

SECRETARY CERTIFICATE OF WATER STOCK

RECEIVED

APR 03 2017

Department of Water Resources
Eastern Region

DATE: MARCH 27, 2017

LOAN NUMBER: 4007916833

BORROWER(S): P CROSS RANCH LLC

SCOTT & GAIL MCAFFEE

LENDER: THE BANK OF COMMERCE
P.O. BOX 1887
IDAHO FALLS, ID. 83403

THIS IS TO CERTIFY that I have noted on the books of the Company/Association, that its stock certificate No. _____ for _____ shares issued to _____ are held by Lender as collateral security for loan that the company will notify Lender before taking steps to acquire or transfer the stock.

Dated: _____

Secretary

SUPPORT DATA

Are Assessments now in Default? _____

Amount Due \$ _____

IN FILE # 34-175

According to the department's records as of April 4, 2017 Scott & Gail McAfee own the following water rights:

CL-45 11-10-04 *34-684A 34-2351 34-10607*
34-878A 34-10002A 34-10608
34-7227 34-175 34-685B



and they are appurtenant to the property covered by the legal description attached.

Jonie Borg, technical records specialist

Legal description

FAX COVER SHEET

THE BANK OF COMMERCE

P.O. BOX 159

Terreton, ID 83450

DATE: 4-4-17PAGES INCLUDED: 4ATTENTION: Joanie

C/O - DEPARTMENT: _____

PHONE: _____

FAX: 525-7177FROM: Kathie

C/O - DEPARTMENT: _____

PHONE: (208) 663-4888 Email: _____FAX: (208) 663-4414

COMMENTS: _____

RE - Scott McAfee / P Cross Ranch

Note: This facsimile contains privileged and confidential information intended only for the use of the addressee(s) named above. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service.

Form 5011000-A (7-1-14)

ALTA Plain Language Commitment (6-17-06)
Schedule A

	First American Title	Title Insurance Commitment BY First American Title Insurance Company
Schedule A		

FIRST COMMITMENT

File No.: 619221-B

1. Commitment Date : **December 16, 2016 at 7:30 A.M.**
2. Policy or Policies to be issued:

	Policy Amount	Premium Amount
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- X ALTA Standard Loan Policy of Title Insurance
(6-17-06)
ALTA Expanded Coverage Residential Loan
Policy (rev. 1-1-08)

(Premium amount reflects \$no available credit)

\$ 10,000.00

\$ 420.00 -
220.00
premium + 4
chains at \$50
= \$200.00

Proposed Insured:

Bank of Commerce, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy.

3. A fee simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Parcels 1 and 2: Scott L. McAfee and Gail M. McAfee, husband and wife, as to a life estate, with remainder in P Cross Ranch, LLC, an Idaho Limited Liability Company

Parcel 3: P Cross Ranch, LLC, an Idaho Limited Liability Company
4. The land referred to in this Commitment is described as follows:

Parcel 1:

Township 7 North, Range 23 E.B.M, Custer County, Idaho
Section 12: E½NE¼, except U.S. Highway 93; NE¼SE¼ lying South and West of U.S. Highway 93; SE¼SE¼

Township 7 North, Range 24 E.B.M., Custer County, Idaho
Section 7: Lot 3 lying South and West of U.S. Highway 93; Lot 4, except U.S. Highway 93; SE¼SW¼, except that portion lying South and West of U.S. Highway 93 and South and East of Trout Haven Road; SW¼SE¼ lying South and West of the county road.

EXCEPT:

Beginning at a point which is S. 81°27'12" W. 1814.23 feet along the South line of the SW¼ of said Section 7 from the S¼ Corner of said Section 7;
thence S. 81°27'12" W. 711.99 feet along said South line to a point;
thence N. 08°32'48" W. 189.22 feet to a point;
thence S. 83°39'49" E. 736.70 feet to the point of beginning.

ALSO EXCEPT:

Beginning at the Southeast corner of the SE¼SW¼ of said Section 7; running thence North 310 feet to the centerline of County Road, commonly known as Old Loop Road, and the True Point of Beginning;
thence running from the center of Old Loop Road North 229 feet;
thence 90 degrees West 190.2 feet;
thence South 229 feet to the centerline of Old Loop Road; thence 90 degrees East 190.2 feet, to the Point of Beginning.

ALSO EXCEPT:

Beginning at the Southeast corner of the SE¼SW¼ of said Section 7; running thence North 310 feet to the centerline of County Road, commonly known as Old Loop Road, thence running from the center of Old Loop Road North 265 feet, thence running 90 degrees West 310 feet and the True Point of Beginning;
thence running 90 degrees West 225 feet;
thence South 265 feet to the centerline of Old Loop Road;
thence East 225 feet;
thence North 265 feet, more or less, to the point of beginning.

Township 7 North, Range 24 E.B.M., Custer County, Idaho
Section 17: SW¼NW¼ lying South and West of County Road.

Township 7 North, Range 24 E.B.M., Custer County, Idaho
Section 18: NE¼NW¼, except that portion lying South and West of U.S. Highway 93;
W½NE¼; SE¼NE¼; NE¼NE¼ lying South and West of Old County Road,

EXCEPT that part of the S½NE¼ and that part of the NW¼NE¼ of Section 18 lying South and West of U.S. Highway 93.

ALSO EXCEPT: Commencing at the Northwest corner of the NE¼ of said Section 18, thence along the Westerly boundary of said NE¼ S. 1°18'41" W. 845.17 feet to the real point of beginning.
thence along the Westerly boundary of said NE¼ S. 1°18'41" W. 219.52 feet to a point on the Northeasterly right of way boundary of U.S. Highway 93;
thence along said right of way S. 46°27'54" E. 1161.43 feet;
thence N. 30°05'43" E. 444.38 feet;
thence N. 65°07'21" W. 479.28 feet;
thence N. 55°15'45" W. 760.53 feet to the real point of beginning.

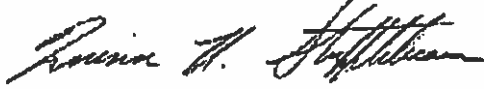
Parcel 2:

A parcel of land situated in the SE¼SW¼ of Section 7, Township 7 North, Range 24 E.B.M., Custer County, Idaho, more particularly described as follows:
Beginning at the Southeast corner of the SE¼SW¼ of said Section 7; running thence North 310 feet to the centerline of County Road, commonly known as Old Loop Road, thence running from the center of Old Loop Road North 265 feet, thence running 90 degrees West 310 feet and the True Point of Beginning;
thence running 90 degrees West 225 feet;
thence South 265 feet to the centerline of Old Loop Road;
thence East 225 feet;
thence North 265 feet, more or less, to the point of beginning.

Parcel 3:

Township 8 North, Range 24 E.B.M., Custer County, Idaho
Section 30, Lots 3, 4, 5 and 9, S½ of Lot 2, NW¼ of Lot 2, N½ of Lot 8, SW¼ of Lot 8

Commonly known as: 4748 Old Loop Road, Mackay, ID 83251



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

Water Right Information

FAX COVER SHEET**THE BANK OF COMMERCE****P.O. BOX 159****Terreton, ID 83450**DATE: 4-3-17PAGES INCLUDED: 6ATTENTION: Joanie

C/O - DEPARTMENT: _____

PHONE: _____

FAX: 525-7177FROM: Katie

C/O - DEPARTMENT: _____

PHONE: (208) 663-4888

Email: _____

FAX: (208) 663-4414

COMMENTS:

Scott McAffee - P Cross Ranch

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Documents Search Results

Water Right # 34-2351

(Click any column to sort table)

Doc Name	File Type	File Size	Process	Doc Date	Date Received	Sort Date
<u>Approved Transfer</u>	Adobe Acrobat	682 KB	Transfer	6/17/2016		6/17/2016
<u>34-2351 Water Right Backfile</u>	Adobe Acrobat	4008 KB	Water Right Archives		9/30/2004	9/30/2004
<u>AMENDED ORDER OF REFERENCE APPOINTING</u>	Adobe Acrobat	45 KB	Docket Sheet	8/1/1995	8/4/1995	8/4/1995
<u>BBIGETTE BILYEU SPECIAL MASTER</u>	Adobe Acrobat	211 KB	Partial Decree			
<u>Partial Decree 34-2351</u>						

Documents Search Results

Water Right # 34-10608
(Click any column to sort table)

Doc Name	File Type	File Size	Process	Doc Date	Date Received	Sort Date
<u>Partial Decree 34-10608</u>	Adobe Acrobat	54 KB	Partial Decree			

Documents Search Results

Water Right # 34-10607
(Click any column to sort table)

Doc Name	File Type	File Size	Process	Doc Date	Date Received	Sort Date
<u>Partial Decree 34-10607</u>	Adobe Acrobat	53 KB	Partial Decree			

Documents Search Results

Water Right # 34-10002

(Click any column to sort table)

Doc Name	File Type	File Size	Process	Doc Date	Date Received	Sort Date
<u>Approved Transfer</u>						
<u>34-10002A Beckfile Water Right file</u>	Adobe Acrobat	682 KB	Transfer	6/17/2016		6/17/2016
	Adobe Acrobat	418 KB	Water Right Archives			

Documents Search Results

Water Right # 34-7227

(Click any column to sort table)

Doc Name	File Type	File Size	Process	Doc Date	Date Received	Sort Date
34-7227 Water Right Backfile	Adobe Acrobat	8356 KB	Water Right Archives		11/10/2004	11/10/2004
Partial Decree 34-7227	Adobe Acrobat	151 KB	Partial Decree			



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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 4, 2017

The Bank of Commerce
PO Box 1887
Idaho Falls ID 83403-1702

RE: Secretary Certificate of Water Stock

Dear Concerned party(s):

The department acknowledges receipt of correspondence requesting the department to fill out a Secretary Certificate of Water Stock. This form is not something the department typically sees we could not sign as Secretary; nor give information regarding assessments in default or amount due. The document was signed with a paragraph basically stating the water rights owned and who the current owner is.

Normally if a bank wants to be listed on a water right showing they have interest in the water right due to a loan a Notice of Security Interest is filed with the department. For your convenience I have attached a copy of the application, evidence of security interest (a copy of the recorded deed of trust or mortgage) and filing fee are required in order for the department to complete that application..

Based on the legal description given the department can verify that the following water rights are appurtenant to the property and as of April 4, 2017 are also in the name of Scott and Gail McAfee:

34-684B	34-10608
34-878A	34-7227
35-2351	34-175
34-1002A	34-685B
35-10607	

It is possible that the property owner also has shares in Big Lost River Irrigation District. If you have questions regarding shares with them you would need to contact the irrigation district directly.

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

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure



RECEIVED

APR 03 2017

Department of Water Resources
Eastern Region

March 27, 2017

Idaho Department of Water Resources
900 North Skyline Drive, Suite A
Idaho Falls, ID 83402-1718

RE: P Cross Ranch, Scott and Gail McAfee
4847 Old Loop Road
Mackay, ID 83251

Dear Secretary:

The above mentioned individual has financial dealings with The Bank of Commerce. The farm ground and the allocated water pertinent to that ground are collateral security for that debt obligation. The Bank's "Secretary Certificate of Water Stock" is enclosed and needs to be completed with your office. By your filling out the stock certificate and number of shares, or applicable information, this acknowledgement of the Bank's interest in the real estate and water shares will be complete. If you have any questions regarding this form or acknowledgement please give me a call at 208-663-4888. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'J. Dallin Ivie'.

J. Dallin Ivie
Vice President/Manager