

IDAHO WATER COMPANY LLC
1135 Valley Rd. So.
Eden, Idaho 83325
Office 208-825-5617
Cell 312-1135

AGREEMENT FOR PURCHASE AND SALE OF WATER RIGHT

THIS AGREEMENT is made and entered into this 1st day of May 2015
by and between Scott and Renee Christensen of 939 E 2180 N Lehi, Utah 84097
(hereinafter "Seller") and Idaho Water Co. LLC of 1135 Valley Rd. So., Eden, Id. 83325
hereinafter ("Buyer"). The Buyer, Del Kohtz discloses that he is a licensed real estate
agent acting herein as principal for his own account.

TERMS AND CONDITIONS

1. The Sellers, in consideration of the terms contained herein, do hereby
contract and agree to sell and convey to the Buyers and the Buyer does hereby agree
to buy from the Sellers a 85 acre portion of Idaho Water Right(s):29-7159 and the
water appurtenant thereto, for \$ [REDACTED] per acre. There are 85 acres of water in this
agreement. **No land is included in this agreement.**

2. The total purchase price shall be \$ [REDACTED] ([REDACTED])
[REDACTED]. The entire purchase price shall be paid
on the closing dates described in paragraph 4 below less \$ [REDACTED] non refundable
down payment made at signing.

3. This Agreement for Purchase and Sale of said license is contingent upon and
subject to IDWR finding that the Water Right is valid and transferable. If the Water
Right is invalid or non-transferable, this Agreement shall become null and void. Buyer
shall have sole discretion as to the validity and transferability of the Water Right.

4. The Buyers shall be given possession and use of the portion of the water right and the water appurtenant thereto upon closing which means paid for and Seller issues a Special Water Rights Deed to Buyer when payment is made by Buyer. The Water Rights shall remain in the name of Seller until they are paid for. The remaining Water Rights shall remain the property of the Seller.

5. In the event of any suit or proceeding by either party against the other party, in any way arising out of this agreement the prevailing party shall be awarded their reasonable attorney fees and costs.

6. Seller understands Buyer is transferring the water to another property.

7. This agreement shall be binding upon and shall inure to the benefit of the heirs, personal representatives, administrators, successors and assigns to the parties hereto.

8. By signing this contract Buyer gives permission for a portion of Sellers water right to be transferred to Buyers point of diversion.

IN WITNESS WHEREOF have caused their names to be subscribed on the dates set forth above.

Scott Christensen 5/11/15
Scott Christensen - Seller

Renee Christensen 5/11/15
Renee Christensen - Seller

Idaho Water Company LLC
Idaho Water Company, LLC - Buyer

Delbert Kohtz
Delbert Kohtz - Managing Member