

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 13 2016

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?
<u>35-13640/41/42</u>	Yes ☐	Yes ☐	<u>35-13644</u>	Yes ☐	Yes ☐
<u>1-10548/49</u>	Yes ☐	Yes ☐	<u>35-136430</u>	Yes ☐	Yes ☐
<u>1-10551/52</u>	Yes ☐	Yes ☐	<u>35-13640 Split into 35-13640 & 35-14524</u>	Yes ☐	Yes ☐
<u>7017</u>	Yes ☐	Yes ☐	<u>35-13641 Split into 35-13641 & 35-14525</u>	Yes ☐	Yes ☐
<u>10550/53</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Raymond J Hickey + Cynthia Hickey / Little Butte Land
 Name of current water right holder/claimant Common, LLC / PTE 113011, LLC
3. New Owner(s)/Claimant(s): Jefferson Farms, LLC / IKA INC
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3916 East June St Mosha AZ 85205
 Mailing address City State ZIP
- 602-684-2147 John D b 1943 @ col.com
 Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 30 April, 2015
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Owner 7-13-2016
 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 JB Date 7/13/2016 Receipt No. E042415 Receipt Amt. \$175 -
 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 2/17/2017

FIRST AMERICAN TITLE

544152-RT

After recording, return to:

Instrument # 416531

RIGBY, JEFFERSON, IDAHO

04-30-2015 04:54:09 PM No. of Pages: 4

Recorded for: FIRST AMERICAN TITLE - RIGBY

COLLEEN C POOLE

Fee: \$19.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

For value received, PT Elliott, LLC, an Idaho limited liability company, Grantor, does hereby grant, bargain, sell and convey unto Johnny D. Burr and Jolynne B. Burr, husband and wife, the Grantees, of 3916 East June Street, Mesa, Arizona 85205, the following described real property situated in Jefferson County, State of Idaho, namely:

SEE EXHIBIT "A" ATTACHED AND INCORPORATED HERE BY
REFERENCE.

SUBJECT TO all easements apparent and of record, patent reservations, rights of way, zoning ordinances, accruing taxes and assessments, and applicable building codes, laws and regulations.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining to said real property.

TO HAVE AND TO HOLD the premises and the appurtenances unto Grantee and Grantee's successors and assigns forever. And Grantor does hereby covenant for itself, its successors and assigns, to and with Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances; and that it will warrant and defend the same from all lawful claims whatsoever.

This conveyance and the warranties contained herein are hereby expressly made subject to those descriptions and matters set forth in the following Instruments all recorded in the Recorder's Office for Jefferson County, Idaho:

Sheriff's Deed, Instrument No. 375739;

Quitclaim Deed, Instrument No. 380067;

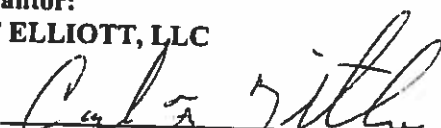
Development Agreement, Instrument No. 384368; and,

Plat for West Equestrian Pointe, Division No. 2, Instrument No. 358023.

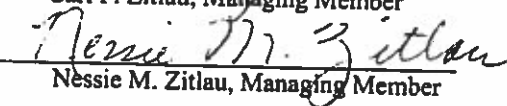
Dated this 30th day of April 2015.

Grantor:

PT ELLIOTT, LLC

By: 

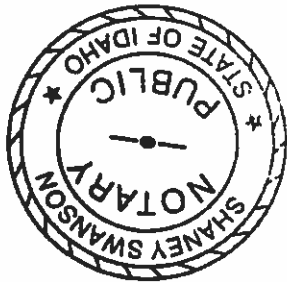
Carl F. Zitlau, Managing Member

By: 

Nessie M. Zitlau, Managing Member

STATE OF IDAHO)
) ss.
County of Jefferson)

On this 30th day of April 2015, before me, the undersigned Notary Public in and for said State, personally appeared Carl F. Zitlau and Nessie M. Zitlau, known or proved to me to be a Managing Members of PT Elliott, LLC, and the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same with authority on behalf of said company. *they*



[Signature]
Notary Public for Idaho
Residing at: *2222 Falls*
My Commission Expires: 12-31-21

Date: April 29, 2015

File No.: 484509-RI (ss)

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 17, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, AND 48 IN BLOCK 1; LOTS 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, AND 19 IN BLOCK 2; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 3; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 IN BLOCK 4 OF WEST EQUESTRIAN POINTE, DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED MAY 2, 2007, AS INSTRUMENT NO. 358023.

PARCEL 2:

LOT 52, IN BLOCK 1, LOTS 21 AND 22 IN BLOCK 2 AND LOT 11 AND 12 IN BLOCK 4 OF FIRST AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED APRIL 27, 2010, AS INSTRUMENT NO. 384225.

PARCEL 3:

LOTS 55, 59, 62, 63, 64, 65 AND 66 IN BLOCK 1 OF SECOND AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED JANUARY 10, 2011, AS INSTRUMENT NO. 389192.

EXCEPTING THEREFROM:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Section 4, More Particularly Described as Follows: Beginning at the Northeast Corner of Section 4, Township 4 North, Range 37 East, B.M., said point also being the True Point of Beginning. Thence S00°57'37"W along the East line of Section 4 for a Distance of 2641.89 feet; Thence S00°18'19"W along said East line for a Distance of 60.00 feet; Thence N89°47'16"W for a Distance of 60.70 feet; Thence N00°57'37"E for a Distance of 2701.97 feet to the North line of Section 4; Thence S89°42'11"E along said North line for a Distance of 60.00 feet to the True Point of Beginning.

Parcels 1, 2 and 3 above are Further described as follows:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Section 4, More Particularly Described as Follows: Beginning at the Northeast Corner of Section 4, Township 4 North, Range 37 East, B.M.; Thence N89°42'11"W along the North line of Section 4 for a Distance of 60.00 feet to the True Point of Beginning.

Thence S00°57'37"W for a Distance of 2701.97 feet;
Thence S89°47'16"E for a Distance of 60.70 feet;

Thence S00°18'19"W for a Distance of 1926.07 feet;
Thence S45°42'56"E for a Distance of 367.28 feet;
Thence S44°17'04"W for a Distance of 20.00 feet;
Thence S64°48'41"W for a Distance of 128.04 feet;
Thence S07°09'31"E for a Distance of 115.78 feet;
Thence S20°06'09"W for a Distance of 224.09 feet;
Thence N89°29'25"W for a Distance of 73.97 feet to the Southeast Corner of Section 4;
Thence N75°23'57"W for a Distance of 58.67 feet to the Northeast Corner of Lot 58, Block 1,
of the 2nd Amended Plat of West Equestrian Pointe; Thence N65°55'16"W along the North
line of said Lot 58 for a Distance of 1306.51 feet; Thence S84°55'01"W along the North line
of said Lot 58 for a Distance of 461.59 feet;
Thence N00°26'04"E for a Distance of 1436.80 feet;
Thence N31°01'35"E for a Distance of 344.51 feet;
Thence N00°26'04"E for a Distance of 388.10 feet;
Thence N89°33'56"W for a Distance of 394.78 feet;
Thence N89°08'53"W for a Distance of 80.00 feet;
Thence N89°33'56"W for a Distance of 590.95 feet;
Thence N44°35'53"W for a Distance of 28.29 feet;
Thence N00°23'32"E for a Distance of 2635.42 feet to the North Quarter Corner of Section 4;
Thence S89°42'11"E for a Distance of 2583.91 feet to the True Point of Beginning.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 416532
RIGBY, JEFFERSON, IDAHO
04-30-2015 04:55:28 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$16.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 541965-RI (ss)

Date: April 30, 2015

For Value Received, **Little Butte Land Company, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Johnny D. Burr and Jolynne B. Burr, husband and wife**, hereinafter called the Grantee, whose current address is **3916 East June St., Mesa, AZ 85205**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Parcel 1:

Lots 28, 29, 30, 31, 32, 33, and 34, Block 1, and Lots 9, 10, 11 12, and 13 in Block 2, West Equestrian Pointe, Division No. 2, Jefferson County, Idaho, as shown on the plat recorded May 2, 2007, as Instrument No. 358023.

Parcel 2:

Lots 53 and 54 in Block 1, First Amended Plat of West Equestrian Pointe Division No. 2, Jefferson County, Idaho, as shown on the plat recorded April 27, 2010, as Instrument No. 384225.

Parcel 3:

Lots 56, 57, 60 and 61, Block 1 of Second Amended Plat of West Equestrian Pointe Division No. 2, Jefferson County, Idaho, as shown on the plat recorded January 10, 2011, as Instrument No. 389192.

Further described as follows:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Section 4, More Particularly Described as Follows: Beginning at the Northeast Corner of Section 4, Township 4 North, Range 37 East, B.M.; Thence N89°42'11"W along the North line of Section 4 for a Distance of 2643.91 feet to the North Quarter Corner of said Section 4; Thence S00°23'32"W for a Distance of 2635.42 feet to the True Point of Beginning.
Thence S44°35'53"E for a Distance of 28.29 feet;
Thence S89°33'56"E for a Distance of 590.95 feet;
Thence S89°08'53"E for a Distance of 80.00 feet;
Thence S89°33'56"E for a Distance of 394.78 feet;
Thence S00°26'04"W for a Distance of 388.10 feet;
Thence S31°01'35"W for a Distance of 344.51 feet;
Thence S00°26'04"W for a Distance of 1436.80 feet to the North line of Lot 58, Block 1, of the 2nd Amended Plat of West Equestrian Pointe;
Thence S84°55'01"W for a Distance of 661.26 feet to a point on a Curve Right; Thence along said Curve, Delta = 184°28'15" Radius = 60.00' Arc = 193.18' for a Chord Distance of 119.91 feet and a Chord Bearing of S84°55'01"W; Thence S84°55'01"W for a Distance of 830.56 feet to the Northwest Corner of Lot 58, Block 1, of the 2nd Amended Plat of West Equestrian Pointe, said point also being on the Easterly Right-of-Way line of the Union Pacific Railroad; Thence N23°03'14"W along said Right-of-Way for a Distance of 2504.51 feet; Thence S89°33'56"E for a Distance of 1691.97 feet to the True Point of Beginning.

? call.

Date: 04/30/2015

Warranty Deed
- continued

File No.: 541965-RI (ss)

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: 04/30/2015

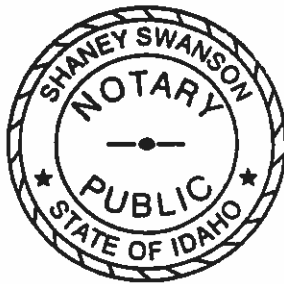
Warranty Deed
- continued

File No.: 541965-RI (ss)

By: [Signature]
Doyle H. Beck, Member and Manager of Little Butte Land Company, LLC

STATE OF Idaho)
COUNTY OF Jefferson)
ss.

On this **Thirtieth day of April, 2015**, before me, a Notary Public in and for said State, personally appeared **Doyle H. Beck**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Little Butte Land Company, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-21

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 416494

RIGBY, JEFFERSON, IDAHO
04-29-2015 03:41:33 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$16.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **541040A (ss)**

Date: **April 23, 2015**

For Value Received, **Raymond J. Hickey and Cynthia M. Hickey, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **IRA Resources, Inc. FBO: Johnnie Darrel Burr IRA 35-36016**, hereinafter called the Grantee, whose current address is **6825 La Jolla Blvd, La Jolla, California 92037**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

See Attached Exhibit A

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: 04/23/2015

Warranty Deed
- continued

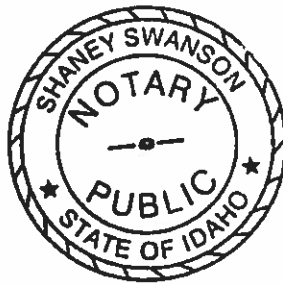
File No.: 541040A (ss)

By: *Raymond J. Hickey*
Raymond J. Hickey

By: *Cynthia M. Hickey*
Cynthia M. Hickey

STATE OF Idaho)
COUNTY OF Jefferson)
SS.

On this Twenty-fourth day of April, 2015, before me, a Notary Public in and for said State, personally appeared **Raymond J. Hickey and Cynthia M. Hickey**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.



Shaney Swanson
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-21

Exhibit "A"

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

Parcel 1:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Sections 4, 9, and 10, More Particularly Described as Follows: Beginning at the East Quarter (E $\frac{1}{4}$) Corner of Section 4, Township 4 North, Range 37 East, B.M.; Thence S 00°18'19" W along said East line for a Distance of 2635.98 feet to the Northeast Corner of Section 9, said point being the True Point of Beginning. Thence S 89°29'25" E along the North line of Section 10 for a Distance of 73.97 feet to the approximate high water mark of the Snake River. Thence along said high water for the following nine (9) calls: Thence S 30°42'24" W for a Distance of 141.02 feet; Thence S 17°49'50" W (Crossing into Section 9) for a Distance of 216.70 feet; Thence S 11°35'43" W for a Distance of 126.06 feet; Thence S 08°58'52" E for a Distance of 49.85 feet; Thence S 20°03'34" W for a Distance of 90.25 feet; Thence S 12°01'32" W for a Distance of 234.23 feet; Thence S 01°02'33" W for a Distance of 327.20 feet; Thence S 05°33'20" E for a Distance of 402.92 feet; Thence S 16°48'47" E for a Distance of 213.95 feet; Thence S 33°57'50" W for a Distance of 160.00 feet; Thence S 42°27'50" W for a Distance of 200.00 feet; Thence S 50°27'50" W for a Distance of 235.00 feet; Thence S 59°47'16" W for a Distance of 226.39 feet; Thence S 66°21'00" W for a Distance of 158.00 feet; Thence S 71°15'00" W for a Distance of 225.00 feet; Thence S 75°30'00" W for a Distance of 226.00 feet; Thence N 89°24'00" W for a Distance of 153.00 feet; Thence N 67°32'00" W for a Distance of 230.00 feet; Thence N 51°20'00" W for a Distance of 70.00 feet; Thence N 39°14'00" W for a Distance of 174.00 feet; Thence N 53°45'00" W for a Distance of 90.00 feet; Thence N 69°14'00" W for a Distance of 100.00 feet; Thence N 87°18'00" W for a Distance of 50.00 feet; Thence S 79°43'00" W for a Distance of 130.00 feet; Thence S 69°12'00" W for a Distance of 60.00 feet; Thence S 54°53'41" W for a Distance of 57.65 feet to the Easterly Right-of-Way line of the Union Pacific Railroad; Thence N 23°03'05" W along said Right-of-Way for a Distance of 2783.80 feet to the Southwest Corner of Lot 58, Block 1, of the Second Amended Plat of West Equestrian Pointe, Division No. 2; Thence N 23°03'14" W along said Right-of-Way for a Distance of 6.20 feet to the Northwest Corner of said Lot 58; Thence N 84°55'01" E along the North line of said Lot 58 for a Distance of 830.56 feet to a point on a Curve Left; Thence along said Curve, Delta = 184°28'15" Radius = 60.00' Arc = 193.18' for a Chord Distance of 119.91 feet and a Chord Bearing of N 84°55'01" E; Thence N 84°55'01" E along said North Line for a Distance of 1122.87 feet; Thence S 65°55'16" E along said North Line for a Distance of 1306.51 feet; Thence S 75°23'57" E along said North Line for a Distance of 58.67 feet to the True Point of Beginning.

Above description also includes Lot 58, Block 1, Second Amended Plat of West Equestrian Pointe Division No. 2. Jefferson County, Idaho as per the plat recorded January 11, 2011, as Instrument No. 389192.

Parcel 2:

An Ingress/Egress Easement Described as follows:

Beginning at the Northeast Corner of Section 9, Township 4 North, Range 37 East, B.M.; Thence N 89°29'23" W along the North line of Section 9 for a Distance of 3171.96 feet to the Easterly Right-of-Way line of the Union Pacific Railroad; Thence S 23°03'05" E along said Right-of-Way for a Distance of 2424.96 feet to the True Point of Beginning of Ingress/Egress Easement, said point being the Southwest Corner of above described Parcel. Thence N 54°53'41" E for a Distance of 57.65 feet; Thence N 69°12'00" E for a Distance of 60.00 feet; Thence N 79°43'00" E for a Distance of 130.00 feet; Thence S 87°18'00" E for a Distance of 35.60 feet; Thence S 08°01'58" E for a Distance of 18.07 feet; Thence S 80°57'50" W for a Distance of 190.00 feet; Thence S 63°57'50" W for a Distance of 47.00 feet; Thence S 45°57'50" W for a Distance of 42.00 feet to the Easterly Right-of-Way line of the Union Pacific Railroad; Thence N 23°03'05" W along said Right-of-Way for a Distance of 23.44 feet to the True Point of Beginning.

Instrument # 420109
RIGBY, JEFFERSON, IDAHO
11-10-2015 09:55:43 AM No. of Pages 6
Recorded for FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$25.00
Ex-Officio Recorder Deputy: LK
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Johnny D. Burr and Jolynne B. Burr

QUITCLAIM DEED

For Value Received, Johnny D. Burr and Jolynne B. Burr, husband and wife, do(es) hereby convey, release, remise, and forever quit claim unto Jefferson Farms, LLC, whose address is 3916 East Jane Street, Mesa, AZ 85205, herein after called the Grantee, the following described premises situated in Jefferson County, Idaho, to-wit:

See Attached Exhibit "A"

together with its appurtenances.

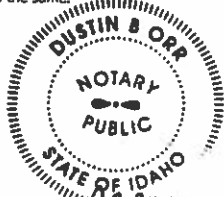
Dated: 10-29-2015

Johnny D. Burr
Johnny D. Burr

Jolynne B. Burr
Jolynne B. Burr

STATE OF Idaho)
COUNTY OF Madison)
SS.

On this 28th day of October, 2015, before me, a Notary Public in and for said State, personally appeared Johnny D. Burr, 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.



Dustin B Orr
Notary Public of Idaho
Residing at: Rigby
Commission Expires: 7/13/18

STATE OF Arizona)
COUNTY OF Maricopa)
SS.

On this 5th day of November, 2015, before me, a Notary Public in and for said State, personally appeared Jolynne B. Burr, 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.



Audrey M Hammond
Notary Public of Arizona
Residing at: Maricopa
Commission Expires: Oct 27, 2017

EXHIBIT 'A'

LEGAL DESCRIPTION:

TRACT A:

PARCEL 1:

LOTS 17, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, AND 48 IN BLOCK 1; LOTS 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 18, AND 19 IN BLOCK 2; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 3; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 IN BLOCK 4 OF WEST EQUESTRIAN POINTE, DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED MAY 2, 2007, AS INSTRUMENT NO. 358023.

PARCEL 2:

LOT 52, IN BLOCK 1, LOTS 21 AND 22 IN BLOCK 2 AND LOT 11 AND 12 IN BLOCK 4 OF FIRST AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED APRIL 27, 2010, AS INSTRUMENT NO. 384225.

PARCEL 3:

LOTS 55, 59, 62, 63, 64, 65 AND 66 IN BLOCK 1 OF SECOND AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED JANUARY 10, 2011, AS INSTRUMENT NO. 389192.

EXCEPTING THEREFROM:

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 37 East of the Boise Meridian, Section 4, More Particularly Described as Follows: Beginning at the Northeast Corner of Section 4, Township 4 North, Range 37 East, B.M., said point also being the True Point of Beginning. Thence S00°57'37"W along the East line of Section 4 for a Distance of 2641.89 feet; Thence S00°18'19"W along said East line for a Distance of 60.00 feet; Thence N89°47'16"W for a Distance of 60.70 feet; Thence N00°57'37"E for a Distance of 2701.97 feet to the North line of Section 4; Thence S89°42'11"E along said North line for a Distance of 60.00 feet to the True Point of Beginning.

TRACT B:

PARCEL 1:

LOTS 28, 29, 30, 31, 32, 33, AND 34, BLOCK 1, AND LOTS 9, 10, 11 12, AND 13 IN BLOCK 2, WEST EQUESTRIAN POINTE, DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED MAY 2, 2007, AS INSTRUMENT NO. 358023.

PARCEL 2:

LOTS 53 AND 54 IN BLOCK 1, FIRST AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED APRIL 27, 2010, AS INSTRUMENT NO. 384225.

PARCEL 3:

LOTS 56, 57, 60 AND 61, BLOCK 1 OF SECOND AMENDED PLAT OF WEST EQUESTRIAN POINTE DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, AS SHOWN ON THE PLAT RECORDED JANUARY 10, 2011, AS INSTRUMENT NO. 389192.

PARCEL 4:

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT FROM 600 NORTH, ROBERTS, IDAHO, ONTO AN EXISTING ROAD KNOWN AS BUCKSKIN WAY AND FOLLOWING BUCKSKIN WAY TO THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, FIRST AMENDED PLAT OF WEST EQUESTRIAN POINTE, DIVISION NO. 2, JEFFERSON COUNTY, IDAHO, THENCE FOLLOWING SAID ROAD WEST ALONG THE SOUTH LINE OF LOT 22, BLOCK 2, FIRST AMENDED PLAT OF WEST EQUESTRIAN POINTE, DIV. 2 TO THE EAST LINE OF LOT 11, BLOCK 2 OF WEST EQUESTRIAN POINTE, DIVISION NO. 2, TO THE END OF SAID EASEMENT.

TRACT C:

PARCEL 1:

TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO

SECTION 26: THE AREA WEST OF THE RIGHT BANK OF THE SNAKE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO;
RUNNING THENCE N. 88°52'04" E. ALONG THE SECTION LINE 580.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A RAILROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

RUNNING THENCE N. 23°15'38" W. ALONG SAID RAILROAD RIGHT-OF-WAY LINE 1470.33 FEET TO THE WEST LINE OF SAID SECTION 26;

THENCE N. 00°00'09" E. 1283.81 FEET TO THE WEST ¼ CORNER OF SAID SECTION 26;

THENCE N. 88°57'46" E. 1191.02 FEET TO THE RIGHT BANK OF THE SNAKE RIVER;

THENCE ALONG SAID RIGHT BANK THE FOLLOWING 18 COURSES:

- (1) S. 12°56'44" E. 58.35 FEET;
- (2) S. 22°38'31" E. 52.40 FEET;
- (3) S. 31°46'25" E. 70.04 FEET;
- (4) S. 40°25'51" E. 104.30 FEET;
- (5) S. 46°41'27" E. 114.34 FEET;
- (6) S. 49°38'20" E. 92.14 FEET;
- (7) S. 47°45'09" E. 91.35 FEET;
- (8) S. 63°10'14" E. 75.70 FEET;
- (9) S. 62°03'42" E. 72.71 FEET;
- (10) S. 50°05'59" E. 93.12 FEET;
- (11) S. 55°42'08" E. 104.15 FEET;
- (12) S. 55°54'15" E. 62.74 FEET;
- (13) S. 56°47'27" E. 90.17 FEET;
- (14) S. 54°37'14" E. 55.26 FEET;
- (15) S. 54°35'46" E. 73.76 FEET;
- (16) S. 62°19'30" E. 464.63 FEET;
- (17) S. 65°02'24" E. 130.58 FEET;

(18) S. 53°53'35" E. 84.51 FEET MORE OR LESS TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 26;

THENCE LEAVING SAID RIGHT BANK S. 00°20'24" W. ALONG SAID NORTH-SOUTH CENTER SECTION LINE 183.77 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SW¼SE¼ OF SAID SECTION 26;

THENCE N. 88°54'55" E. 215.59 FEET ALONG THE NORTH LINE OF SAID SW¼SE¼ TO THE RIGHT BANK OF THE SNAKE RIVER;

THENCE ALONG SAID RIGHT BANK THE FOLLOWING 20 COURSES:

- (1) S. 47°45'04" E. 127.46 FEET;
- (2) S. 49°27'12" E. 121.24 FEET;
- (3) S. 53°34'08" E. 154.81 FEET;
- (4) S. 54°18'42" E. 150.91 FEET;
- (5) S. 50°57'35" E. 168.93 FEET;
- (6) S. 49°20'30" E. 142.65 FEET;
- (7) S. 51°59'12" E. 162.56 FEET;
- (8) S. 52°06'35" E. 144.30 FEET;
- (9) S. 55°29'06" E. 156.39 FEET;
- (10) S. 59°16'51" E. 126.67 FEET;
- (11) S. 57°41'18" E. 89.33 FEET;
- (12) S. 53°30'52" E. 70.79 FEET;
- (13) S. 64°56'21" E. 68.98 FEET;
- (14) S. 76°55'11" E. 132.56 FEET;
- (15) S. 76°25'11" E. 46.90 FEET;
- (16) S. 71°17'55" E. 78.27 FEET;
- (17) S. 64°50'45" E. 70.56 FEET;

(18) S. 52°56'51" E. 96.26 FEET;
(19) S. 52°57'45" E. 108.76 FEET;
(20) S. 48°27'41" E. 88.58 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 26;
THENCE LEAVING SAID RIGHT BANK S. 88°52'04" W. ALONG THE SECTION LINE 4194.58
FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON
COUNTY, IDAHO

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE
37
EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO; RUNNING THENCE N.
88°52'04" E. ALONG THE SECTION LINE 624.11 FEET TO THE TRUE POINT OF BEGINNING;
RUNNING THENCE S. 23°14'50" E. 1355.50 FEET;
THENCE S. 65°41'50" E. 342.06 FEET;
THENCE N. 85°46'30" E. 529.44 FEET;
THENCE S. 56°10'40" E. 601.85 FEET;
THENCE S. 19°55'00" E. 549.10 FEET;
THENCE S. 66°22'10" E. 563.17 FEET;
THENCE S. 03°04'40" E. 595.86 FEET;
THENCE S. 21°05'20" W. 163.98 FEET;
THENCE S. 11°17'20" W. 194.67 FEET;
THENCE N. 54°07'40" E. 278.97 FEET;
THENCE N. 34°50'50" E. 594.10 FEET;
THENCE N. 15°02'20" E. 649.37 FEET;
THENCE N. 01°44'00" E. 432.92 FEET;
THENCE N. 31°55'20" E. 359.34 FEET;
THENCE N. 71°25'40" E. 202.80 FEET;
THENCE N. 86°14'10" E. 306.74 FEET;
THENCE N. 26°47'05" E. 795.61 FEET;
THENCE N. 29°56'55" E. 289.57 FEET;
THENCE S. 81°04'35" W. 134.45 FEET;
THENCE N. 31°21'45" W. 362.93 FEET;
THENCE N. 12°30'49" E. 96.63 FEET TO THE NORTH LINE OF SAID SECTION 35;
THENCE S. 88°52'04" W. ALONG SAID NORTH LINE 4151.21 FEET TO THE TRUE POINT OF
BEGINNING.

PARCEL 4:

SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON
COUNTY, IDAHO

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE
37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO;
RUNNING THENCE N. 88°52'04" E. ALONG THE SECTION LINE 624.11 FEET;
THENCE S. 23°14'50" E. 1355.50 FEET;
THENCE S. 65°41'50" E. 342.06 FEET;
THENCE N. 85°46'30" E. 290.65 FEET TO THE TRUE POINT
OF BEGINNING;
RUNNING THENCE S. 37°09'40" E. 588.10 FEET;
THENCE S. 13°49'33" E. 564.78 FEET;
THENCE N. 73°16'17" E. 528.76 FEET;
THENCE N. 66°22'10" W. 77.93 FEET;
THENCE N. 19°55'00" W. 549.10 FEET;
THENCE N. 56°10'40" W. 601.85 FEET;
THENCE S. 85°46'30" W. 238.79 FEET TO THE TRUE POINT OF BEGINNING.

TRACT D:

TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

SECTION 35: THAT PORTION OF THE NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, AND LOTS 1, 2, 3, LYING WEST OF THE GREAT WESTERN CANAL AND EAST OF THE RAILROAD RIGHT-OF-WAY.

ALSO: THAT PORTION OF LOT 10 LYING SOUTH AND WEST OF DRAINAGE SLOUGH IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO.

EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO; RUNNING THENCE N. 88°52'04" E. ALONG THE SECTION LINE 624.11 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE S. 23°14'50" E. 1355.50 FEET; THENCE S. 65°41'50" E. 342.06 FEET; THENCE N. 85°46'30" E. 529.44 FEET; THENCE S. 56°10'40" E. 601.85 FEET; THENCE S. 19°55'00" E. 549.10 FEET; THENCE S. 66°22'10" E. 563.17 FEET; THENCE S. 03°04'40" E. 595.86 FEET; THENCE S. 21°05'20" W. 163.98 FEET; THENCE S. 11°17'20" W. 194.67 FEET; THENCE N. 54°07'40" E. 278.97 FEET; THENCE N. 34°50'50" E. 594.10 FEET; THENCE N. 15°02'20" E. 649.37 FEET; THENCE N. 01°44'00" E. 432.92 FEET; THENCE N. 31°55'20" E. 359.34 FEET; THENCE N. 71°25'40" E. 202.80 FEET; THENCE N. 86°14'10" E. 306.74 FEET; THENCE N. 26°47'05" E. 795.61 FEET; THENCE N. 29°56'55" E. 289.57 FEET; THENCE S. 81°04'35" W. 134.45 FEET; THENCE N. 31°21'45" W. 362.93 FEET; THENCE N. 12°30'49" E. 96.63 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE S. 88°52'04" W. ALONG SAID NORTH LINE 4151.21 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THAT IS N89°38'27"E 581.54 FEET ALONG THE SECTION LINE, AND S22°59'44"E 1385.37 FEET ALONG SAID RIGHT OF WAY LINE, FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO, (SAID SECTION LINE BEING LOCATED FROM B.L.M. BRASS CAP REFERENCE MONUMENTS, AND SAID RIGHT OF WAY LINE BEING 100.00 FEET PERPENDICULAR FROM THE CENTER LINE OF THE MAIN TRACK), AND RUNNING THENCE S22°59'44"E 586.13 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N67°22'54"E 410.03 FEET; THENCE N17°54'15"W 261.17 FEET; THENCE N86°20'59"W 187.69 FEET; THENCE N70°20'46"W 360.90 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO; RUNNING THENCE N. 88°52'04" E. ALONG THE SECTION LINE 624.11 FEET; THENCE S. 23°14'50" E. 1355.50 FEET; THENCE S. 65°41'50" E. 342.06 FEET; THENCE N. 85°46'30" E. 290.65 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE S. 37°09'40" E. 588.10 FEET; THENCE S. 13°49'33" E. 564.78 FEET; THENCE N. 73°16'17" E. 528.76 FEET; THENCE N. 66°22'10" W. 77.93 FEET;

THENCE N. 19°55'00" W. 549.10 FEET;
THENCE N. 56°10'40" W. 601.85 FEET;
THENCE S. 85°46'30" W. 238.79 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, THAT IS N89°22'31"E 581.54 FEET ALONG THE SECTION LINE AS DESCRIBED ON RECORD OF SURVEY INSTRUMENT NUMBER 212171, AND S23°15'40"E 1385.37 FEET ALONG SAID RAILROAD RIGHT-OF-WAY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S65°41'50"E 81.66 FEET ALONG THE BOUNDARY LINE OF A DEED INSTRUMENT NUMBER 277923, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE CONTINUING S65°41'50"E 321.26 FEET ALONG THE SAID BOUNDARY LINE OF A DEED INSTRUMENT NUMBER 277923, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE N85°46'30"E 290.65 FEET ALONG THE SAID BOUNDARY LINE OF A DEED INSTRUMENT NUMBER 277923, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE S37°09'09"E 588.23 FEET ALONG THE BOUNDARY LINE OF A DEED INSTRUMENT NUMBER 279594, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 827; THENCE S13°49'36"E 61.07 FEET ALONG THE SAID BOUNDARY LINE OF DEED INSTRUMENT NUMBER 279594, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE S71°21'23"W 640.56 FEET TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE CONTINUING S71°21'23"W 42.49 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD THROUGH A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 3919.83 FEET WHICH BEARS S68°58'35"W THROUGH A DELTA ANGLE OF 2°14'15" A LENGTH OF 153.07 FEET TO THE POINT OF TANGENCY; THENCE N23°15'40"W 165.77 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO THE MOST SOUTHERLY CORNER OF DEED INSTRUMENT NUMBER 249289; THENCE N67°06'58"E 50.43 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE CONTINUING N67°06'58"E 359.60 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE N18°10'11"W 261.17 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A 1/2 INCH IRON RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE N86°36'55"W 187.69 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE N70°36'42"W 286.27 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A 1/2 INCH RE-BAR AND PLASTIC CAP MARKED PLS 9755; THENCE CONTINUING N70°36'42"W 74.63 FEET ALONG SAID DEED INSTRUMENT NUMBER 249289, TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N23°15'40"W 63.51 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.

Barg, Jonie

From: John Burr [johndb1943@aol.com]
Sent: Thursday, August 25, 2016 10:54 AM
To: Barg, Jonie
Subject: Fwd: Final Signed Agreement

Per our telecom I am forwarding email as discussed. Thanks, John Burr

Sent from my iPhone

Begin forwarded message:

From: Carl Zitlau <czitlau@ranchesinidaho.com>
Date: April 8, 2015 at 10:19:58 AM MDT
To: John Burr <johndb1943@aol.com>
Subject: Final Signed Agreement
Reply-To: Carl Zitlau <czitlau@ranchesinidaho.com>

John,

Here is the signed agreement. In addition Seller agrees to facilitate as far as possible a transfer of 10 acres of water right 7017 to Buyer for use on his property.

Carl

<Final Burr 2015 Contract.pdf>