

WARRANTY DEED

For Value Received, WE, MARVIN B. STROPE AND INGRID G. STROPE, husband and wife, Grantors, do hereby grant, bargain, sell and convey unto RAYMOND S. BREGANTE, Grantee, whose address is: 7875 Edgewater Drive, Oakland, CA 94821

the following described premises in Custer County, Idaho, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners of said premises; and that they are free from all encumbrances

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

Dated: 8/6/15

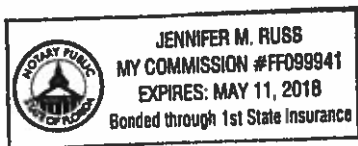
Marvin B. Strobe
MARVIN B. STROPE

Ingrid G. Strobe
INGRID G. STROPE

STATE OF FLORIDA ss:
COUNTY OF HIGHLANDS

On this 6th day of AUGUST, in the year 2015, before me, a Notary Public in and for said State, personally appeared MARVIN B. STROPE AND INGRID G. STROPE, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



Jennifer M. Russ
Notary Public for the State of
Residing at: 4200 SEBRING PKWY SEBRING FL 33870
Commission Expires: MAY 11, 2018.

STATE OF IDAHO, COUNTY OF CUSTER

I hereby Certify that this instrument was filed for record at the request of: Custer County Title

at 2:25 P.M., this 10 day of August, 2015 in my office.

Laura H. Baker
Ex-Officio Recorder

BY: Cherry Cushman
Deputy

Fees: \$
Mail to: 13.00

EXHIBIT A

A parcel of land located in Government Lot 8, Section 11, Township 11 North, Range 18 East, Boise Meridian, Custer County, Idaho, more particularly described as follows:

Commencing at the East 1/16 Corner common to Section 11 and 14, from which the Meander Corner of said sections bears North 89°46'34" West, a distance of 1161.34 feet, the Basis of Bearing of this description, run thence North 89°46'34" West, a distance of 954.17 feet to a point on the westerly right-of-way of U.S. Highway 75; thence North 25°23'55" East, along said right-of-way, a distance of 695.86 to the POINT OF BEGINNING; thence North 69°05'11" West a distance of 337.55 feet to a point on the easterly bank of the Salmon River; thence the following courses and distances along said bank; North 12°31'00" East, 83.16 feet; North 12°49'00" East, 94.94 feet; thence South 72°35'15" East, a distance of 379.42 feet to a point on the westerly right-of-way of said highway; thence South 25°23'55" West along said right-of-way a distance of 200.05 feet to the POINT OF BEGINNING.

TOGETHER WITH a 25 foot wide easement for ingress and egress southerly of the following described line;

Commencing at the East 1/16 Corner common to Sections 11 and 14, from which the Meander Corner of said sections bears North 89°46'34" West, a distance of 1161.34 feet, the Basis of Bearing of this description, run thence North 89°46'34" West, a distance of 954.17 feet to a point on the westerly right-of-way of U.S. Highway 75; thence North 25°23'55" East along said right-of-way a distance of 695.86 feet to the POINT OF BEGINNING; thence North 69°05'11" West, a distance of 337.55 feet to a point on the easterly bank of the Salmon River, as shown by the Official Plat filed February 23, 2005, as instrument No. 230844, records of Custer County, Idaho.



Google Challis, ID 83226



250671

Custer County Req. of

Custer County Title

Time 2:24 PM Date 8/10/2015

Lura H. Baker, Clerk

Cathy Cochran \$19.00
Deputy

IDAHO STATUTORY FORM POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent can make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the uniform power of attorney act, chapter 12, title 15, Idaho Code. This power of attorney does not authorize the agent to make health care decisions for you. You should select someone you trust to serve as your agent. The agent's authority will continue until your death unless you revoke the power of attorney or the agent resigns. Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one (1) agent. If you wish to name more than one (1) agent, you may name a coagent in the Special Instructions. Coagents are not required to act together unless you include that requirement in the Special Instructions. If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent. This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Raymond S. Bregante, name the following person as my agent:

Name of

Agent: ... Robert George Bregante

Agent's

Address: ... 3311 Lundberg Lane, Pocatello, ID 83204

Agent's Phone

Number: ... 831-684-0614

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor

Agent:

Successor Agent's

Address:

Successor Agent's Phone

Number:

If my successor agent is unable or unwilling to act for me, I name as my
 second successor agent:
 Name of Second Successor
 Agent:.....
 Second Successor Agent's
 Address:.....
 Second Successor Agent's Phone
 Number:.....

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the uniform power of attorney act, chapter 12, title 15, Idaho Code: (INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "All Preceding Subjects" instead of initialing each subject.)

- (*MA*) Real Property
- (*PA*) Tangible Personal Property
- (...) Stocks and Bonds
- (...) Commodities and Options
- (...) Banks and Other Financial Institutions
- (...) Operation of an Entity or Business
- (...) Insurance and Annuities
- (...) Estates, Trusts, and Other Beneficial Interests
- (...) Claims and Litigation
- (...) Personal and Family Maintenance
- (...) Benefits from Governmental Programs or Civil or Military Service
- (...) Retirement Plans
- (...) Taxes
- (...) All Preceding Subjects

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION):

Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- (...) Create, amend, revoke, or terminate an inter vivos trust
- (...) Make a gift, subject to the limitations of the uniform power of attorney act, chapter 12, title 15, Idaho Code, and any special instructions in this power of attorney
- (...) Make a gift without limitations except any special instructions in this power of attorney
- (...) Create or change rights of survivorship
- (...) Create or change a beneficiary designation
- (...) Authorize another person to exercise the authority granted under this power of attorney
- (...) Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- (...) Exercise fiduciary powers that the principal has authority to delegate

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

SPECIAL INSTRUCTIONS (OPTIONAL)

On the following lines you may give special instructions:

.....

.....

.....

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

NOMINATION OF CONSERVATOR (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate, I nominate the following person(s) for appointment:

Name of Nominee for conservator of my estate:

.....

Nominee's Address:

.....

Nominee's Phone Number:.....

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it is terminated or invalid

Your Name Printed:

Your Address:

Your Phone Number:

SIGNATURE AND ACKNOWLEDGMENT

(OPTION ONE - IF YOU ARE ABLE TO SIGN ON YOUR OWN)

Your Signature: *Raymond Bregante*

.....

Date: *7/24/2015*

.....

Your Name Printed: *Raymond BREGANTE*

.....

Your Address: *7875 Edgewater Drive Oak CA 94621*

.....

Your Phone Number: *510-567-9404*

.....

*Attached to: Idaho Statutory form Power of Attorney -SEA

ACKNOWLEDGMENT

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

State of California
County of NEVADA

On July, 24th, 2015 before me, SAM ARNEY, NOTARY PUBLIC
(insert name and title of the officer)

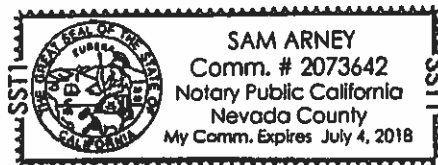
personally appeared Raymond Bregante
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their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

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

WITNESS my hand and official seal.

Signature

[Signature] (Seal)





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 20, 2016

RAYMOND S BREGANTE
3311 LUNDBERG LN
POCATELLO ID 83204

RE: Change of Ownership for Water Right Nos. 72-16696

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Sections 42-222 and 42-223, Idaho Code.

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

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

Sincerely,

Trish Fawcett
Technical Records Specialist

Enclosure(s)