

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 09 2017

Notice of Change in Water Right Ownership

DEPT OF WATER RESOURCES
SOUTHERN REGION

RECEIVED
FEB 13 2017

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
29-7220 OK	Yes ☐		Yes ☐		Yes ☐
29-12518 OK	Yes ☐		Yes ☐		Yes ☐
29-2512 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Dale Evans and Sally Evans
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): DS Evans, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------|----------------------|-------|-------|
| P.O. Box 34 | Arimo | Idaho | 83214 |
| Mailing address | City | State | ZIP |
| 208-254-3655 | edairy1972@yahoo.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: January 31, 2017
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

SUPPORT DATA

IN FILE # 29-2512

8. Signature: [Signature] Attorney for DS Evans LLC
Signature of new owner/claimant Title, if applicable Date 2-8-17
- Signature: _____
Signature of new owner/claimant Title, if applicable Date _____

For IDWR Office Use Only:

Received by DN Date 2-9-2017 Receipt No. 5035933 Receipt Amt. \$75-
Approved by JB Processed by JB Date 2/15/2017

21701488

RECORDED AT REQUEST OF
FEE 10 DEPUTY Sh

Racine Law Office
21701488 2017 F

2017 FEB -1 P 2: 56

(Space Above For Recorder's Use)

WARRANTY DEED

TOWNSHIP 10 SOUTH, RANGE 36, EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO:
SECTION 13: S1 S4

EXECUTED this 31 day of January, 2017.

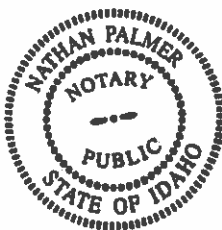

SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)




NOTARY PUBLIC FOR IDAHO
Residing at: CHUBBUCK
My Commission Expires: 11/14/19

21701496

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD Bk# 1012
BANKROCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 10 DEPUTY On

Racine Law Office

21701496

2017 FEB -1 P 3: 06

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

TOWNSHIP 10 S., RANGE 36 E.B.M.,
SECTION 15: N1/2S1/4, BOYNOCK COUNTY, IDAHO.

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31 day of January, 2017.

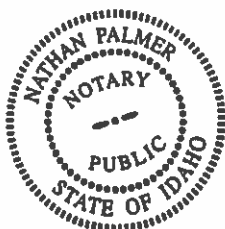

SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

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

(SEAL)




NOTARY PUBLIC FOR IDAHO
Residing at: CHUBBUCK
My Commission Expires: 11/14/19

29-2512
21701494

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391, 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD Bk# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE \$10 DEPUTY *San*

21701494

2017 FEB -1 P 3:06

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

One hundred twenty acres, more or less in the SW4NE4, and the N2SE4, of Section 21, Township 10S, Range 36E

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31 day of January, 2017.

Sally Evans

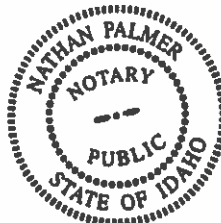
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

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

(SEAL)



Nathan Palmer

NOTARY PUBLIC FOR IDAHO
Residing at: *CHUBBuck*
My Commission Expires: 11/14/19

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD BKN. 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 10 DEPUTY *an*

Racine Law Office

21701495

2017 FEB -1 P 3:06

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

The SE4NE4, of Section 21 --- Township 10S --- Range 36E;
And the N2NE4, and the S2SE4, of Section 21 --- Township 10S
Range 36E, containing a total of 200 acres, more or less.

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.

Sally Evans

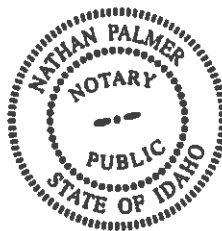
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

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

(SEAL)



Nathan Palmer

NOTARY PUBLIC FOR IDAHO
Residing at: *2408 8th St*
My Commission Expires: 11/17/19

7-1

21701482

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD BKM 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 28 DEPUTY 28

Racine Law Office

21701482

2017 FEB -1 P 2:50

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.

Sally Evans

SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer
NOTARY PUBLIC FOR IDAHO
Residing at: CHUBBuck
My Commission Expires: 11/14/19

EXHIBIT A

PARCEL 1

The Southeast Quarter of the Southeast Quarter of Section 7, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho.

EXCEPTING THEREFROM: That portion lying within the Oregon Short Line Railroad right-of-way.

ALSO, EXCEPT: That portion described as follows: Beginning at the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence South 468 feet to the Southwest corner of the land described in the deed to Clarence Woodland, recorded December 8, 1943, in Book 88 of Deeds, Page 482, records of Bannock County, Idaho; thence East 471.2 feet; thence North $18^{\circ}53'$ West 493 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence West 312 feet to the point of beginning.

ALSO, EXCEPT: That portion described as follows: Beginning at the Southeast corner of said Section 7; thence North 429 feet; thence West 654 feet; thence South $18^{\circ}53'$ East 352 feet to the true point of beginning; thence West 418.33 feet; thence South 88.4 feet; thence East 450 feet; thence North $18^{\circ}53'$ West 93.5 feet to the true point of beginning.

ALSO, EXCEPT: That portion described as follows: Beginning at the Southeast corner of said Section 7; thence North 429 feet; thence West 654 feet; thence South $18^{\circ}53'$ East 157 feet to the true point of beginning; thence West 355 feet; thence South 93.6 feet; thence East 386.66 feet; thence North $18^{\circ}53'$ West 100 feet to the true point of beginning.

ALSO, EXCEPT: That portion described as follows: Beginning at the Southeast corner of said Section 7; thence North 429 feet; thence West 654 feet; thence South 18°53' East 157 feet to the true point of beginning; thence North 18°53' West 83 feet; thence South 71°24' West 122 feet; thence South 85°24' West 69 feet; thence South 14°40' East 35.3 feet, more or less, to the North line of the land described in the deed to Mary S. Fair, recorded November 3, 1919 in Book 39 of Deeds, Page 298, records of Bannock County, Idaho; thence East 202.3 feet to the true point of beginning.

ALSO, EXCEPT: The North 20 feet of said Southeast Quarter of the Southeast Quarter lying East of the Oregon Short Line Railroad right-of-way.

ALSO, EXCEPT: That portion of the Southeast Quarter of the Southeast Quarter of said Section 7 lying within the land described as follows: Beginning at the South quarter corner of Section 8, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho; thence South 31.83 feet; thence West 2,913 feet to the Easterly line of the Oregon Short Line Railroad right of way; thence along said Easterly line North 18°43' West 233.8 feet; thence East 2,988.4 feet more or less to the meridional centerline of said Section 8, thence South 189.67 feet to the point of beginning.

ALSO, EXCEPT: That portion of the Southeast Quarter of the Southeast Quarter of Section 7, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho, described as follows: Beginning at the intersection of the South line of said Section 7 with the Southerly prolongation of the Easterly line of High Street as shown on the map of the East Meadowview Addition, according to the plat thereof recorded in Book 8 of plats, Page 26, records of Bannock County, Idaho; thence along the South line of said Section, East 310 feet, more or less, to the Southwesterly corner of land described in the deed to T. P. Fackrell, recorded July 19, 1938 in Book 76 of Deeds, Page 544; thence along the West line of said land of Fackrell, North 70.5 feet to the true point of beginning; thence continuing North 15 feet; thence West parallel with the South line of said Section 310 feet, more or less, to the Southerly prolongation of the Easterly line of High Street; thence South along said prolonged line 15 feet to the Northwest corner of that property described in Instrument No. 496721, Records of Bannock County; thence East 310 feet, more or less, to the true point of beginning.

ALSO EXCEPT: A Parcel of land in the Southeast Quarter Southeast Quarter of Section 7, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho, described as follows: Commencing at the East one sixteenth corner on the South line of Section 7, Township 10 South, Range 37 East, Boise Meridian, thence East 310 feet thence North 271 feet to the True Point of Beginning said point being the

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Northwest corner of land deeded to R. Lynn Fackrell in Book 118, Page 553, Instrument No. 300759; thence South 90°00'00" East 152.70 feet; thence North 14°40'00" West 35.50 feet; thence North 85°24'00" East 69.00 feet; thence North 71°24'00" East 122.00 feet to the Old Yellowstone Park Highway; thence North 18°53'00" West 200.00 feet along the Southwest boundary of the Old Highway; thence North 90°00'00" West 263.00 feet; thence South 00°05'38" West 267.83 feet more or less, to the True Point of Beginning, and continuing 1.66 acres more or less.

ALSO EXCEPT: A Parcel of land in the Southeast Quarter Southeast Quarter of Section 7, Township 10 South, Range 37 E.B.M., Bannock County, Idaho, described as follows: Commencing at the East one sixteenth corner of the South line; thence North 328.05 feet, more or less, to the Northwest corner of land belonging to Michael B. Johnson, recorded in Book 299, Instrument No. 570926; and thence East 25 feet to the true point of beginning; thence East 285 feet; thence North 140 feet; thence West 285 feet; thence South 140 feet to the true point of beginning. This parcel of land is situated in the city limits of Arimo, Idaho.

ALSO EXCEPT: That portion of the Southeast Quarter of Southeast Quarter of Section 7, Township 10 South, Range 37 E.B.M., Bannock County, Idaho, described as follows: Commencing at the east one sixteenth corner on the South line thence North 223.05 feet, more or less, to the northwest corner of a certain parcel of land deeded to Dale S. Hatch, Book 289 of Deeds, Instrument No. 555504, said point being the true point of beginning; thence North along the East one sixteenth line 105 feet, more or less, thence East parallel and 105 feet distant from the North line of Dale S. Hatch's property a distance of 310 feet, more or less, thence South 105 feet, more or less, to the Northeast corner of said property deeded to Dale S. Hatch, thence Westerly 310 feet, more or less, to the true point of beginning.

ALSO EXCEPT: A Parcel of land in the Southeast Quarter Southeast Quarter of Section 7, Township 10 South, Range 37 E.B.M., Bannock County, Idaho described as follows: Commencing at the East one sixteenth corner on the South line; thence North 328.50 feet more or less to the Northwest corner of the certain parcel of land deeded to Michael E. Johnson, Book 299, Instrument No. 570926, said point being the true point of beginning; thence North along the East one sixteenth line 528.50 feet more or less, to the Southwest corner of a certain parcel of land deeded to Veral T. Furniss, Book 344, Instrument No. 634521; thence East along the South line of the above described property 25 feet; thence South parallel to the East one sixteenth line 528.50 feet more or less to the North line of property deeded to Michael E. Johnson; thence West along said line 25 feet more or less to the true point of beginning. Containing 0.30 Acres.

ALSO EXCEPT: That portion of the Southeast Quarter Southeast Quarter, Section 7, Township 10 South, Range 37 E.B.M., Bannock County, Idaho described as follows: Commencing at the East one sixteenth corner on the South line, thence North 85.05 feet, more or less, to the Northwest corner of a certain parcel of land deeded to Dean L. Myler, Book 274 of Deeds, Instrument No. 533017, said point being the true point of beginning. Thence North along the East one sixteenth line 138 feet, more or less; thence East Parallel and 138 feet distant from the north line of Dean L. Myler's property a distance of 310 feet, more or less, thence South 138 feet, more or less, to the Northeast corner of said property deeded to Dean L. Myler; thence Westerly 310 feet more or less, to the true point of beginning. Containing 1 acre more or less.

ALSO, EXOEPT: Commencing at the East one sixteenth corner on the South line; thence North 328.05 feet, more or less, to the Northwest corner of land belonging to Michael B. Johnson, recorded in Book 299, Instrument No. 570926; and thence East 25 feet to the true point of beginning; thence East 285 feet; thence North 140 feet; thence West 285 feet; thence South 140 feet to the true point of beginning.

ALSO EXCEPT: A Parcel of land in Southeast Quarter Southeast Quarter, Section 7, Township 10 South, Range 37 E.B.M. Beginning at a point 429 feet North and 654 feet West of the Southeast corner of said Section 7; thence South $18^{\circ}53'$ East 257 feet to the True Point of Beginning; said point being the Southeast corner of land deeded to R. Lynn Fackrell, Book 118, Page 553, Instrument No. 300759; thence West 386.66 feet more or less; thence South 89 feet more or less to the Northwest corner of property deeded to R. Lynn Fackrell, Book 100, Page 322, Instrument No. 255524; thence East 418.33 feet; thence North $18^{\circ}53'$ West 95 feet more or less to the True Point of Beginning.

PART 2:

That portion of the South Half of the Southwest Quarter of Section 8, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho, described as follows: Beginning at the Northeast corner of said South Half of the Southwest Quarter, thence South 13.75 chains; thence West 40 chains, more or less, to the West line of said Section 8; thence North 13.75 chains to the North line of said South Half of the Southwest Quarter; thence East 40 chains to the Point of Beginning.

EXCEPTING THEREFROM: The North 20 feet of the Southwest Quarter of the Southwest Quarter of said Section.

ALSO, EXCEPT: That portion of said South Half of the Southwest Quarter lying within the land described as follows: Beginning at the South Quarter corner of said Section; thence South 31.83 feet; thence West 2,913 feet to the Easterly line of the Oregon Short Line Railroad

right-of-way; thence along said Easterly line, North 18°43' West 233.8 feet; thence East 2,988.4 feet, more or less, to the meridional centerline of said Section 8; thence South 189.67 feet to the point of beginning.

Said property contains 86.07 acres, more or less.

TOGETHER, WITH:

(a) All improvements thereon and appurtenances thereunto belonging; and

(b) Two (2) shares of the capital stock of Portneuf Irrigating Company, which are appurtenant to the above-described real property.

SUBJECT TO:

1. General taxes for the fiscal year 1983, and subsequent years.

2. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to UTAH POWER AND LIGHT COMPANY, A Corporation, by an instrument recorded November 1, 1919, as Instrument No. 72417. Affects Parcel II.

3. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, by an instrument recorded February 8, 1919 as Instrument No. 66953. Affects Parcel II.

4. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, by an instrument recorded September 12, 1918 as Instrument No. 66953.

5. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, by an instrument recorded June 24, 1930 in Book 64, Page 623. Parcel I SE½SE½.

6. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY by an instrument recorded June 13, 1930, Book 64, Page 240. Parcel I SE½SE½.

7-7

7. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, by an instrument recorded June 24, 1930, Book 64, Page 261. Parcel I SE $\frac{1}{4}$ SE $\frac{1}{4}$.

8. An easement for public utilities and incidental purposes, together with the rights of ingress and egress necessary for the use and maintenance thereof as granted to UTAH POWER AND LIGHT COMPANY, by an instrument recorded January 16, 1939, Book 72, Page 117. Parcel I SE $\frac{1}{4}$ SE $\frac{1}{4}$.

9. Any right, title or interest of the public in and to those portions of the above described property falling within the bounds of roads and highways.

21701483

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

OFFICIAL RECORD BK# 1012
BAHNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 13 DEPUTY Am

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

21701483

2017 FEB -1 P 2:52

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31 day of January, 2017.

Sally Evans
SALLY EVANS

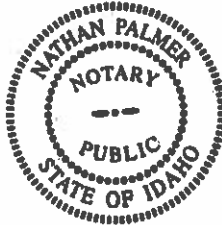
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
) ss.
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)




NOTARY PUBLIC FOR IDAHO
Residing at: CHUBBuck
My Commission Expires: 11/14/19

22.

21701483

EXHIBIT A

A parcel of land located in the northwest quarter of the northeast quarter of Section 17, Township 10 South, Range 37 East, Boise Meridian, the same being a portion of the lands described in deed Instrument No. 20828448 and 20828449 as recorded in the records of Bannock County, Idaho, more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of the northeast quarter of Section 17, Township 10 South, Range 37 East, Boise Meridian, said corner being marked and witnessed by a 5/8" rebar with 2 inch Aluminum cap tagged, "GVS, PLS 9189" per that Corner Perpetuation and Filing Record Instrument No. 20828471 as recorded in the records of Bannock County, Idaho, and depicted upon that Record of Survey Map Instrument No. 20828478 recorded in the records of said county;

Thence along a fence line for the following Three (3) courses, each angle point marked and witnessed by to a 5/8" rebar with cap tagged, "GVS, PLS 9189":

1. Thence North 88°25'44" East for a distance of 878.39 feet;
2. Thence South 88°26'44" East for a distance of 418.23 feet;
3. Thence South 87°50'10" East for a distance of 224.84 feet to a 5/8" rebar with cap tagged, "GVS, PLS 9189" set on the east boundary line of said northwest quarter of the northeast quarter;

Thence South 00°03'01" East for a distance of 43.31 feet to a 5/8" rebar with cap tagged, "GVS, PLS 9189" set on the southeast corner of said northwest quarter of the northeast quarter, the same being marked and witnessed per that Corner Perpetuation and Filing Record Instrument No. 20828472 as recorded in the records of said county;

Thence North 89°24'13" West for a distance of 1316.18 feet along the south boundary line of said northwest quarter of the northeast quarter to the Point of Beginning.

Contains 1.09 acres of land.

31

RECORDED AT REQUEST OF
FEE 16 DEPUTY Dr

2017 FEB -1 P 2:52

WARRANTY DEED

SEE ATTACHED EXHIBIT A

EXECUTED this 31 day of January, 2017.

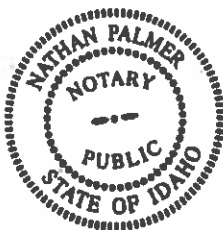
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



NOTARY PUBLIC FOR IDAHO
Residing at: 4488 S.W.
My Commission Expires: 4/14/19

EXHIBIT A**PARCEL 3:**

That portion of Lot 11, Section 19, Township 9 South, Range 37 E.B.M., Bannock County, Idaho described as follows: Beginning at the Southwest corner of said section; Thence along the section line, East 64 rods; Thence North 80 rods to the North line of said Lot 11; Thence along said North line West 64 rods to the West line of said section; Thence along said West line South 80 rods to the point of beginning.

PARCEL 4:

Township 9 South, Range 37 E.B.M., Bannock county, Idaho, Section 19: NE1/4SW1/4 and Lot 10; Except therefrom the following described four (4) tracts of land:

TRACT 1: Beginning at a point that is South 50 feet from the West quarter corner of said section; Thence South 355 feet; Thence East 16 feet; Thence North 45 feet; Thence East 288 feet; Thence North 310 feet; Thence West 304 feet to the point of beginning.

TRACT 2: Beginning at a point that is South 60 feet from the Northeast corner of said NE1/4SW1/4; Thence West 120 feet to the McCammon Ditch; Thence along said ditch Southeasterly to the East line of said NE1/4SW1/4; Thence along said East line, North 321 feet to the point of beginning.

TRACT 3: Beginning at the West quarter corner of said Section 19; Thence along the latitudinal centerline, East 2635.38 feet, more or less, to the center of said section; Thence along the meridional centerline of said section South 60 feet; Thence parallel with said latitudinal centerline, West 2635.38 feet, more or less, to the West line of said section; Thence North 60 feet to the point of beginning.

TRACT 4: A tract of land in the NW1/4SW1/4 of section 19, Township 9 South, Range 37 E.B.M., Bannock County, Idaho, more particularly described as follows: commencing at the West quarter corner of Section 19, Township 9 South, Range 37 E.B.M., Bannock County, Idaho; Thence South 0° 07' East along the West line of said Section 19 for a distance of 50 feet, more or less, to a point in the South Right of Way line of Price Road, said point being the true point of beginning; Thence North 89° 54' East on a line parallel to and 50 feet South of the latitudinal centerline of said Section 19, said line being the South right of way line of Price Road for a distance of 748.00 feet; Thence South 01° 39' West along an existing fence 336.0 feet; Thence South 86° 09' West along said fence 250.0 feet; Thence South 55° 47' West along said fence 512.0 feet; Thence South 10° 26' West along said fence 163.0 feet; Thence North 83° 22' West along said fence 33.0 feet, more or less, to a point in the said West line of Section 19; Thence North 0° 07' West along the said West line of Section 19 for a distance of 795.7 feet, more or less, to the point of beginning.

PARCEL 5:

That portion of the SW1/4SE1/4 Section 24, Township 9 South, Range 36 E.B.M., Bannock County, Idaho, described as follows: Beginning at the Southeast corner of said SW1/4SE1/4; Thence along the South line of said Section, West 529 feet, more or less, to the Easterly Right of Way line of the Union Pacific Railroad; Thence along said Easterly Right of Way line, Northerly 1320 feet, more or less, to the North line of said SW1/4SE1/4; Thence along said North line, East 462 feet to the Northeast corner of said SW 1/4SE1/4; Thence South 1320 feet, more or less, to the point of beginning.

PARCEL 6:

That portion of the NW1/4SE1/4, Section 24, Township 9 South, Range 36 E.B.M., Bannock County, Idaho, described as follows: Beginning at the Southeast corner of said NW1/4SE1/4; Thence West 25 rods; Thence North 14 1/2 rods; Thence East 25 rods; Thence South 14 1/2 rods to the point of beginning.

PARCEL 7:

That portion of Lot 1, Section 30, Township 9 South, Range 37 E.B.M., Bannock County, Idaho, described as follows: Beginning at the Northwest corner of said Lot 1; Thence along the West line thereof, South 330 feet; Thence East 1056 feet; Thence North 330 feet; Thence West 1056 feet to the point of beginning.

PARCEL 10:

Township 9 South, Range 36 E.B.M., Bannock County, Idaho, Section 24: SE1/4SE1/4

3-3

21701484

Reserving and excepting from Parcel Numbers 3, 4, 5, 6, 7, and 10 unto the party of the first part and its successors and assigns one-half of all oil, gas and minerals in, on or under the surface of said property and one-half of all rights of ownership therein.

Together with all irrigation equipment located on the above described Parcel Numbers 3, 4, 5, 6, 7 and 10 including, but not limited to, the following: portable aluminum mainline, buried steel mainline and portable aluminum handlines to complete the system; a Berkeley Centrifugal pump, s/n 7698546 with a Marathon 60 h.p. three phase motor, s/n EB-92380. Also together with 34 shares of Mc Cammon Ditch Company and 1/2 share of Portneuf Irrigation Company.

Parcel Numbers 3, 4, 5, 6, 7, and 10 are transferred subject to all existing easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

21701485

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD BK# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 12 DEPUTY En

21701485

2017 FEB -1 P 2:54

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

An undivided one-half (1/2) interest in:

The South 1/2 SE 1/4 of Section 17, Township 10
Range 37, East, Boise Meridian, Bannock County
Idaho.

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31 day of January, 2017.

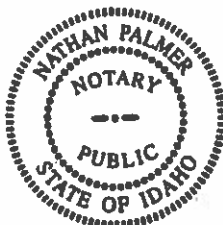
Sally Evans
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer
NOTARY PUBLIC FOR IDAHO
Residing at: CHUBBuck
My Commission Expires: 11/14/19

21

21701486

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD Bk# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 13 DEPUTY *Ch*

21701486

2017 FEB -1 P 2:54

Racine Law Office

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31 day of January, 2017.

Sally Evans

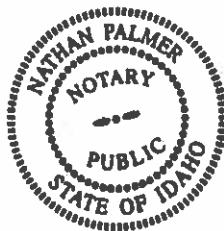
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer
NOTARY PUBLIC FOR IDAHO
Residing at: *CHUBBUCK*
My Commission Expires: *1/17/19*

27

21701486

EXHIBIT AParcel 1

Tax 31, Parcel #RA263003100, and Tax 32, Parcel #RA263003000, located in Section 7, Township 10 South, Range 37, E.B.M., Bannock County, Idaho;

Parcel 2

Tax 33, Parcel #RA263010000, in NE $\frac{1}{4}$ NW $\frac{1}{4}$, in Section 18, Township 10 South, Range 37, E.B.M., Bannock County, Idaho;

Parcel 3

Tax 14, formerly known as Tax 10, Parcel #RA263004000 in SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 8, Township 10 South, Range 37, E.B.M., Bannock County, Idaho. Excluded are grain bins and the real property that the grain bins sit on. Buyers grant an easement of ingress and egress through above property in order for vehicles to drive to the grain bins.

The above parcels 1 thru 3 are all lying within the following described legal description as follows:

Beginning at the South Quarter corner of Section 8, Township 10 South, Range 37, E.B.M., thence South 31.83 feet, thence West 2913.0 feet, more or less, to the East line of the O.S.L. right of way; thence North 18°43' West along the East line of the O.S.L. right of way, 233.8 feet, thence East 2988.4 feet, more or less to the meridional centerline of Section 8; thence South 189.67 feet to the point of beginning.

21

21701487

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD BK# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 13 DEPUTY Don

21701487

2017 FEB -1 P 2:55

Racine Law Office

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.

Sally Evans

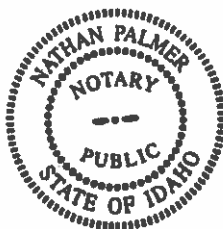
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer

NOTARY PUBLIC FOR IDAHO
Residing at: cfu 88000
My Commission Expires: 4/14/19

EXHIBIT A

SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, SECTION 17, TOWNSHIP 10 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, CONTAINING 80 ACRES, AS THE SAME APPEARS ON THE OFFICIAL PLAT ON RECORD WITH THE BANNOCK COUNTY RECORDERS OFFICE.

ALSO:

THE SW 1/4 OF THE SE 1/4 AND NW 1/4 OF THE SE 1/4, SECTION 17, TOWNSHIP 10 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, CONTAINING 80 ACRES, AS THE SAME APPEARS ON THE OFFICIAL PLAT ON RECORD WITH THE BANNOCK COUNTY RECORDERS OFFICE.

ALSO:

a tract of land in NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17, Township 10 South, in Range 37 E.B.M. Beginning at the NE corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence westerly along the S $\frac{1}{16}$ line 85.64 feet; thence north parallel to the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$ 254.33' to a point; thence easterly parallel to the S $\frac{1}{16}$ line 171.28 feet; thence southerly parallel to the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$ 254.33' to a point in the S $\frac{1}{16}$ line; thence westerly along said S $\frac{1}{16}$ line 85.64 feet to the point of beginning. Containing one acre more or less.

3-1

21701489

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

OFFICIAL RECORD BK# 1812
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 12 DEPUTY

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

Racine Law Office

21701489

2017 FEB -1 P 2:57

(Space Above For Recorder's Use)

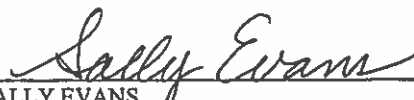
WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.


SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
: ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)




NOTARY PUBLIC FOR IDAHO
Residing at: Libb Brook
My Commission Expires: 11/14/19

EXHIBIT A

The Southeast Quarter of the Southwest Quarter of Section 17, Township 10 South, Range 37, E.B.M.

Also, beginning at a point on the latitudinal center line of Section 17, T. 10 S., R. 37 E.B.M. at its intersection with the Easterly right of way line of the O.S.L. Railroad, thence being 100 feet at right angles to the center line of said railroad; thence East along the said latitudinal center line 326 feet; thence South at right angles to the latitudinal center line of the said Section 17, 580 feet; thence Easterly 859.5 feet, more or less, to a point 1100 feet West and 550 feet South of the center 1/4 corner of said section, thence Southeast 865.0 feet, more or less, to a point 300 feet West and 850 feet South of the said center 1/4 corner; thence Southeast 511.0 feet, more or less to an intersection with the South 1/16 line of said Section 17, at a point 100 feet West of the South 1/16 corner of said section; thence West on said South 1/16 line 1990 feet, more or less, to the Easterly right of way line of the O.S.L. Railroad; thence Northerly along said Easterly right of way line 1337.0 feet, more or less to the place of beginning. This tract is a part of the North Half of the Southwest Quarter of Section 17, T. 10 S., R. 37 E.B.M., and contains 34.2 acres, more or less.

Also, beginning at the Southwest 1/16 corner of Section 17, Township 10 S., R. 37 E.B.M., thence South 1320 feet more or less to W 1/16 corner on the South line of the said Section 17; thence West along the said South line 575 feet, more or less, to the Easterly right of way of the O.S.L. Railroad; thence Northerly along the said Easterly right of way line 1337 feet more or less, to the South 1/16 line of the said Section 17; thence East along the said South 1/16 line 770 feet more or less, to the place of beginning. This tract is a part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 10 S., Range 37 E.B.M., and contains 20.4 acres more or less.

Also, beginning at the West 1/16 corner on the North line of Section 20, Township 10 S., Range 37 E.B.M., thence South along the West 1/16 line of the said Section 20, 990 feet, thence West 429 feet, more or less, to the Easterly right of way line of the O.S.L. Railroad; thence Northerly along the said Easterly right of way line 1004 feet, more or less, to the North line of the said Section 20; thence East along the said North line 575 feet, more or less, to the place of beginning. This tract is a part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 10 S., Range 37, E.B.M., and contains 11.4 acres, more or less.

Also, beginning at the Southeast corner of Section Seventeen, Twp. 10 S., R. 37 E.B.M., and running thence West twenty-six hundred forty feet; thence North nine hundred twenty feet; thence in an Easterly direction twenty-six hundred ninety-one feet to a point four hundred feet North of the Southeast corner of Section Seventeen, Twp. 10 S., R. 37 E., B.M.; thence South four hundred feet to the place of beginning and containing forty acres.

Also, the Northwest quarter of the Northeast quarter (NW 1/4 NE 1/4) of Section 20, Township 10 South, Range 37 East Boise Meridian, together with a water right therefor consisting of forty (40) shares of the capital stock of Fortnash-Marsh Valley Canal Company, Limited.

Also, the Northeast Quarter of the Northwest Quarter, Section Twenty-one (21), Township Ten (10) South, Range 37, E.B.M. Containing forty (40) acres.

Also, the Northeast quarter of Northeast Quarter, Section 20, Township Ten (10) South, Range Thirty Seven (37) East Boise Meridian, 40 acres; Northwest Quarter of Northwest Quarter, 40 acres; Section Twenty One (21), Township Ten (10) South, Range Thirty Seven (37), East Boise Meridian; South one-half of Northwest Quarter, 80 acres; Section Twenty One (21), Township Ten (10) South, Range Thirty Seven (37) East Boise Meridian, as the same is platted and of record.

EXCEPTING THEREFROM: That part of the NW 1/4 SW 1/4 of Section 17, Township 10 South, Range 37 East, partly within the corporate limits of the City of Arimo, Bannock County, Idaho and part of that tract of land of record in the Office of the Recorder of Bannock County in the second paragraph of Instrument No. 92012700 in Book 569 described as follows:

3-3

BEGINNING at a point on the latitudinal center line of Section 17, Township 10 South, Range 37 E.B.M. at its intersection with the Easterly right of way line of the O.S.L. Railroad (Utah and Northern Railway Company); thence same being 100 feet at right angles to the center line of said railroad; thence East along the said latitudinal center line 326 feet; thence South at right angle to the latitudinal center line of the said Section 17, 580 feet; thence continuing South, 110 feet; thence West, parallel with said latitudinal center line, 216 feet, more or less, to an intersection with said Easterly right of way line; thence Northerly along said Easterly right of way line 699 feet, more or less, to the place of beginning; encompassing an area of 4.3 acres, more or less, together with improvements thereon. It is noted that no monuments were found or set but that the area is generally marked by extant fences;

TOGETHER WITH an easement for ingress and egress and utilities of a strip of land sixty (60) feet in width, being part of the foregoing described tract and appurtenant to lands in said Section 17 Easterly of the foregoing tract, with the center line described as follows:

BEGINNING at a $3/8 \times 12$ in. steel spike on said Easterly right of way line, S 09 degrees 05' E, 456 feet from the northwest corner of the foregoing described tract; thence N 66 degrees 37' E, 78.2 feet to a spike; thence S 86 degrees 50' E, 193 feet, more or less, to an intersection with the east line of the foregoing described tract; all in accordance with the plat prepared to be filed in the Office of the said Recorder titled: "TRUST OF ALEX. J. EVANS AND IONE O. EVANS PLAT OF LANDS IN SECTIONS 17, 20, 21 T10S, R37E, BANNOCK COUNTY, IDAHO".

Also, all water rights pertaining to the above land consisting of a total of eighty (80) shares of Portneuf-Marsh Valley Canal Co. and one (1) share of Portneuf Irrigating Company, which water rights run with the land. Together with irrigation systems, consisting of both a gravity system containing 50 3-inch irrigation pipe, and a pump system consisting of a 25-horse power pump and 100 4-inch irrigation pipe.

2-1

21701490

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

OFFICIAL RECORD Bk# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 12 DEPUTY Don

Racine Law Office

21701490

2017 FEB -1 P 3:02

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.

Sally Evans

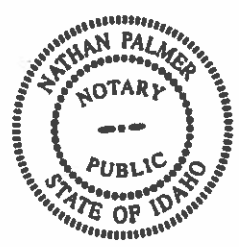
SALLY EVANS
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer

NOTARY PUBLIC FOR IDAHO
Residing at: CHUBB
My Commission Expires: 11/14/19

2-2

21701490

EXHIBIT A

A parcel of land located in portions of Government Lots 9 and 11, and in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Quarter of Section 19, Township 9 South, Range 37 East, Boise Meridian, the same being portions of the lands described in Warranty Deed Instrument No. 92012968 as recorded in the official records of Bannock County, Idaho, more particularly described as follows;

Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 19, Township 9 South, Range 37 East, Boise Meridian, the same being marked and witnessed by a 5/8" rebar with a 2 inch Aluminum Cap tagged, "GVS PLS 9169, CS 1/16 S 19, 2012", the same being North 00°18'24" West for a distance of 1317.41 feet along the Meridional centerline from the South One-Quarter Corner of said section; Thence North 00°18'24" West for a distance of 554.24 feet along the Meridional Centerline of said section to a 5/8" rebar with cap tagged, "GVS PLS 9169"; Thence South 87°13'20" East for a distance of 569.01 feet along a fence line to a 5/8" rebar with cap tagged, "GVS PLS 9169" set at the Southwest corner of the lands described in Warranty Deed Instrument No. 20729607 as recorded in the official records of Bannock County, Idaho; Thence South 81°15'37" East for a distance of 259.09 feet (N 81°11'42" W 259.09' by Record) along the South boundary line of said lands to a 5/8" rebar with cap tagged, "GVS PLS 9169";

Thence South 63°44'23" East (N 63°40'28" W 220.72 by Record) for a distance of 261.26 feet along said boundary line and the extension thereof to a 5/8" rebar with cap tagged, "GVS PLS 9169"; Thence South 09°28'43" East for a distance of 232.09 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169" set at a fence corner; Thence South 73°30'58" East for a distance of 151.37 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the West right of way boundary line of the Raymond County Road; Thence South 02°43'01" East for a distance of 1424.28 feet along said right of way boundary line, parallel with and 25.00 feet perpendicular from the centerline of said road, to a found Bannock County Brass Cap Witness Monument on the intersection of the South Boundary line of said section, the same being North 02°43'01" West 1.38 feet of a Point of Curvature;

Thence continuing South 02°43'01" East for a distance of 1.38 feet along said right of way boundary line, into the lands of Section 30, Township 9 South, Range 37 East, Boise Meridian, to the beginning of a 155.22 foot radius tangent curve concave northeasterly; Thence Southeasterly along said curve to the left through a central angle of 09°03'03" for an arc distance of 24.52 feet (Chd Brs S 07°14'32" E 24.49') to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the Northwesterly boundary line of the lands described in Warranty Deed Instrument No. 98025907 as recorded in the official records of said county; Thence South 42°16'04" West (N 45° E by Record) for a distance of 409.71 feet to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the Southwest corner thereof, the same being on the North boundary line of the lands described in Warranty Deed Instrument No. 96014849 as recorded in the official records of said county; Thence North 89°45'32" West for a distance of 2615.90 feet along said boundary line and the North boundary lines of the lands described in Warranty Deeds Instrument No.s 97019198, 514424 and 21206434 respectively as recorded in the official records of said county, the same being parallel with and 330.00 perpendicular distant from the North boundary line of said Section 30 to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the East boundary line of the lands described in Warranty Deed Instrument No. 804650 as recorded in the official records of said county;

Thence North 00°09'06" West for a distance of 330.01 feet (North 330.00' by Record) to a point on the South Boundary line of Section 19, Township 9 South, Range 37 East, Boise Meridian; Thence North 00°08'04" West for a distance of 1317.71 feet (North 1320' by Record) to a 5/8" rebar with cap tagged, "GVS PLS 9169" set on the South Boundary line of the lands described in Warranty Deed Instrument No. 800193 as recorded in the official records of said county, the same being the North Boundary Line of Government Lot 11; Thence South 89°44'49" East for a distance of 1585.63 feet along said boundary line and the

North Boundary line of the Southeast Quarter of the Southwest Quarter of said section to the True Point of Beginning.

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21701491

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

OFFICIAL RECORD BK# 1012
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 12 DEPUTY Don

Nathan R. Palmer, Attorney
Racine Olson Nye Budge & Bailey Chartered
P.O. Box 1391; 201 E. Center Street
Pocatello, Idaho 83204-1391

Racine Law Office
21701491 2017 FEB -1 P 3:03

(Space Above For Recorder's Use)

WARRANTY DEED

FOR VALUE RECEIVED, SALLY EVANS, Trustee of the Evans Family Trust, U/A/D the 27th day of April, 2011 (Grantor), does hereby grant, warrant, and convey unto DS EVANS, LLC, whose current address is P. O. Box 34, Arimo, Idaho 83214 (Grantee), the following described premises, in Bannock County, Idaho, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said premises, with all appurtenances, unto said Grantee, and its heirs and assigns forever. 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 encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

EXECUTED this 31st day of January, 2017.

Sally Evans

SALLY EVANS

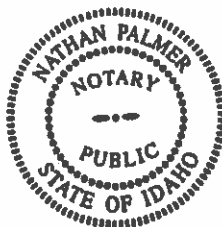
Trustee of the Evans Family Trust
U/A/D the 27th day of April, 2011

STATE OF IDAHO)
 : ss
County of Bannock)

On this 31st day of January, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, SALLY EVANS, known or identified to me to be the person whose name is subscribed to the within instrument, as Trustee of the Evans Family Trust U/A/D the 27th day of April, 2011, and acknowledged to me that she executed the same as such Trustee.

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

(SEAL)



Nathan Palmer

NOTARY PUBLIC FOR IDAHO
Residing at: *chubbuck*
My Commission Expires: *11/19/19*

EXHIBIT A

A parcel of land located in Government Lot 9 (NW 1/4 SE 1/4) of Section 19, Township 9 South, Range 37 East, Boise Meridian, the same being portions of the lands described in Warranty Deeds Instrument numbers 92012988 and 20729807 as recorded in the official records of Bannock County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 19, Township 9 South, Range 37 East, Boise Meridian, the same being marked and witnessed by a 5/8" rebar with a 2 inch Aluminum Cap tagged, "GVS PLS 9169, CS 1/16 S 19, 2012" per that Corner Perpetuation and Filing record Instrument No. 21220892 as recorded in the official records of Bannock County, Idaho, the same being North 00°18'24" West a distance of 1317.41 feet along the Meridional centerline from the South One-Quarter Corner of said section; Thence North 00°18'24" West for a distance of 554.24 feet along the Meridional Centerline of said section to a 5/8" rebar with cap tagged, "GVS PLS 9169" as depicted upon that Record of Survey map Instrument No. 21220890 as recorded in the official records of said county, the True Point of Beginning;

Thence continuing along the west boundary line of the lands described in Warranty Deed Instrument No. 92012988 as recorded in said county North 00°18'24" West for a distance of 352.35 feet to a 5/8" rebar with cap tagged, "GVS, PLS 9169" set on the southwest corner of the lands described in Quitclaim Deed Instrument 21119380 as recorded in the records of Bannock County, Idaho;

Thence along the south boundary line of said lands for the following Two (2) courses; each marked and witnessed by a 5/8" rebar with cap tagged, "GVS, PLS 9169":

1. Thence North 76°04'48" East for a distance of 204.45 feet (S 78°08'28" W 184.13' by record);
2. Thence South 52°54'39" East for a distance of 455.48 feet (N 62°52'59" W 455.48' by record) to the southeast corner of said lands;

Thence South 60°42'21" East for a distance of 103.05 feet through the lands described in Warranty Deed Instrument No. 20729807 as recorded in said county to a 5/8" rebar with cap tagged, "GVS, PLS 9169";

Thence South 04°05'38" East for a distance of 192.88 feet to a 5/8" rebar with cap tagged, "GVS, PLS 9169";

Thence North 81°15'37" West for a distance of 138.99 feet to a found 5/8" rebar with cap tagged, "GVS, PLS 9169";

Thence leaving said lands and coursing North 87°13'20" West for a distance of 569.01 feet to the True Point of Beginning.

Contains 5.15 acres of land.



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EXHIBIT A

THAT PART OF THE NW1/4SW1/4 OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 37 EAST, PARTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF ARIMO, BANNOCK COUNTY, IDAHO, AND PART OF THAT TRACT OF LAND OF RECORD IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY IN THE SECOND PARAGRAPH OF INSTRUMENT NO. 92012740 IN BOOK 369 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LATITUDINAL CENTERLINE OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, AT ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE U.S.L. RAILROAD (UTAH AND NORTHEAST RAILWAY COMPANY), THE SAME BEING 100 FEET AT RIGHT ANGLES TO THE CENTERLINE OF SAID RAILROAD; THENCE EAST ALONG THE SAID LATITUDINAL CENTERLINE 328 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LATITUDINAL CENTERLINE OF THE SAID SECTION 17 580 FEET; THENCE CONTINUING SOUTH 110 FEET; THENCE WEST PARALLEL WITH SAID LATITUDINAL CENTER LINE 216 FEET, MORE OR LESS, TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 699 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH ACCESS ESTABLISHED BY VIRTUE OF PRIVATE ROAD CROSSING AGREEMENT BETWEEN UNION PACIFIC RAILROAD COMPANY AND CODY EVANS AND TAMM EVANS BY INSTRUMENT RECORDED AUGUST 8, 2006 AS INSTRUMENT NO. 20817710.

EXCEPT:

A parcel of land lying in Section 17, Township 10 South, Range 37 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of said Section 17, Township 10 South, Range 37 East, Boise Meridian, thence S 00°01'58" W 434.27 feet along the West line of Section 17, thence S 89°38'02" E 414.35 feet to the True Point of Beginning,

Thence N 67°08'11" E 54.03 feet;

Thence N 85°26'34" E 58.01 feet;

Thence S 85°40'53" E 134.47 feet;

Thence N 75°41'41" E 27.91 feet;

Thence S 01°47'57" E 256.52 feet;

Thence N 90°00'00" W 248.48 feet to the East Right of Way of the Railroad;

Thence along said Railroad Right of Way N 08°31'22" W 236.34 feet, to the Point of Beginning.

Containing ±1.5 Acres.

Also: Subject to and together with the following described Ingress/Egress being 25 feet on both sides of the following described line:

Commencing at the West Quarter corner of said Section 17, Township 10 South, Range 37 East, Boise Meridian thence S 00°01'58" W 434.27 feet along the West line of Section 17, thence S 89°38'02" E 414.34 feet to the True Point of Beginning;

Thence along the Centerline N 67°08'11" E 54.03 feet;

Thence N 85°26'34" E 58.01 feet;

Thence S 85°40'53" E 134.47 feet;

Thence N 75°41'41" E 27.91 feet;

Thence N 75°41'41" E 224.22 feet;

Thence N 76°42'46" E 153.41 feet;

Thence N 74°45'47" E 229.77 feet;

Thence N 66°43'23" E 99.67 feet, to the Point of Terminus.

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RECORDED AT REQUEST OF
FEE 13 DEPUTY FD

2011 FEB -1 P 3: 05

Racine Law office

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EXHIBIT A

SE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$, 80 acres Section 17, Township 10 South
Range 37 E.B.M.

SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$ 80 acres Tr. N $\frac{1}{4}$ SW $\frac{1}{4}$ Tax 66. 1.22
Acres S17-T10S-R37E BM EXCEPTING THEREFROM
a tract of land in NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17,
Township 10 South, in Range 37 E.B.M. Beginning at
the NE corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence westerly
along the S 1/16 line 85.64 feet; thence North
parallel to the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$ 254.33' to
a point; thence easterly parallel to the S 1/16
line 171.28 feet; thence Southerly parallel to
the East line of NE $\frac{1}{4}$ SW $\frac{1}{4}$ 254.33' to a point in
the S 1/16 line; thence Westerly along said
S 1/16 line 85.64 feet to the point of beginning.
Containing one acre more or less. Also sold
with the property are all water rights including
1/2 share of the Arimo Ditch Company together with
80 shares of the Portnauf March Valley Canal Co.
Vendors reserve the rights of way for ingress and
egrees.