recorded Mail To:

CLARK & NELSON
Attorneys at Law
P.O. Box 968
Colusa, CA 95932

This transfer is exempt under
R&T Section 1191. To Grantor's
Revocable Trust.

Mail Tax Statements to:

Mr. and Mrs. Steven J. Nelson,
Co-Trustees
P.O. Box 1012
Grass Valley, CA 95945

Documentary Transfer Tax -0-
— Computed on Full Value
of Property Conveyed
— Computed on Full Value
Less Liens and Encumbrances
Remaining at Time of Sale

Robert Drake

INDIVIDUAL GRANT DEED

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NELSON, hereby grants to STEVEN J. NELSON and KAREN S. NELSON,
Co-Trustees of the STEVEN J. NELSON AND KAREN S. NELSON REVOCABLE
TRUST (created by a Declaration Trust dated June ____, 1998), the
following described real property in the County of Teton, State
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1/4, Section 14, Township 4 North, Range 45
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degrees 05' 51" West, 466.70 feet to the
point of beginning: Thence North 0 degrees
05' 51" West, 859.16 feet to a point; Thence
South 89 degrees 52' 20" West, 1330.64 feet
to a point; Thence South 0 degrees 09' 08"
East, 1324.44 feet to a point; Thence North
89 degrees 56' 00" East, 862.68 feet to a
point; Thence North 0 degrees 05' 51" West,
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TOGETHER with 35 shares water in Cherry Grove
Canal Company.

130659

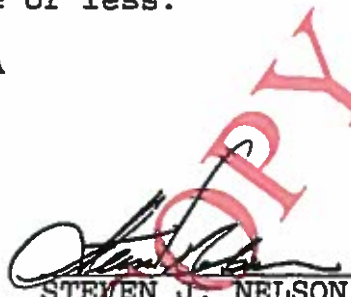
ALSO TOGETHER with 3.5 shares of water in well.

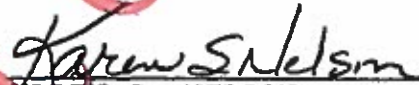
SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

Contains 35.46 acres more or less.

A.P. No. RP04N45E146600A

Dated: June 16, 1998


STEVEN J. NELSON


KAREN S. NELSON

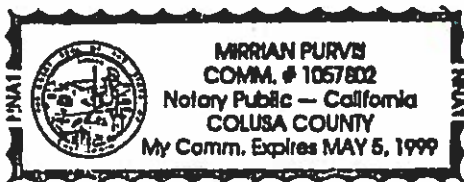
STATE OF CALIFORNIA
COUNTY OF COLUSA

On June 16, 1998, before me, the undersigned notary public, personally appeared, STEVEN J. NELSON and KAREN S. NELSON

XX personally known to me

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

Witness my hand and official seal.




Notary Public

130659

RECEIVED

DEC 31 2003

TETON CO., ID
CLERK RECORDER

159273

Instrument # 159278

DRIGGS, TETON, IDAHO

2003-12-31

02:23:29 No. of Pages: 2

Recorded for: A W ENGINEERING

NOLAN G. BOYLE

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

P. Branside

WARRANTY DEED

Warranty deed made this 9th day of October, 2003 between STEVEN J. and KAREN S. NELSON, Co-Trustees of the STEVEN J. NELSON and KAREN S. NELSON REVOCABLE TRUST of PO Box 1012 Grass Valley, CA 95945 referred to as Grantor, and STEVEN J. and KAREN S. NELSON, Co-Trustees of the STEVEN J. NELSON and KAREN S. NELSON REVOCABLE TRUST of PO Box 1012 Grass Valley, CA 95945 referred to as Grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, sell and convey, and confirm unto Grantee and their heirs and assigns forever, all the following described real estate situated in Teton County Idaho:

A part of the SE 1/4 SW 1/4 Section 14, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho being more particularly described as:

Commencing at the South 1/4 of said Section 14; Thence North 00°05'51" W 466.70 feet to the point of beginning;

Thence, S 89°56'00" W., 1329.83 feet to a point;

Thence N 00°09'08" W., 857.74 feet to a point;

Thence N 89°52'20" E., 1330.64 feet to a point;

Thence S 00°05'51" E., 859.16 feet to the point of beginning.

Contains 26.22 acres more or less.

Subject to and together with a 65 foot wide road and utility easement with the Western edge of the easement beginning at the Northwest corner of parcel 4B and running S 00°09'08"E., 1324.44 feet to the county road. Subject to a 55 foot county road and utility easement along the eastern property line.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and their heirs and assigns forever.

159273

And Grantor and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, their heirs, and assigns against Grantor and their heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Restriction: The above parcel cannot be further split under the provisions of the Teton County Subdivision Ordinance, Article VII, Section 1-7-16: One Time Only Split of One Parcel of Land Parcel of Land, June 14, 1999.

Grantor has hereunto set their hand on the day and year first above written.


STEVEN J. NELSON


KAREN S. NELSON

STATE OF California)
County of Nevada)
:SS

On this 9th day of October in the year of 2003, before me,
a Notary Public in and for said State, personally appeared STEVEN J. and KAREN S. NELSON
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.


Notary Public for

Residing at: 14602 Greenhorn Rd
Grass Valley CA 95945
My commission expires: 12-15-06



159278

RECORDING REQUESTED BY
First American Title Company

185911 MAR 15 07 PM 3 33

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 185911

TETON COUNTY, IDAHO

2007-03-15 03:33:00 No. of Pages: 3

Recorded for : FIRST AMERICAN

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 0.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 196362-T (km)

Date: March 05, 2007

For Value Received, **Steven J. Nelson and Karen S. Nelson Revocable Trust dated June 16, 1998**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mountain Breeze Holdings, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **2828 N. Central Ave, Suite 1145, Phoenix, AZ 85004**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

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

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

Date: 03/05/2007

Warranty Deed
- continued

File No.: 196362-T (km)

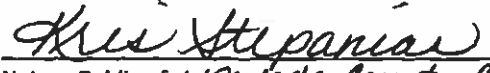
Steven J. Nelson
and Karen S.
Nelson Revocable
Trust dated June
16, 1998


Steven J. Nelson, Trustee


Karen S. Nelson, Trustee

STATE OF Calif.)
COUNTY OF Nevada)
SS.

On this 8th day of March, 2007, before me, a Notary Public in and for said State, personally appeared **Steven Nelson and Karen Nelson**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as trustees of the **Steven J. Nelson and Karen S. Nelson Revocable Trust** Trust, and acknowledged to me that they executed the same as such trustees.


Notary Public of Nevada County, Calif.
Residing at: Grass Valley, CA.
Commission Expires: 5-4-2009

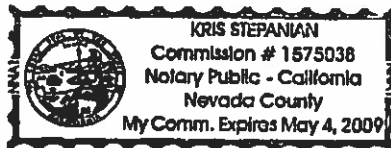


EXHIBIT A

A PART OF THE SE1/4SW1/4, SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.



98-13

470496

TRUSTEE'S DEED

Pursuant to I.C. 45-1509, First American Title, (herein called Trustee) as Trustee under that certain Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to **2010-1 CRE ID-Land, LLC, a Delaware limited liability company**, (herein called Grantee) 2450 Broadway, 6th Floor, Santa Monica, CA 90404 all of the real property situate in the County of Teton, State of Idaho, described as follows:

A PART OF THE SE1/4SW1/4, SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust between, Mountain Breeze Holdings, LLC, an Idaho limited liability company, as Grantor(s), First American Title, Trustee, and First Bank of Idaho fsb, dba First Bank of the Tetons, as Beneficiary, which was executed on March 13, 2007 and was recorded on March 15, 2007, as Teton County Recorder's Instrument No. 185912, modified by Modification of Deed of Trust, recorded March 15, 2010, as Instrument No. 210250. Beneficial interest was later assigned to 2010-1 CRE Venture, LLC, a Delaware limited liability company by Assignment of Real Estate Deed of Trust, recorded December 30, 2010, as Instrument No. 215043 and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded on July 2, 2013 as Teton County Recorder's Instrument No. 228457, and in the Office of the Recorder of each other county which the property described in said Deed of Trust, or any part thereof, is situated, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of sale of said property by registered or certified mail, by personal service upon the occupants of said real property, by posting in a conspicuous place on said premises, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in the affidavits recorded at least twenty (20) days prior to the date of sale as Teton County Recorder's Instrument No. 230028.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred in paragraph (b) supra shall be and they are hereby incorporated herein for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication, and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of the Notice of Sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of sale fixed said notice, at public auction, in one parcel, struck off to Grantee, **2010-1 CRE ID-Land, LLC, a Delaware limited liability company**, being the highest bidder therefore, the property herein described for the sum of **\$330,000.00**, subject to, however, all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, the Trustee, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereunto subscribed by its Assistant Secretary, on this Nineteenth day of February, 2014.

FIRST AMERICAN TITLE

By: Dalia Martinez
Dalia Martinez, Assistant Secretary

STATE OF Idaho)
ss.
COUNTY OF Bingham)

On this February 19, 2014, before me, a Notary Public in and for said State, personally appeared Dalia Martinez, known or identified to me, to be the Assistant Secretary of First American Title, who is named as the Trustee in the above described Deed of Trust and executed the instrument on behalf of said Trustee, and acknowledged to me that said Trustee executed the same.



Shannon Gavin
Notary Public of Idaho
Residing at: Blackfoot, Idaho
Commission Expires: 01/19/2018

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

First American Title Company

591701-T

Escrow No.: 591701
APN: RP04N45E146750A

(Space above line for Recorder's use)

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt of sufficient of which are hereby acknowledged, 2010-1 CRE ID-Land, LLC, a Delaware limited liability company (the "Grantor"), does hereby grant, bargain, sell and convey to Robert Kincaid, an individual (the "Grantee") and its successors and assigns, in fee simple, with SPECIAL WARRANTY of title, that certain parcel of real property, together with all improvements thereon and Grantor's interest in any rights and interest appurtenant thereto, in the County of Teton, State of Idaho, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND HEREBY INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO: all easements, rights-of-way, liens, covenants, restrictions or other matters of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend title against all acts of Grantor and Grantor only, subject to all matters of record referenced above and otherwise apparent.

[SIGNATURE PAGE FOLLOWS]

GRANTOR

Grantor has executed this Special Warranty Deed as of _____, 2016.

2010-1 CRE ID-Land, LLC,
a Delaware limited liability company

By: Ed Dalley
Name: Ed Dalley
Its: Authorized Signatory

ACKNOWLEDGMENT

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

State of California
County of Los Angeles

On June 17, 2016 before me, Elizabeth Ashley Adams
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Edailey (Seal)

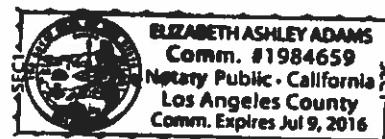


Exhibit A
to
Special Warranty Deed
(Legal Description)

A PART OF THE SE1/4SW1/4, SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

AFTER RECORDING MAIL TO:

Robert Kincaid
PO Box 136
Victor, ID 83455

QUITCLAIM DEED

File No.: 591701-T (tm)

Date: June 06, 2016

For Value Received, Yvonne Kincaid, spouse of Robert Kincaid, do(es) hereby convey, release, remise, and forever quit claim unto Robert Kincaid, a married man as his sole and separate property, whose address is PO Box 136, Victor, ID 83455, herein after called the Grantee, the following described premises situated in Teton County, Idaho, to-wit: Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

together with its appurtenances.

Dated: 06/06/16

Yvonne Kincaid
Yvonne Kincaid

STATE OF Idaho)
COUNTY OF Teton)
SS.

On this 06 day of June, 2016, before me, a Notary Public in and for said State, personally appeared Yvonne Kincaid, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

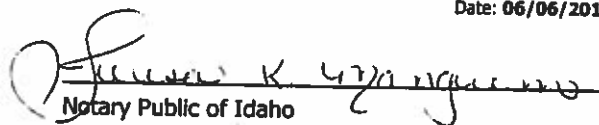
APN:

Quitclaim Deed - continued

File No.: 591701-T (tm)

Date: 06/06/2016




Notary Public of Idaho
Residing at: 12445 S 20
Commission Expires: 07-24-20

APN:

Quitclaim Deed - continued

File No.: 591701-T (tm)

Date: 06/06/2016

EXHIBIT A

A PART OF THE SE1/4SW1/4, SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

AFTER RECORDING MAIL TO:

Robert Kincaid
PO Box 136
Victor, ID 83455

QUITCLAIM DEED

File No.: 591701-T (tm)

Date: June 06, 2016

For Value Received, **Robert Kincaid, a married man as his sole and separate property, do(es)** hereby convey, release, remise, and forever quit claim unto **Robert Kincaid and Yvonne Kincaid, husband and wife**, whose address is **PO Box 136, Victor, ID 83455**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

together with its appurtenances.

Dated: 6/6/16



Robert Kincaid

STATE OF Idaho)
SS.
COUNTY OF Teton)

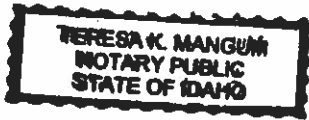
On this 6 day of June, 2016, before me, a Notary Public in and for said State, personally appeared **Robert Kincaid**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

APN:

Quitclaim Deed - continued

File No.: 591701-T (tm)

Date: 06/06/2016



Teresa K. Mangum
Notary Public of Idaho
Residing at: *Ruggs ID*
Commission Expires: *07-24-20*

APN:

Quitclaim Deed - continued

File No.: 591701-T (tm)

Date: 06/06/2016

EXHIBIT A

A PART OF THE SE1/4SW1/4, SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'00"W, 1329.83 FEET TO A POINT; THENCE N 00°09'08"W, 857.74 FEET TO A POINT; THENCE N 89°52'20"E, 1330.64 FEET TO A POINT; THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD ALONG THE EAST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

August 4, 2017

C.L. "BUTCH" OTTER
Governor

Robert Kincaid
Yvonne Kincaid
PO Box 132
Victor ID 83455

GARY SPACKMAN
Director

RE: Change of Ownership for Water Right No(s). 22-13682

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s) to you. The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

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 deliberately abandoned or 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 Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)