

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
FEB 24 2016
Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

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?
15-2043	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Clyde Chugg, Andrew Atkinson, J.H. Josephson, Lewis R. Waldron

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): See Attached Page

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/or

3970 E. Hwy. 36

Malad

ID

83252

Mailing address

City

State

ZIP

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: June 30, 2008 and May 9, 2014
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.

SUPPORT DATA

IN FILE # 15-2043

8. Signature: [Signature] Attorney Date 02/18/2016
- Signature of new owner/claimant Title, if applicable Date
- Signature: Title, if applicable \$100. - for this app. Date
- Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JBS Date 2/25/2016 Receipt No. E041857 Receipt Amt. \$550. -

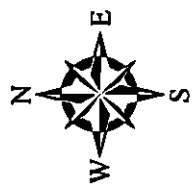
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 Approved by JC Processed by JC Date 3/7/2016

New Owners

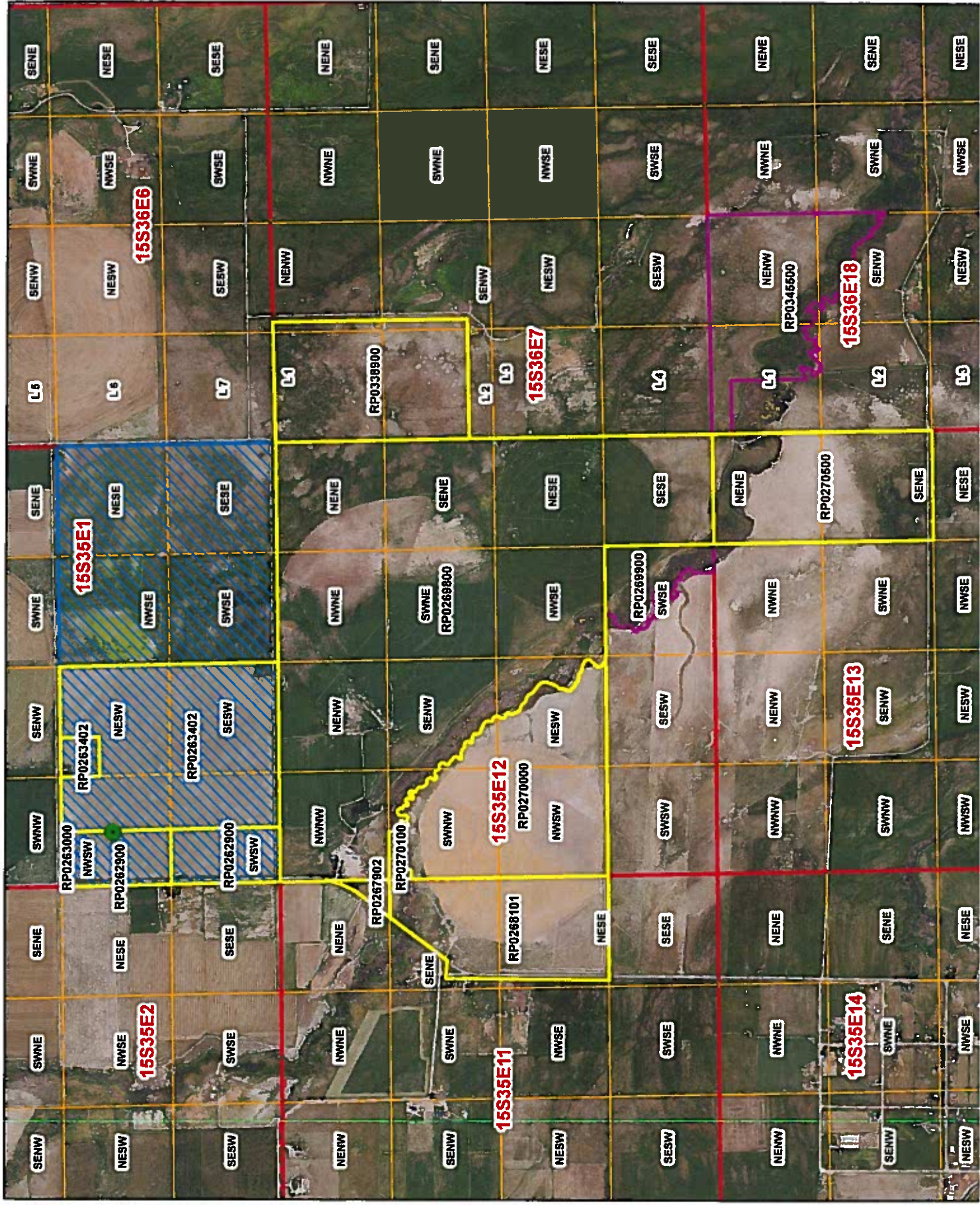
- Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998
- Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001
- Kenneth Riches and Kathy Riches
- Angie Riches aka Angie Riches Banks and Derek Banks
- Kathleen Pickett and Garth Pickett
- Heather Mccaully and Mark Mccaully
- G. Jeffrey Pickett and Tracy Pickett
- Gregory Pickett and Madeleine Pickett
- James Pickett and Molly Pickett
- Ted Helvey and Michelle Helvey
- Creative Center of Los Altos, Inc.
- Triple R. Development

RICHES WATER RIGHTS



Legend

- 15-2043_POD
- Riches Family Trust Parcels
- Pecos River Valley Ranch Land Parcels
- 15-2043
- Section Lines
- Quarter Quarters

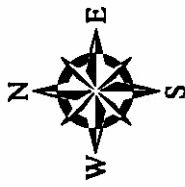


2015 NAIP Photo



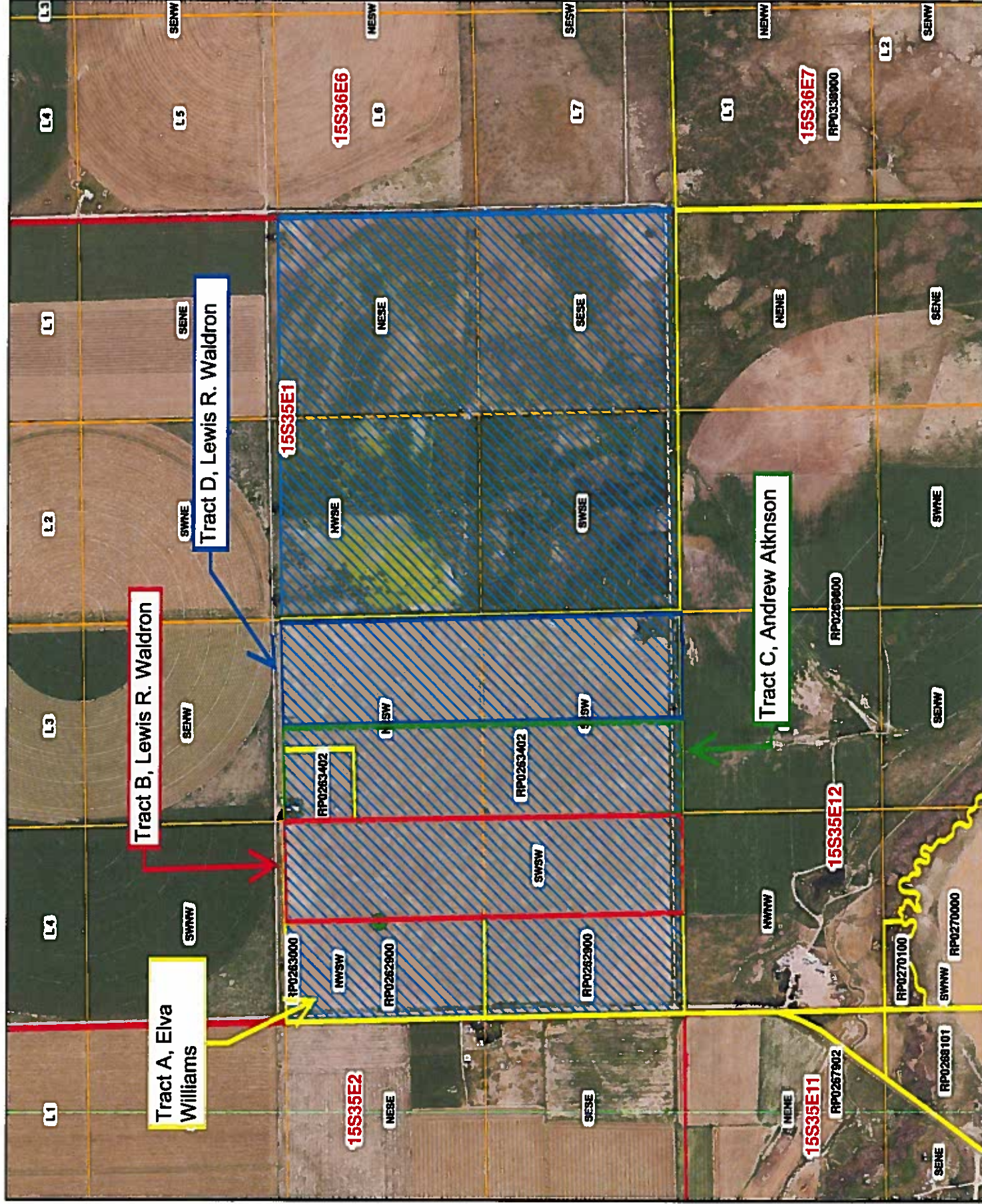
Prepared by:
Luke H. Marchant
02/18/2016

RICHES WATER RIGHTS



Legend

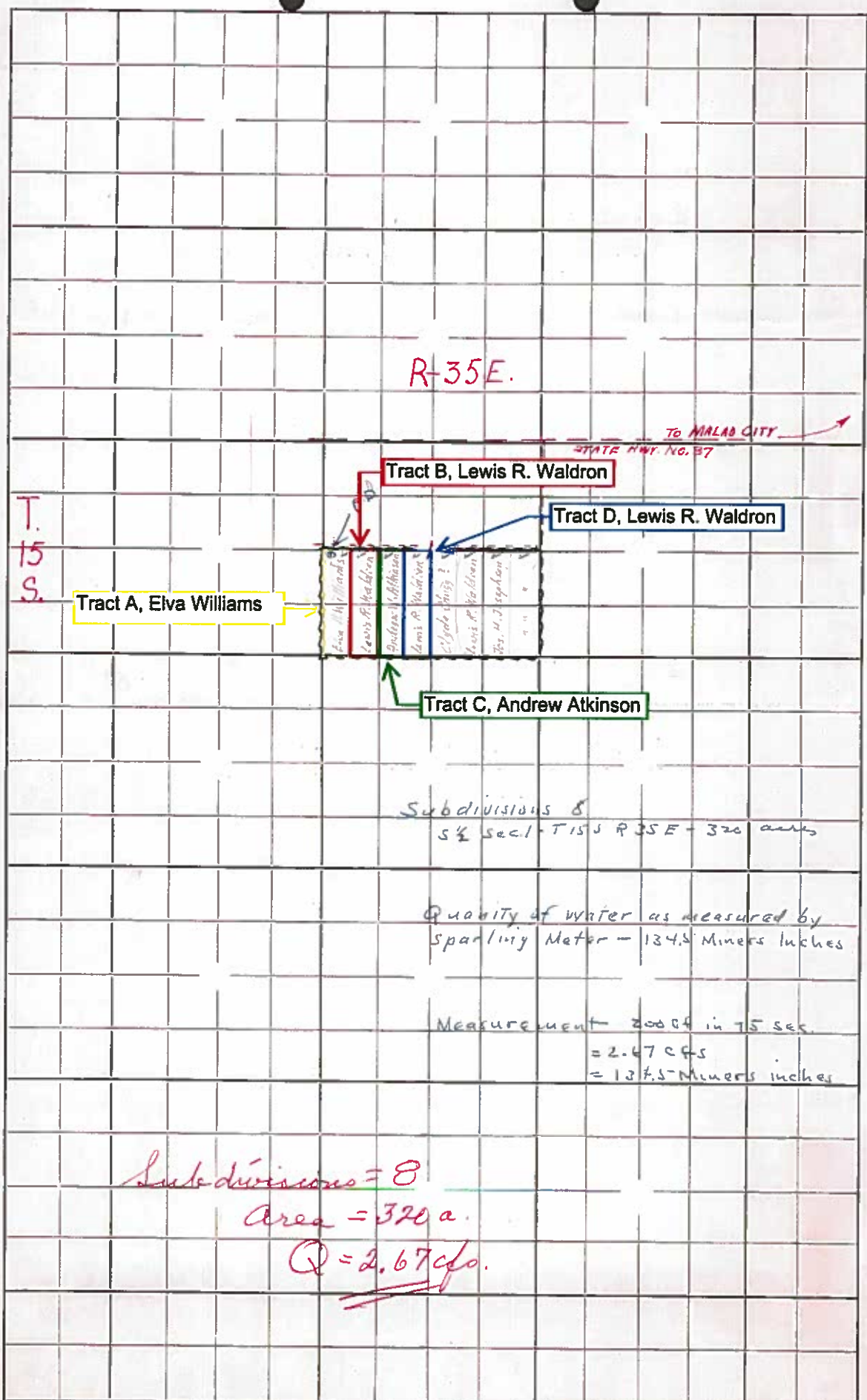
- 15-2043 POD
- Riches Family Trust Parcels
- Pecca River Valley Ranch Land Parcels
- 15-2043
- Section Lines
- Quarter Quarters



2015 NAIP Photo



Prepared by:
Luke H. Marchant
02/18/2016



Scale: 2 Inches Equals 1 Mile. Draw Map In Ink.

25163

TRACT

A

DEED RECORD No. 30

INSTRUMENT #31834

WARRANTY DEED

THIS IDENTURE, Made this 20th day of November, in the year of our Lord one thousand nine hundred and sixty one, between ELVA P. WILLIAMS, a Widow, of Malad City, County of Oneida, State of Idaho, the part of the first part, and JAMES BLAND WILLIAMS, of Malad City, County of Oneida, State of Idaho, the part of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration DOLLARS, lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all of the following described real estate, situate in the County of Oneida, State of Idaho, to-wit:

Trp 15S, Rng 3S EBM, Section 1: NW1/4SW1, Section 12: N1/4NW1, NE1/4, N1/4SE1, SE1/4SE1
Also, all that part of the S1/4NW1, NE1/4SW1, lying N 1/2 E of the Big Malad River, except 2 acres in the NW corner of the SW1/4NW1 thereof.
Section 13: E1/4NE1, Trp 15 S, Rng 36 EBM
Section 7: Also com at the NW corner of Sec 7 thence run S 88 rods 5 ft, thence S 145 rods, thence W 88 rods 5 ft, thence N 145 rods to place of beginning.

\$33.00 Documentary Stamps attached and duly cancelled.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever, and the said party of the first part, and her heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said party of the first part, and her heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Elva P. Williams (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF IDAHO,

ss.

COUNTY OF Oneida

On this 20th day of November in the year 1961, before me, E. L. Scott, a Notary Public in and for said State, personally appeared Elva P. Williams

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

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

(SEAL)

E. L. Scott

Notary Public for the State of Idaho, residing at
Malad City Idaho.

STATE OF IDAHO,

ss.

COUNTY OF ONEIDA.

Filed for record this 27th day of December, A.D. 1961, at 10:45 o'clock A.M.
Colen H. Sweeten, Jr. By Rachel Hughes

Es-Officio Recorder.

Deputy.

J. D. Williams
Attorney at Law
274 E. Ridgefield Dr.
Boise, Idaho 83706
Telephone: 208 344-4905
Attorney for Petitioner

117806
Microfilm No
SP Day Jan 1992
At 11:55 AM
J. D. Williams
District Court, Boise, Idaho
File No. 24
J. D. Williams

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO IN AND FOR THE COUNTY OF ONEIDA

MAGISTRATES DIVISION

IN THE MATTER OF THE ESTATE

OF

JAMES BLAND WILLIAMS

Deceased.

Case No. SP-91-44

DECREE

Idaho Code Sec. 15-3-1205

The above entitled matter came on regularly for hearing on the 28th day of January, 1992, pursuant to an order of the Court fixing the time of hearing thereof, and proof being made to the satisfaction of the Court that due and regular notice of the time and place of hearing said Petition has been given in the manner and for the time required by law and by order of the Court, and the Court having considered the Petition for Summary Administration of Testate Estate pursuant to Idaho Code Sec. 15-3-1205, and heard the proofs, both oral and documentary now finds:

State of Idaho }
County of Oneida } ss.
I, _____, do hereby certify that the foregoing is a full, true and correct copy of the original in the above entitled
_____ day of Jan 1992

DECREE - Page 1

Clerk of The District Court
By _____
Deputy

1. That on the 3rd
County, Utah, the Decedent
were married, and thereafter
and wife until the death of

2. That during cov
husband and wife, they did,
services in the acquiremen
acquire title to the proper
hereto and incorporated here
the community property of t

3. The Court further
on the 10th day of December,
resident of Idaho.

4. Decedent execute
1991 which was filed with th
and is hereby adjudged as
Decedent.

5. No proceedings h
reference to Decedent's esti

DECREE - Page 2

117806

1. That on the 3rd day of April 1936, at Logan, Cache County, Utah, the Decedent and Petitioner, ARDELLE E. WILLIAMS, were married, and thereafter continued to live together as husband and wife until the death of the Decedent.

2. That during coverture and while living together as husband and wife, they did, by their joint efforts, labors and services in the acquirement of property as husband and wife, acquire title to the property described in Exhibit "A" attached hereto and incorporated herein by reference; that said property was the community property of the Decedent and Decedent's spouse.

3. The Court further finds that the Decedent died testate on the 10th day of December, 1991, in Malad City, Oneida County, a resident of Idaho.

4. Decedent executed a Will on the 9th day of December, 1991 which was filed with this court on the 31st of December, 1991, and is hereby adjudged as the valid Last Will and Testament of Decedent.

5. No proceedings have heretofore been had or taken with reference to Decedent's estate.

DECREE - Page 2

6. At the time of persons were Decedent's heirs in Idaho, to-wit:

<u>NAME</u>	<u>AGE</u>
Ardelle E. Williams	Adult
Janice A. Williams	Adult
James D. Williams	Adult
Daniel D. Williams	Adult

7. The Court further that such property and all in time of death passed to ARDELLE E. WILLIAMS as the sole legatee and devisee, subject to payment of all indebtedness, if any the Decedent's estate.

8. The Court further the Court and a copy of said Commission, Inheritance Tax

NOW THEREFORE, BY REASON OF THE FOREGOING, THE COURT HEREBY DETERMINED, ADJUDGED

DECREE - Page 3

117806

6, at Logan, Cache
ARDELLE E. WILLIAMS,
together as husband

living together as
efforts, labors and
husband and wife,
Exhibit "A" attached
that said property was
Decedent's spouse.

Decedent died testate
in, Oneida County, a

on the day of December,
of December, 1991,
1 and Testament of

had or taken with

117806

6. At the time of Decedent's death, the following named
persons were Decedent's heirs at law under the laws of the State of
Idaho, to-wit:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Ardelle E. Williams	Adult	Wife	230 N. 100 W. Malad, ID 83252
Janice A. Williams	Adult	Daughter	Rt. 1 Malad, ID 83252
James D. Williams	Adult	Son	274 E. Ridgefield Dr. Boise, ID 83706
Daniel D. Williams	Adult	Son	Franklin, ID 83237

7. The Court further finds and concludes as a matter of law
that such property and all interest of said Decedent therein at the
time of death passed to ARDELLE E. WILLIAMS, the surviving spouse,
as the sole legatee and devisee under the will, subject to any and
all indebtedness, if any there be, that might be a claim against
Decedent's estate.

8. The Court further finds that an Inventory was filed with
the Court and a copy of said Inventory was filed with the State Tax
Commission, Inheritance Tax Division, State of Idaho.

NOW THEREFORE, BY REASON OF THE LAW AND THE PREMISES, IT IS
HEREBY DETERMINED, ADJUDGED AND DECREED:

DECREE - Page 3

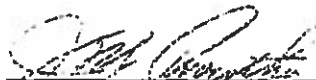
117806

1. That due and legal notice of the filing of the Petition in this matter, and of the time and place of hearing same has been given.

2. The will of Decedent on file herein is the valid Last Will and Testament of Decedent.

3. The hereinafter described property and any other property that may not be known and is hereafter discovered, and all of the Decedent's interest therein at the time of death passed to ARDELLE E. WILLIAMS, the surviving spouse, as sole devisee and legatee under the Will, and said surviving spouse became and is hereby adjudged and decreed to be the sole owner of such property in fee simple, and record title is hereby decreed and established, subject to any and all indebtedness, if any there be, that might be a claim against Decedent's estate, in the said ARDELLE E. WILLIAMS, to that certain property described in Exhibit "A" attached hereto and that the values contained in the said Exhibit "A" are the values of said property on the date of Decedent's death.

Dated this 28th day of January, 1992.


J. WESLEY CROWTHER
Magistrate

DECREE - Page 4

REAL PROPERTY

Item

Ranch property located in
County described in Exhl
attached hereto

Less Federal Land Bank M

Residence property locat
Malad City, Idaho descri
Exhibit "B" attached her

Total

Less one-half (1/2)
property interest

Total Real Pro

PERSONAL PROPERTY

Interest in G & W Farm P

Livestock:

11 bulls
254 cows
30 cows/calves
85 steers
67 mixed calves
19 small mixed cal
46 heifers
20 small calves
5 horses

Total

Less 1/2 partnership

Less 1/2 community

Total Livestock

117806

EXHIBIT "A"
INVENTORY

REAL PROPERTY

<u>Item</u>	<u>Value</u>
Ranch property located in Oneida County described in Exhibit "B" attached hereto	\$325,000
Less Federal Land Bank Mortgage	(39,490)
Residence property located in Malad City, Idaho described in Exhibit "B" attached hereto	<u>60,000</u>
Total	345,510
Less one-half (1/2) community property interest	<u>172,755</u>
Total Real Property	<u>172,755</u>

PERSONAL PROPERTY

Interest in G & W Farm Partnership

Livestock:

11 bulls	16,500
254 cows	203,200
30 cows/calves	30,000
85 steers	46,750
67 mixed calves	33,500
19 small mixed calves	8,550
46 heifers	23,000
20 small calves	6,000
5 horses	2,500
Total	370,000
Less 1/2 partnership interest	<u>185,000</u>
	185,000
Less 1/2 community property interest	<u>92,500</u>
Total Livestock	<u>92,500</u>

EQUIPMENT

<u>Item</u>
1972 Chevrolet 2 ton truck
1973 Chevrolet 1 ton truck
1989 Chevrolet 3/4 ton truck
1974 Chevrolet 3/4 ton truck
1973 Chevrolet 1/2 ton truck
1977 Dodge 1 ton truck
1987 Buick
1986 International Tractor with Loader
930 Case Tractor
1290 International Swallow
Miscellaneous Equipment
Total
Less partnership interest
Less community property interest
Total Equipment

CASH

Less partnership interest
Less community property interest
Total Cash

CROPS

Less partnership interest
Less community property interest
Total Crops

EXHIBIT "A"

117806

117806

EQUIPMENT

<u>Item</u>	<u>Value</u>
1972 Chevrolet 2 ton truck	8,000
1973 Chevrolet 1 ton truck	3,000
1989 Chevrolet 3/4 ton pickup	11,000
1974 Chevrolet 3/4 ton pickup	1,000
1973 Chevrolet 1/2 ton pickup	500
1977 Dodge 1 ton truck	6,000
1987 Buick	7,000
1986 International Tractor with Loader	10,000
930 Case Tractor	2,000
1290 International Swather	1,000
Miscellaneous Equipment	<u>5,000</u>
Total	54,500
Less partnership interest	<u>27,250</u>
	27,250
Less community property interest	<u>13,625</u>
Total Equipment	<u>13,625</u>

CASH 9,000

Less partnership interest	<u>4,500</u>
	4,500
Less community property interest	<u>2,250</u>
Total Cash	<u>2,250</u>

CROPS 34,500

Less partnership interest	17,250
Less community property interest	<u>8,625</u>
Total Crops	<u>8,625</u>

345,510

172,755172,755

370,000

185,000185,00092,50092,500

EXHIBIT "A"

PAGE TWO

117806

LESS PARTNERSHIP DEBTS

West One Bank Loans	48,678	
Samaria Grazing	900	
Morse Rent	4,000	
Real Property Taxes	<u>2,500</u>	
		56,078
Less partnership interest		<u>28,039</u>
		28,039
Less community property interest		<u>14,019</u>
Total Debts		(<u>14,020</u>)
Total Partnership Interest		\$102,980

OTHER ITEMS

Range Permit	14,100	
Household Furniture	6,000	
Automobiles	<u>2,000</u>	
		22,100
Less community property interest		<u>11,050</u>
Total		<u>11,050</u>
Total of Decedent's interest in all properties:		<u>\$286,785</u>

Real PropertyRanch Property

Township 15 South, Range 35 East, Boise Meridian,

Section 1: W $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$

Section 12: All that part of the S $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ and the NE $\frac{1}{4}$ S $\frac{1}{2}$ W $\frac{1}{2}$ lying North and East of the Big Malad River as the same now flows; E $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, heretofore conveyed to Owenford Hill and Elevator Company by Deed recorded in Book 13, page 256, records of Oneida County

Section 13: E $\frac{1}{2}$ NE $\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian,

Section 7 : Commencing at the Northwest corner of section 7; thence East 88 rods 5 feet; thence South 145 rods, thence West 88 rods 5 feet; thence North 145 rods to the place of beginning. ✓

Residence Property

Commencing at a point 169.2 feet West and 11 rods North of the Southeast Corner of Lot 4, Block 7, of the Townsite of Malad City, Idaho, as the same appears upon the plat thereof on file in the office of the County Recorder of Oneida County, thence running East 169.2 feet; thence North 49 $\frac{1}{2}$ feet; thence West 169.2 feet; thence South 49 $\frac{1}{2}$ feet to the point of beginning.

GIFT
WARRANTY DEED

FOR VALUE RECEIVED

ARDELLE E. WILLIAMS, a widow, the grantor, does hereby grant,
bargain, sell and convey unto

RICHARD A. GODDARD and JANICE A. GODDARD, Husband and Wife

whose current address is

Route 1
Malad, Idaho 83252

the grantees, the following described premises, in Oneida County,
to wit:

An undivided one half (1/2) interest in the real property
described in Exhibit "A" attached hereto and incorporated herein by
reference thereto.

TO HAVE AND TO HOLD the said premises, with their
appurtenances unto the said Grantee, her heirs and assigns forever.
And the said Grantor does hereby covenant to and with the said
Grantee, that she is the owner in fee simple of said premises; that
they are free from all encumbrances, except those of record, and
that she will warrant and defend the same from all lawful claims
whatsoever.

DATED: 3-28-92

Ardelle E. Williams
ARDELLE E. WILLIAMS

STATE OF IDAHO)
County of Oneida)

On this 25th day of January, 1992 before me, the
undersigned, a Notary Public in and for said State, personally
appeared ARDELLE E. WILLIAMS, known or identified to me to be the
person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

John D. Henderson
NOTARY PUBLIC for State of Idaho
Residing at Malad, Idaho
Comm. Expires: 2/17/93

WARRANTY DEED

PAGE ONE

117971

EXHIBIT "A"

Real Property

Ranch Property

Township 15 South, Range 35 East, Boise Meridian,

Section 1: W1/2W1/2SW1/4

Section 12: All that part of the S1/2NW1/4 and the NE1/4SW1/4 lying north and East of the Big Malad River as the same now flows; E1/2SE1/4, S1/2NE1/4, N1/2NW1/4, NW1/4SE1/4, N1/2NE1/4, EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest Corner of the SW1/4NW1/4 of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, page 256, records of Oneida County.

Section 13: E1/2NE1/4

Township 15 south, Range 36 East, Boise Meridian,

Section 7: Commencing at the Northwest corner of section 7; thence East 88 rods 5 feet; thence South 145 rods, thence West 88 rods 5 feet; thence North 145 rods to the place of beginning.

117972

GIFT
WARRANTY DEED

FOR VALUE RECEIVED

ARDELLE E. WILLIAMS, a widow, the grantor, does hereby grant,
bargain, sell and convey unto

DANIEL D. WILLIAMS as his sole and separate property

whose current address is

Franklin, Idaho 83237

the grantee, the following described premises, in Oneida County, to
wit:

An undivided one fourth (1/4) interest in the real property
described in Exhibit "A" attached hereto and incorporated herein by
reference thereto.

TO HAVE AND TO HOLD the said premises, with their
appurtenances unto the said Grantee, her heirs and assigns forever.
And the said Grantor does hereby covenant to and with the said
Grantee, that she is the owner in fee simple of said premises; that
they are free from all encumbrances, except those of record, and
that she will warrant and defend the same from all lawful claims
whatsoever.

DATED: 3-28-92

Ardele E. Williams
ARDELLE E. WILLIAMS

STATE OF IDAHO)
County of Oneida)

On this 28th day of January, 1992 before me, the
undersigned, a Notary Public in and for said State, personally
appeared ARDELLE E. WILLIAMS, known or identified to me to be the
person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

James D. Smith
NOTARY PUBLIC for State of Idaho
Residing at Franklin, Idaho
Comm. Expires: 2/17/93

WARRANTY DEED

PAGE ONE

117972

EXHIBIT "A"

Real Property

Ranch Property

Township 15 South, Range 35 East, Boise Meridian,

Section 1: W1/2W1/2SW1/4

Section 12: All that part of the S1/2NW1/4 and the NE1/4SW1/4 lying north and East of the Big Malad River as the same now flows; E1/2SE1/4, S1/2NE1/4, N1/2NW1/4, NW1/4SE1/4, N1/2NE1/4, EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest Corner of the SW1/4NW1/4 of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, page 256, records of Oneida County.

Section 13: E1/2NE1/4

Township 15 south, Range 36 East, Boise Meridian,

Section 7: Commencing at the Northwest corner of section 7; thence East 88 rods 5 feet; thence South 145 rods, thence West 88 rods 5 feet; thence North 145 rods to the place of beginning.

GIFT
WARRANTY DEED

FOR VALUE RECEIVED

ARDELLE E. WILLIAMS, a widow, the grantor, does hereby grant,
bargain, sell and convey unto

JAMES D. WILLIAMS, as his sole and separate property

whose current address is

274 E. Ridgefield Drive
Boise, Idaho 83706

the grantee, the following described premises, in Oneida County, to
wit:

An undivided one fourth (1/4) interest in the real property
described in Exhibit "A" attached hereto and incorporated herein by
reference thereto.

TO HAVE AND TO HOLD the said premises, with their
appurtenances unto the said Grantee, her heirs and assigns forever.
And the said Grantor does hereby covenant to and with the said
Grantee, that she is the owner in fee simple of said premises; that
they are free from all encumbrances, except those of record, and
that she will warrant and defend the same from all lawful claims
whatsoever.

DATED: 3-26-92

Ardelle E. Williams
ARDELLE E. WILLIAMS

STATE OF IDAHO)
County of Oneida)

On this 28th day of January, 1992 before me, the
undersigned, a Notary Public in and for said State, personally
appeared ARDELLE E. WILLIAMS, known or identified to me to be the
person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

James D. Williams
NOTARY PUBLIC for State of Idaho
Residing at Boise, Idaho
Comm. Expires: 2/17/93

WARRANTY DEED

PAGE ONE

117973

EXHIBIT "A"

Real Property

Ranch Property

Township 15 South, Range 35 East, Boise Meridian,

Section 1: W1/2W1/2SW1/4

Section 12: All that part of the S1/2NW1/4 and the NE1/4SW1/4 lying north and East of the Big Malad River as the same now flows; E1/2SE1/4, S1/2NE1/4, N1/2NW1/4, NW1/4SE1/4, N1/2NE1/4, EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest Corner of the SW1/4NW1/4 of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, page 256, records of Oneida County.

Section 13: E1/2NE1/4

Township 15 south, Range 36 East, Boise Meridian,

Section 7: Commencing at the Northwest corner of section 7; thence East 88 rods 5 feet; thence South 145 rods, thence West 88 rods 5 feet; thence North 145 rods to the place of beginning.

Instrument No. 120050

14 Day February 1994

At 1:40 PM

Debbie Co. Recorder

9 00

For \$

Recorded At Request of

James D. Williams

WARRANTY DEED

FOR VALUE RECEIVED

RICHARD A. GODDARD and JANICE A. GODDARD, husband and wife, as to a one half (1/2) interest; DANIEL D. WILLIAMS, dealing in his sole and separate property, and his wife, MARY JANE WILLIAMS, as to any interest she may have acquired as his wife, as to a one fourth interest (1/4); JAMES D. WILLIAMS, dealing in his sole and separate property, and his wife, ROSEMARY J. WILLIAMS, as to any interest she may have acquired as his wife, as to a one fourth (1/4) interest, the grantors do hereby grant, bargain, sell and convey unto

W. NEIL JENSEN and CLARA C. JENSEN, husband and wife whose address after March 10, 1994 will be:

112 South Samaria Rd
Malad City, Idaho 83252

the grantees, the real property, in Oneida County, Idaho described in Exhibit "A" attached hereto and incorporated herein by reference thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances except those described in Exhibit "A" attached hereto, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: February 14, 1994

James D. Williams
JAMES D. WILLIAMS

Richard A. Goddard
RICHARD A. GODDARD

Rosemary J. Williams
ROSEMARY J. WILLIAMS

Janice A. Goddard
JANICE A. GODDARD

120050

Daniel D. Williams
 DANIEL D. WILLIAMS

Mary Jane Williams
 MARY JANE WILLIAMS

STATE OF IDAHO)
)
 County of Ada)

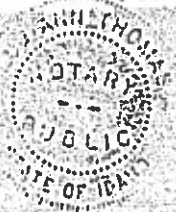
On this 1st day of February, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL D. WILLIAMS, MARY JANE WILLIAMS, JAMES D. WILLIAMS and ROSEMARY J. WILLIAMS, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



L. W. Turner
 NOTARY PUBLIC for State of Idaho
 Residing at: Boise, Idaho
 Comm. Expires: 8/24/98

STATE OF IDAHO)
)
 County of Oneida)

On this 14 day of February, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD A. GODDARD and JANICE A. GODDARD, 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.



Lou Ann Merriam
 NOTARY PUBLIC for State of Idaho
 Residing at: Malden, MA
 Comm. Expires: 7-94

EXHIBIT "A"

Township 15 South, Range 35 East, Boise Meridian:

Section 1: W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 12: All that part of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the NE $\frac{1}{2}$ SW $\frac{1}{4}$ lying North and East of the Big Malad River as the same now flows; E $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{2}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the SW $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Section 13: E $\frac{1}{2}$ NE $\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian:

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the place of beginning.

Together with all of Grantors right, title and interest in the following water rights:

Water Licenses 15-02010, 15-02043 and 15-02059

Statutory Claims 15-4007 and 15-4014

SUBJECT TO:

All unrecorded agreements regarding the administration and distribution of said water rights with other water users with an interest therein including access to points of diversion.

Right, title and interest of David W. Smith and others in and to the deep well situated in the Northwest Corner of the SW $\frac{1}{4}$ of Sec. 1, Twp. 15 S., R. 35 E.B.M.; under and by virtue of an unrecorded agreement and the Deed to David W. Smith found of record in Book 29 of Deeds, Page 134.

ALSO SUBJECT TO:

Road and highway rights of way as evidenced by the plat thereof on file in the office of the Oneida County Assessor and also all other easements which are not shown by public record.

ALSO SUBJECT TO:

A real estate mortgage with NORTHWEST FARM CREDIT SERVICES, ACA, as mortgagee, dated March 3, 1992 and recorded March 9, 1992 as Instrument No. 117883 in the records of Oneida County, Idaho, which mortgage the Grantees agree to assume the entire principal balance and all accrued interest thereon according to the terms thereof and to fully hold the Grantors and ARDELLE E. WILLIAMS and G. & W. FARMS, a partnership, harmless thereunder.

Microfilm No. 201101
04 Day February 2005
At 11:20 O'clock a M
Diane M. Marni
Grantee No. Recorder
Fee \$ 6.00 Deputy
Recorded at Request of

CORRECTION WARRANTY DEED Blackburn Land Llc Co

For value received, W. NEIL JENSEN and CLARA C. JENSEN, husband and wife, the Grantors, do hereby Grant, Bargain, Sell, and Convey unto **BLACKBURN LAND & CATTLE, LLC**, a Limited Liability Company of the State of Utah, whose current address is 476 Heritage Park #230, Layton, UT, 84041, the Grantee, the real property located in Oneida County, Idaho, described in the SCHEDULE "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever, and the 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 they will Warrant and Defend the same from all lawful claims.

THIS WARRANTY DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT WARRANTY DEED BETWEEN THE ABOVE PARTIES DATED MAY 3, 2000, RECORDED MAY 26, 2000, AS INSTRUMENT NO. 129428

Dated: February 1, 2005.

W. Neil Jensen
W. NEIL JENSEN

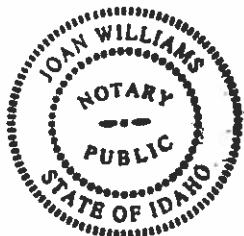
Clara C. Jensen
CLARA C. JENSEN

STATE OF IDAHO
COUNTY OF ONEIDA

ss

On this 1st day of February 2005, before me, a Notary Public in and for said State, personally appeared W. NEIL JENSEN and CLARA C. JENSEN, known 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 seal the day and year first above written.



Joan Williams
Notary Public
Residing at: Malad City, ID
My Commission Expires: 5-6-09

SCHEDULE "A"

Parcel 1:

Township 15 South, Range 35 East, Boise Meridian:

Section 1: $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$

Section 12: All that part of the $S\frac{1}{2}NW\frac{1}{4}$ and the $NE\frac{1}{4}SW\frac{1}{4}$ lying North and East of the Big Malad River as the same now flows; $E\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}NW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$; $N\frac{1}{2}NE\frac{1}{4}$; EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Section 13: $E\frac{1}{2}NE\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian:

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the place of beginning.

Parcel 2:

T-230 being in Section 12, Township 15 South, Range 35 East, Boise Meridian, and described as follows:

2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

ALSO, All that part of the $NE\frac{1}{4}NE\frac{1}{4}$ of Section 11, Township 15 South, Range 35 East, Boise Meridian, lying South and East of the County Road running through said 40 acre tract. (T-3976)

TOGETHER WITH all and singular the tenements and appurtenances thereunto belonging or in anywise appertaining and including but not limited to:

All water and water rights and ditch rights used in connection therewith

All wells and artesian wells situated thereon

Irrigation Well located East of the headquarters under Permit Number 29963 issued by the State of Idaho, Department of Water Resources for an undivided one-half interest

Irrigation Well situated on the North end of the above premises under an agreement between Seller and other well users for an undivided one-fourth interest

Unnamed Springs under Claim No. 15-4007 issued by the State of Idaho, Department of Water Resources for approximately 3.2 c.f.s. from ditch South of Main home

Winter water permit #15-4007 issued by the State of Idaho, Department of Water Resources

Seller's interest, if any, in all oil, gas, mineral and geothermal rights

Microfilm No. 135385
18 Day December 2003
At 3:25 O'clock P M
Diane Hudak
Oneida Co. Recorder
Fee \$ 9.00 Recorded at Request of Diane Hudak & Jille

WARRANTY DEED

For Value Received, **BLACKBURN LAND & CATTLE, L.L.C.**, an Idaho Limited Liability Company, the Grantor, does hereby grant, bargain, sell and convey unto **PHEASANT BROOK, L.L.C.**, an Idaho Limited Liability Company, the Grantee, whose current address is 3125 South 4100 West, Malad City, ID 83252, the following described premises in Oneida County, Idaho, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successors and assigns forever, and the said Grantors do hereby covenant to and with the said Grantees 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.

Dated November 14, 2003.

BLACKBURN LAND & CATTLE, L.L.C.

Jeremy Blackburn Manager
JEREMY BLACKBURN, Member/Manager
Mayako Blackburn Member

STATE OF SOUTH CAROLINA
COUNTY OF Georgetown ss

On this 21st day of November, 2003, before me, a Notary Public in and for said State, personally appeared JEREMY BLACKBURN, known to me to be the Member/Manager of Blackburn Land & Cattle, L.L.C., an Idaho Limited Liability Company who executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

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

Michael J. Norris
Notary Public
Residing at: 10517 Ocean Hwy, Pawleys Island, SC
My Commission Expires: May 22, 2006 29585

SCHEDULE "A"
Deed to Pheasant Brook, L.L.C.

Real Property situated in the County of Oneida, State of Idaho:

PARCEL 1:

Township 15 South, Range 35 East, Boise Meridian:

Section 1:

E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ Also,

W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract of land: Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. Also,

Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. (T-5359)

PARCEL 2:

Township 15 South, Range 35 East, Boise Meridian:

Section 11: Commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11, thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40-acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the point of beginning. (T-931). EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. HUDSON PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly right-of-way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said right-of-way line to a 5/8" rebar with cap set on the Northerly right-of-way line of a County Road; thence North 87°23'03" West 170.55 feet along said right-of-way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

ALSO,

Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 15 South, Range 35 East, Boise Meridian; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12; thence West 155 rods to the point of beginning. (T-932).

SCHEDULE "A" Continued, Page 2
Deed to Pheasant Brook, L.L.C.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including well permit #33621 and water right #15-2072 filed with the State of Idaho, Department of Water Resources.

PARCEL 3:

Township 15 South, Range 35 East, Boise Meridian:

Section 1: $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$

Section 12: $E\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}NW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$; $N\frac{1}{2}NE\frac{1}{4}$;

All that part of the $S\frac{1}{2}NW\frac{1}{4}$ and the $NE\frac{1}{4}SW\frac{1}{4}$ lying North and East of the Big Malad River as the same now flows (T-930);

EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Section 13: $E\frac{1}{2}NE\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian:

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the place of beginning. (T-997)

PARCEL 4:

That property described as Assessor's Tax No. 230 being in Section 12, Township 15 South, Range 35 East, Boise Meridian, and described as follows:
 2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

ALSO, All that part of the $NE\frac{1}{4}NE\frac{1}{4}$ of Section 11, Township 15 South, Range 36 East, Boise Meridian, lying South and East of the County Road running through said 40 acre tract. T-3976.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including all wells and artesian wells, an Irrigation well located East of headquarters as evidenced under Permit No. 29963 issued by the States of Idaho, Department of Water Resources, as to a $\frac{1}{2}$ interest. And a one-fourth interest in an irrigation well located on the North end of the above premises under an agreement with Grantor and other well users.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

Microfilm No 141414
Date 10 August 2007
Time 1:50
By Nathan Murphy
Deputy Co. Recorder
Fee \$ 9.00
Recording at Request of Nathan Little Co.

SPECIAL WARRANTY DEED

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, Grantor(s) of MALAD CITY, County of ONEIDA, State of ID, hereby **CONVEY AND WARRANT** to PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC. Grantee(s) of LOS ALTOS, County of SANTA CLARA, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

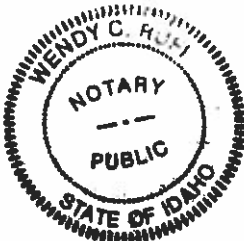
Witness, the hand(s) of said Grantor(s), this August 10, 2007.

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

Kimble Blackburn
By KIMBLE BLACKBURN
MANAGER

State of Idaho)
County of Oneida)

On August 10, 2007, personally appeared before me KIMBLE BLACKBURN, who, being by me duly sworn, did say that he is the Manager of PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Wendy C. Ruffi
Notary Public: WENDY C. RUFFI
Residing: MALAD CITY, ID
Expires: 2/28/2011

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34
FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A
SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE
WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

141414

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS HILLS, CA 94024

141796
01 November 2007
1:30
Natalie Murphy
39.00
Recorded at Request of
Northern Title Co.

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC, Grantor(s) of LOS ALTOS HILLS, County of SANTA CLARA, State of CA ,

hereby *CONVEY AND WARRANT* to

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, CA, AND KEVIN G. RICHES AND MELISSA B. RICHES, Husband and Wife of PROTOLA VALLEY, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, Husband and wife of LOS ALTOS HILLS, CA, AND PEOA RIVER VALLEY RANCH LAND, LLC, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this October 23, 2007.

141796

Lawrence V Riches

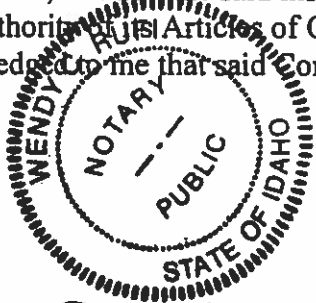
PEOA RIVER VALLEY RANCH LAND, LLC

BY: LAWRENCE V. RICHES

ITS: MANAGER

State of Idaho)
County of Oneida) ss:

On Oct. 30, 2007, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



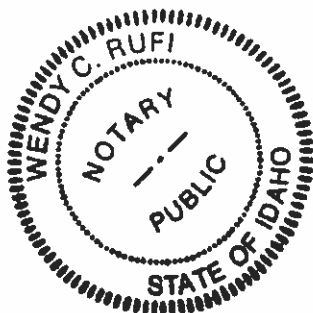
Wendy C. Ruffi
Notary Public: Wendy C. Ruffi
Residing: Malad City ID
Exp: 2-28-2011

L Victor Riches, Jr

L. VICTOR RICHES, JR

State of ID)
County of Oneida) ss:

On October 30, 2007, personally appeared before me L. VICTOR RICHES, JR., who duly acknowledged to me that HE executed the same.



Wendy C. Ruffi
Notary Public
Residing: Malad City ID
Exp: 2-28-2011

141796

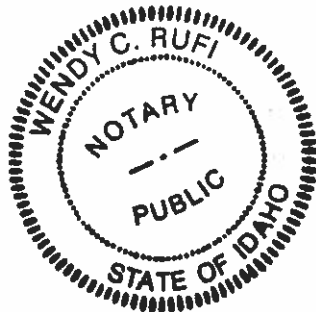
CREATIVE CENTER OF LOS ALTOS, INC

Lawrence V. Riches
BY: LAWRENCE VICTOR RICHES
ITS: PRESIDENT, & Chairman of the Board

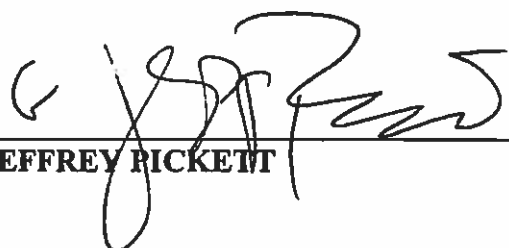
State of ID)
County of Oneida)

On October 30, 2007, personally appeared before me LAWRENCE VICTOR RICHES, who being duly sworn did say that he is the PRESIDENT of CREATIVE CENTER OF LOS ALTOS, INC, and that the within the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors or it's by-laws and who duly acknowledged to me that said corporation executed the same.

Wendy C. Ruffi
Notary Public:
Residing: Malad City ID
Exp: 2-28-2011



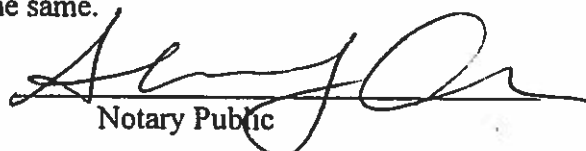
141796



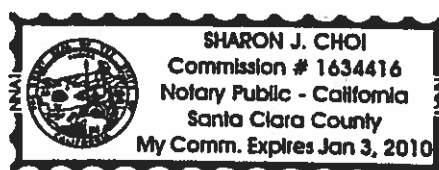
G. JEFFREY PICKETT

State of CA }
County of Santa Clara } ss:

On October 26th, 2007, personally appeared before me G. JEFFREY PICKETT,
who duly acknowledged to me that HE executed the same.



Notary Public



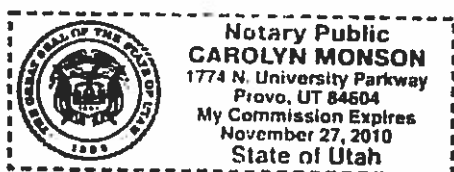
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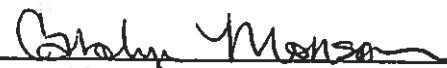


GREGORY PICKETT

State of Utah }
County of Utah }ss:

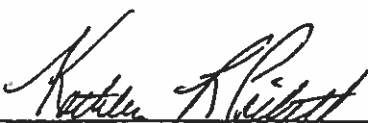
On October 23, 2007, personally appeared before me **GREGORY PICKETT**,
who duly acknowledged to me that HE executed the same.





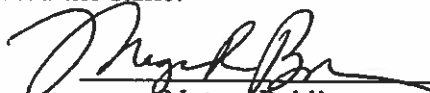
Notary Public

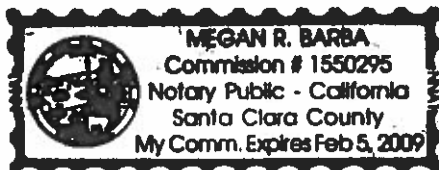
141796


KATHLEEN PICKETT

State of *California* }
County of *Santa Clara* } ss:

On 10/25/2007, 2007, personally appeared before me KATHLEEN PICKETT,
who duly acknowledged to me that SHE executed the same.


Notary Public



141796

ARiches
ANGIE RICHES
aka ANGIE RICHES BANKS

State of RI }
County of Kent }ss:

On OCTOBER 24, 2007, personally appeared before me ANGIE RICHES aka
ANGIE RICHES BANKS, who duly acknowledged to me that SHE executed the same.

Shirley M O Connell
Notary Public



141796



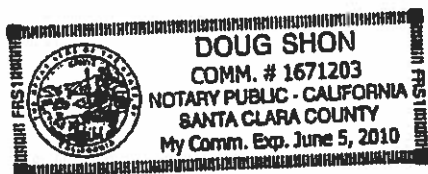
KEVIN RICHES

State of 
County of _____ } ss:

On 30 October, 2007, personally appeared before me KEVIN RICHES, who
duly acknowledged to me that HE executed the same.



Notary Public



141796


KENNETH RICHES

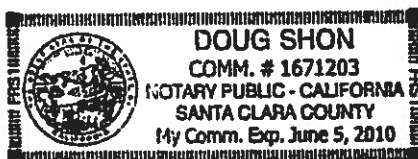
State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

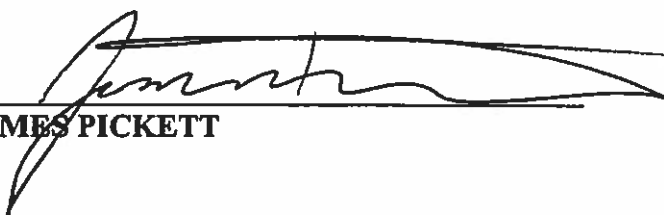
ss:

On 25th October, 2007, personally appeared before me KENNETH RICHES ,
who duly acknowledged to me that HE executed the same.


Notary Public



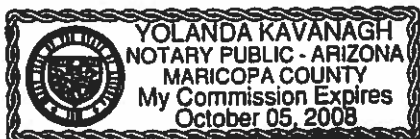
141796



JAMES PICKETT

State of _____ }
County of _____ } ss:

On October 24th, 2007, personally appeared before me JAMES PICKETT, who
duly acknowledged to me that HE executed the same.





Notary Public

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34

FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

141796

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933A
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No **142042**
27 Day December, 2007
At 4:15 P.M. Shirley Blandill
Onida Co. Recorder
Fee \$ 9.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby CONVEY AND WARRANT

"AN UNDIVIDED 1.33% INTEREST OF THEIR UNDIVIDED INTEREST"

to **TRIPLE R. DEVELOPMENT, LLC**, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

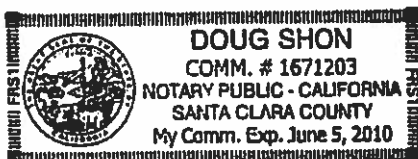
Witness, the hand(s) of said Grantor(s), this 12/21/07, 2007.

Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of CALIFORNIA
County of SANTA CLARA

On 21 Dec., 2007, personally appeared before me LAWRENCE V. RICHES AND CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Doug Shon
Notary Public:
Residing: Los Altos, CA
Expires: 6-5-10

"EXHIBIT A"**PARCEL 1**

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933AB
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142103**
11 Day **January 2008**
At **1:35** O'clock **PM**
Natalie Murphy
Oreida Co. Recorder
Fee \$ **9.00** Recorded at Request of **Northern Title Co.** Deputy

WARRANTY DEED

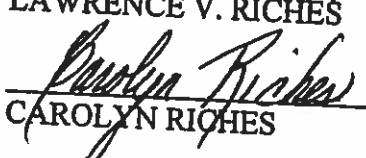
LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby CONVEY AND WARRANT
"AN UNDIVIDED 14.92% INTEREST OF THEIR UNDIVIDED INTEREST"
to **TRIPLE R. DEVELOPMENT, LLC, Grantee(s) of PEOA, County of SUMMIT, State of UT** for the sum
of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described**
tract of land in **Oneida County, State of Idaho:**

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

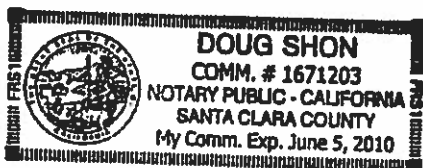
Witness, the hand(s) of said Grantor(s), this 11/9, 2008.


LAWRENCE V. RICHES


CAROLYN RICHES

State of **STATE OF CALIFORNIA)**
County of **COUNTY OF SANTA CLARA**

On 9th Jan., 2008, personally appeared before me **LAWRENCE V. RICHES AND CAROLYN RICHES** the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public: **DOUG SHON**
Residing: **LOS ALTOS, CA.**
Expires: **6-5-10**

"EXHIBIT A"

142103

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.
ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH
34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO
40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS;
THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE,
THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING
COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49"
EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO
A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH
CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE
WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88
FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY
RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET
ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE
NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE
CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY
DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO
THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE
NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST
QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG
MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED
RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88
RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145
RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP
15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS
FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO
GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256,
RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING
SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

LAWRENCE VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

ACCOMMODATION

Microfilm No. **142996**
30 Day June 2008
At 1:00 O'clock P
Natalie Murphy
Oneida Co. Recorder
Fee \$ 33.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, of Los Altos Hills, CA, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 1.33% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 14.92% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND KEVIN G. RICHES AND MELISSA B. RICHES, HUSBAND AND WIFE of Protola Valley, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, HUSBAND AND WIFE of Los Altos Hills, CA., AND PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, Grantor(s),

hereby *CONVEY AND WARRANT* to

LAWRENCE VICTOR RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, AND KEVIN RICHES AND MELISSA B. RICHES HUSBAND AND WIFE, of Los Altos Hills, CA AND KENNETH RICHES AND KATHY RICHES, HUSBAND AND WIFE, AND ANGIE RICHES aka ANGIE RICHES BANKS AND DEREK BANKS, WIFE AND HUSBAND, AND KATHLEEN PICKETT AND GARTH PICKETT, WIFE AND HUSBAND, AND HEATHER MCCAULLY AND MARK MCCAULLY, WIFE AND HUSBAND, AND G. JEFFREY PICKETT, AND TRACY PICKETT, HUSBAND AND WIFE, AND GREGORY PICKETT AND MADELEINE PICKETT, HUSBAND AND WIFE, AND JAMES PICKETT AND MOLLY PICKETT, HUSBAND AND WIFE, AND TED HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, AND CREATIVE CENTER OF LOS ALTOS, INC., A CALIFORNIA CORPORATION, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, Grantee(s),

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

142996

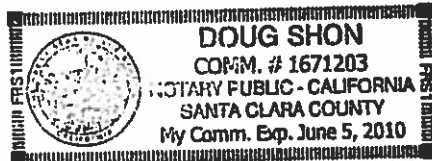
Witness, the hand(s) of said Grantor(s), this 15th June, 2008.

[Signature]
KEVIN G. RICHES

[Signature]
MELISSA B. RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

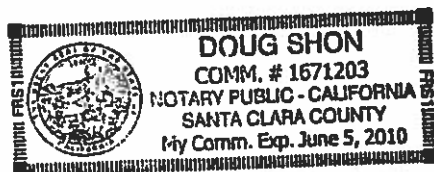
On 15th June, 2008, personally appeared before me KEVIN G. RICHES, who duly acknowledged to me that HE executed the same.



[Signature]
Notary Public
Residing: LOS ALTOS. CA
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

On 15th June, 2008, personally appeared before me MELISSA B. RICHES, who duly acknowledged to me that SHE executed the same.



[Signature]
Notary Public
Residing: LOS ALTOS. CA
Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this 18th June, 2008.

TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

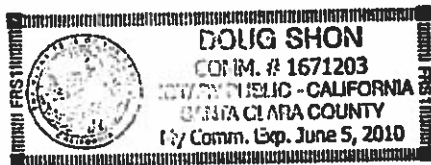
Kevin Riches
KEVIN RICHES

Lawrence Victor Riches
LAWRENCE VICTOR RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me KEVIN RICHES, who, being by me duly sworn, did say that he is the Manager/Member of TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

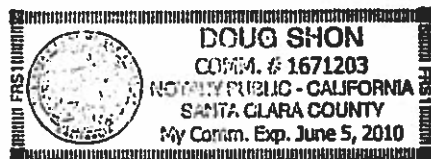
Residing: Los Altos, CA.

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE VICTOR RICHES, who, being by me duly sworn, did say that he is the Manager/Member of TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

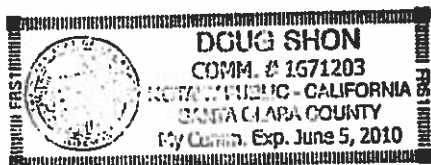
Witness, the hand(s) of said Grantor(s), this 6/18, 2008.

Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

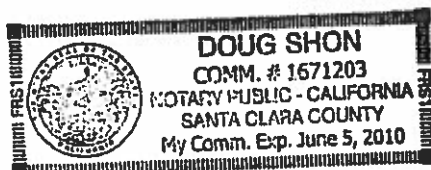
On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who duly acknowledged to me that HE executed the same.



Doug Shon
Notary Public
Residing: Los Altos, CA
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

On 18th June, 2008, personally appeared before me CAROLYN RICHES, who duly acknowledged to me that SHE executed the same.



Doug Shon
Notary Public
Residing: Los Altos, CA.
Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this 18 June, 2008.

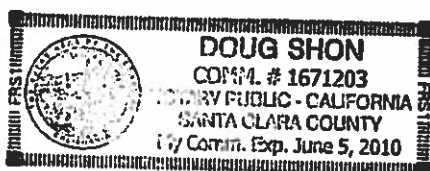
PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

Lawrence V. Riches
LAWRENCE V. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Doug Shon
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this June 23, 2008.

GARTH E. PICKETT
GARTH E. PICKETT

KATHLEEN R. PICKETT
KATHLEEN R. PICKETT

State of California)
County of Santa Clara } ss:

see attached

On _____, 2008, personally appeared before me GARTH E. PICKETT, who duly acknowledged to me that HE executed the same.

Notary Public
Residing:
Expires:

State of California)
County of Santa Clara } ss:

See Attach

On _____, 2008, personally appeared before me KATHLEEN R. PICKETT, who duly acknowledged to me that SHE executed the same.

Notary Public
Residing:
Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara

On 23 June, 2008 before me, Arbella Danilo, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Kathleen Riches Pickett
Name(s) of Signer(s)

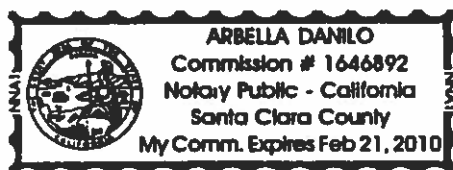
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08 Number of Pages: 9

Signer(s) Other Than Named Above: Kevin & Melissa Riches; Kevin Riches; Lawrence V. Riches; Lawrence V. Riches & Carolyn Riches; Lawrence Riches; Garth E. Pickett.

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kathleen Riches Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

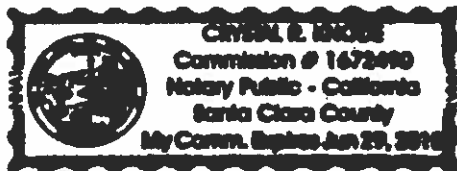
Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

142996

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa ClaraOn 6/25/08 before me, Crystal R. Knode, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Garth E. Pickett
Name(s) of Signer(s)

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 of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

6/23/08

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Garth E. Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE' THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34
FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF

142996

SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-66770
Kevin & Melissa Riches Revocable Trust
% Kevin G. Riches
217 Mapache
Portola Valley, CA 94028

Accommodation Only

Microfilm No. **151106**
9 Day May 20 14
At 11:35 O'clock AM
Rola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

Kevin Riches and Melissa B. Riches, Husband and Wife,

Grantor(s) of Portola Valley, County of San Mateo, State of CA, hereby **CONVEY AND WARRANT** to

Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001,

Grantee(s) of Portola Valley, County of San Mateo, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014

Kevin Riches
Kevin Riches

Melissa B. Riches
Melissa B. Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared **Kevin Riches and Melissa B. Riches**, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

** See Attached*

Notary Public:
Residing:
My commission expires on:

Exhibit "A"

Parcel 1

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

151106

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Santa ClaraOn 30th day of April 2014

before me,

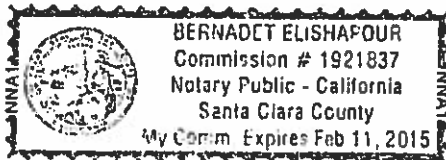
Bernadette Elishafor 'Notary Public'

Here Insert Name and Title of the Officer

personally appeared

Kevin G. Riches

Name(s) of Signer(s)



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: Bernadette Elishafor

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____

Number of Pages: 2Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Corporate Officer — Title(s): _____☒ Individual☐ Individual☐ Partner — ☐ Limited ☐ General☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Attorney in Fact☐ Trustee☐ Trustee☐ Guardian or Conservator☐ Guardian or Conservator☐ Other: _____☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 30 April, 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared MELISSA B. RICHES
Name(s) of Signer(s)

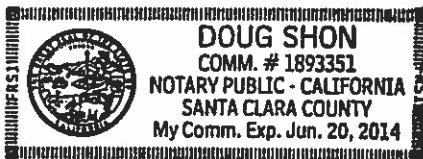
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NTO-66770
The Riches Family Trust
% Lawrence Victor Riches Jr.
171 Main Street, # 280
Los Altos, CA 94022

Accommodation Only

Microfilm No. **151109**
9 Day May 20 14
At 11:50 O'clock Am
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of
Northern Title Co

WARRANTY DEED

Lawrence Victor Riches and Carolyn Riches, Husband and Wife

Grantor(s) of Los Altos, County of Santa Clara, State of CA, hereby **CONVEY AND WARRANT** to

Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998

Grantee(s) of Los Altos, County of Santa Clara, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014.

Lawrence Victor Riches
Lawrence Victor Riches

Carolyn Riches
Carolyn Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared **Lawrence Victor Riches and Carolyn Riches**, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

* See Attached

Notary Public:
Residing:
My commission expires on:

Exhibit "A"**Parcel 1**

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

151109

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 30th April 14 before me, DOUG SHON - NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared LAWRENCE VICTOR RICHES

Name(s) of Signer(s)

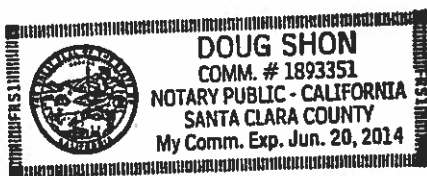
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

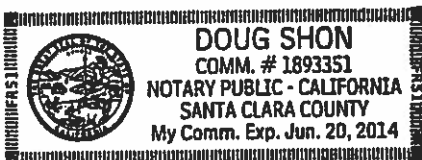
151109

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 2 May 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared CAROLYN RICHES
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

TRACT

B

DEED RECORD No. 31

INSTRUMENT # 84306

WARRANTY DEED

THIS INDENTURE, Made this 17th day of December, in the year of our Lord one thousand nine hundred and sixty four, between L. R. Waldron, sometimes called Lewis R. Waldron, and Emma Waldron, his wife, of Malad City, County of Oneida, State of Idaho, the parties of the first part, and Rex Waldron of Malad City, County of Oneida, State of Idaho, the party of the second part:

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Eighteen Thousand Four Hundred Sixty and no/100 (\$18,460.00)----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged, he ve granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all of the following described real estate, situate in Malad City, County of Oneida, State of Idaho, to-wit:

East Half of the West Half of the Southwest Quarter and the East Half of the East Half of the Southwest Quarter of Section 1, Township 15 South, Range 35 East, Boise Meridian.

All the Northeast Quarter of the Northeast Quarter, Section 22, Township 15 South, Range 35 East, Boise Meridian, except commencing at a Stake situated 39 rods and 4 1/2 feet, West of Northeast Corner of Sec. 22, T. 15 S. R. 35 EBM, running thence South 0° 25' West 27 rods 12 1/2 feet, thence South 62° 25' West 4 1/2 rods 1 foot to point due South 0° 25' West of Northwest Corner of said Tract, thence North 0° 25' East 53 rods and 2 feet, thence North 89° 75' East 38 rods 14 feet to point of beginning.

Also, West Half Northeast Quarter, Sec. 22, T. 15 S. R. 35 EBM.

(\$20.30 Documentary Stamps attached and cancelled.)

TOGETHER, With all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever, and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said part 1st of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

L. R. Waldron (SEAL)

Emma F. Waldron (SEAL)

(SEAL)

(SEAL)

STATE OF IDAHO, } ss.

COUNTY OF Oneida

On this 17th day of December in the year 1964, before me, J. W. Crowther a Notary Public in and for said State, personally appeared L. R. Waldron, sometimes called Lewis R. Waldron and Emma Waldron, his wife known to me to be the persons whose names 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 official seal, the day and year in this certificate first above written.

(SEAL)

J. W. Crowther

Notary Public for the State of Idaho, residing at

Malad

Idaho.

STATE OF IDAHO, } ss.

COUNTY OF ONEIDA,

Filed for record this 14th day of January

, A.D. 1965, at 3:10

o'clock P.M.

Golan H. Sweetser, Jr.

Ex-Officio Recorder

By Melba Jensen

Deputy

INDEXED

COMPARED

Recorded at Request of

J. W. Croanther

December 2, 1977

at 12:35 P. M. Fee Paid \$ 1.00

Calvin H. Sweetland
By Melba J. Sweetland

by

Dep. Book

Page

Ref.:

96951

Mail tax notice to

Address

WARRANTY DEED

REX P. WALDRON and MARIE C. WALDRON, husband and wife,

of Samaria

County of Oneida

Idaho grantor's
State of ~~Utah~~, hereby

CONVEY and WARRANT to M. and J. ENTERPRISES

of Salt Lake County, State of Utah

TEN and NO/100 (\$10.00)

grantee
for the sum of
DOLLARS,

and other good and valuable consideration,

the following described tract of land in

Oneida County

County,

State of ~~Utah~~ Idaho:

The East half of the West half of the Southwest quarter
of Section 1, Township 15 South, Range 35 East, Boise
Meridian.

Together with appurtenant water rights.

WITNESS, the hands of said grantors, this

17th

day of

October

, A. D. 1977

Signed in the Presence of

Calvin H. Sweetland
Marie C. Waldron

STATE OF UTAH,

County of

ss.

On the 17th day of October, A. D. 1977,
personally appeared before me REX P. WALDRON and MARIE C. WALDRON, husband and wife,

the signers of the within instrument, who duly acknowledged to me that they executed the same.

Calvin H. Sweetland
Notary Public,

My commission expires

Residing in

State of Idaho, County of _____

#99311

I hereby certify that this instrument is correct for record at request of Michael J. Humphries and Jackie Humphries and duly recorded in my office on the 27 day of April 1979 at _____ o'clock.

Fee 1.00

By _____ Deputy

Reception
Indexed

(DO NOT WRITE ABOVE THIS LINE)

WARRANTY DEED

For Value Received

MICHAEL J. HUMPHRIES and JACKIE HUMPHRIES, husband and wife
do hereby grant, bargain, sell and convey unto

Rex Kay Chugg and Shirley Jane Chugg, husband and wife
Malad, Idaho

the grantees the following described premises, in Oneida County, Idaho, to wit:

Township 15 South, Range 35 East, Boise Meridian
Section 1: East Half of the West Half of the
Southwest Quarter and the East Half of the
East Half of the Southwest Quarter

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee^s, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee^s, that they are the owner in fee simple of said premises; that they are free from all incumbrances

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

Dated: April 26, 1979

State of Idaho

County of Oneida } ss. On the 26th day of April AD 19 79

personally appeared before me

Michael J. Humphries and Jackie Humphries, his wife

the signers of the within instrument, who duly acknowledged to me that they executed the same.

Laura L. Crowther
Notary Public

Helding at Malad, Idaho

My Commission expires 8-15-79

Mail deed to:

Mail tax notice to:

Form FMAA-10 465-3
(Rev. 10-5-75)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

DEED IN SATISFACTION OF MORTGAGE, INDEBTEDNESS

FOR VALUE RECEIVED
husband and wife

REX K. CHUGG and SHIRLEY JANE CHUGG,

Herein referred to as grantors, hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

SEE ATTACHMENT

Grantors herein acknowledge that the property described herein is subject to a mortgage in favor of grantees and said mortgage is in default and subject to foreclosure. That this deed is executed and given in full satisfaction of said mortgage and is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said party; and that in executing this deed the grantor is not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the second party, or its agent, or attorney.

Dated JULY 17, 19 84

REX K. CHUGG

SHIRLEY JANE CHUGG

STATE OF

ss.

COUNTY OF

On this 17th day of July, 19 84, before me, a Notary Public in and for said County and State, personally appeared Rex K. Chugg and Shirley Jane Chugg his wife, to me known as to be the identical individual(s) as described in and who executed the within and foregoing instrument and whose name(s) are subscribed thereto, and acknowledged to me that he signed, and sealed and executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public in and for the State

of IDAHO

Residing at MALAD, ID

My Commission expires 10-15-86

(SEAL)

Until a change is requested, all tax statements shall be sent to the following address:

108291

Meridian No. 8 Day August 10
 A. 3 25 P. 10 10
10 10 10 10
 P. 10 10 10 10
 P. 10 10 10 10

ATTACHMENT 1

LEGAL DESCRIPTION

PARCEL 1: Township 15 South, Range 35 East, Boise Meridian:

Section 1: E $\frac{1}{2}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$;

PARCEL 2: Township 15 South, Range 35 East, Boise Meridian:

Section 1: N $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM THE
 FOLLOWING DESCRIBED TRACT OF LAND:
 Commencing at the NW Corner of the
 E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1; thence running
 East 208 feet; thence South 208 feet;
 thence West 208 feet; thence North 208
 feet to the point of beginning.

PARCEL 3: Township 15 South, Range 35 East, Boise Meridian:

Section 1: Commencing at the NW Corner of the
 E $\frac{1}{2}$ SW $\frac{1}{4}$ of section 1; thence running
 East 208 feet; thence South 208 feet;
 thence West 208 feet; thence North
 208 feet to the point of beginning.
 EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used
 thereon or appurtenant thereto, and in particular, 4.50 shares of
 water in the Gwenford Pump Company.

Form FmHA 1955-49
(Rev. 10-28-81)

Position 5

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

116224 QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture, CONVEYS and QUITCLAIMS to **RAY N. DAVIS**

, Grantee, for the sum of \$70,300

all interest in the following described real estate situated in the County of **Oneida**

State of **Idaho**, to-wit:

PARCEL 1

Township 15 South, Range 35 East, Boise Meridian:
Section 1: E $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 2

Township 13 South, Range 35 East, Boise Meridian:
Section 1: W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1: thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

PARCEL 3

Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1, Township 15 South, Range 35 East, Boise Meridian; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning. EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, and in particular 4.5 shares in the Gwenford Pump Company and one-seventeenth of all the waters flowing in the ditch known as the Jones Brothers Upper Ditch throughout the irrigation season, source of supply, Big Malad River.

This deed is executed and delivered pursuant to the provisions of

a credit sale of Government Inventory Property formerly belonging to Rex Chugg, Advice No. 27249, by Standard Sales Contract Sale of Real Property By the United States and the

authority set forth in 7 CFR 1900, Subpart A.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

Dated October 26, 1989

UNITED STATES OF AMERICA (Grantor)

By

Michael A. Field
MICHAEL A. FIELD, State Director
Farmers Home Administration
United States Department of Agriculture

In the presence of:

Notary No. **116224**
28 day June 1990
10:00 O'clock A.M.
Joyle H. Freudenberger
Joyle H. Freudenberger by *JP*
Cassia Co. Recorder
Filed 10:00 Deputy
Notarized at Request of
E.L. Scott

ACKNOWLEDGMENT

State of Idaho)
County of Ada)

On this 26th day of October, 1989, before me, the undersigned, a Notary Public for and in behalf of the State of Idaho, personally appeared Michael A. Field, known to me to be the State Director, Farmers Home Administration, USDA, and person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above mentioned.

Chris Reninger
CHRIS RENINGER
Notary Public for and in behalf
of the State of Idaho
Residing at Meridian, Idaho
My Bond Expires 7-6-94

WARRANTY DEED

For Value Received, RAY N. DAVIS and PAULA M. DAVIS, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto BLACKBURN LAND & CATTLE, L.L.C. a Limited Liability Company of the State of Idaho, the Grantee, whose current address is P.O. Box 917, Pawleys Island, SC, 29585, following described premises in Oneida County, Idaho, to-wit:

Township 15 South, Range 35 East, Boise Meridian:

Section 1:

E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ Also,

W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract of land: Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. Also,

135383

Microfilm No. _____
18 Day _____ December 2003
3:15 O'clock P.
Oneida Co. Recorder
300
Recorded at Request of
Attorney General & State

Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. (T-5359)

Together with Sellers' interest in all water rights, oil, gas, mineral and geothermal rights appurtenant thereto

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, it's successors and assigns forever, and the 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.

Dated November 14, 2003

Ray N. Davis
RAY N. DAVIS

Paula M. Davis
PAULA M. DAVIS

STATE OF IDAHO
COUNTY OF ONEIDA,

ss

On this 14th day of November, 2003, before me, a Notary Public in and for said State, personally appeared RAY N. DAVIS and PAULA M. DAVIS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Joan Williams
Notary Public
Residing at Malad City, Idaho
My Commission Expires 5-6-2009

Microfilm No. 135385
18 Day December 2003
At 3:25 O'clock P M
Deane Hudson
Oneida Co. Recorder
Fee \$ 9.00 Recorded at Request of Deane Hudson Deputy

WARRANTY DEED

For Value Received, **BLACKBURN LAND & CATTLE, L.L.C.**, an Idaho Limited Liability Company, the Grantor, does hereby grant, bargain, sell and convey unto **PHEASANT BROOK, L.L.C.**, an Idaho Limited Liability Company, the Grantee, whose current address is 3125 South 4100 West, Malad City, ID 83252, the following described premises in Oneida County, Idaho, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successors and assigns forever, and the said Grantors do hereby covenant to and with the said Grantees 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.

Dated November 14, 2003.

BLACKBURN LAND & CATTLE, L.L.C.

Jeremy Blackburn Manager
JEREMY BLACKBURN, Member/Manager
Marybeth Blackburn Member

STATE OF SOUTH CAROLINA
COUNTY OF Georgetown ss

On this 21st day of November, 2003, before me, a Notary Public in and for said State, personally appeared JEREMY BLACKBURN, known to me to be the Member/Manager of Blackburn Land & Cattle, L.L.C., an Idaho Limited Liability Company who executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

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

Michael J. Nomin
Notary Public
Residing at: 10517 Ocean Hwy, Pawleys Island SC
My Commission Expires: May 22, 2006 29585

SCHEDULE "A"
Deed to Pheasant Brook, L.L.C.

Real Property situated in the County of Oneida, State of Idaho:

PARCEL 1:

Township 15 South, Range 35 East, Boise Meridian:

Section 1:

E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ Also,

W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract of land: Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. Also,

Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. (T-5359)

PARCEL 2:

Township 15 South, Range 35 East, Boise Meridian:

Section 11: Commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11, thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40-acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the point of beginning. (T-931). EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. HUDSON PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly right-of-way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said right-of-way line to a 5/8" rebar with cap set on the Northerly right-of-way line of a County Road; thence North 87°23'03" West 170.55 feet along said right-of-way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

ALSO,

Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 15 South, Range 35 East, Boise Meridian; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12; thence West 155 rods to the point of beginning. (T-932).

SCHEDULE "A" Continued, Page 2
Deed to Pheasant Brook, L.L.C.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including well permit #33621 and water right #15-2072 filed with the State of Idaho, Department of Water Resources.

PARCEL 3:

Township 15 South, Range 35 East, Boise Meridian:

Section 1: W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 12: E $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$;

All that part of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying North and East of the Big Malad River as the same now flows (T-930);

EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Section 13: E $\frac{1}{2}$ NE $\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian:

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the place of beginning. (T-997)

PARCEL 4:

That property described as Assessor's Tax No. 230 being in Section 12, Township 15 South, Range 35 East, Boise Meridian, and described as follows:

2 acres in a compact form located in the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

ALSO, All that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 15 South, Range 36 East, Boise Meridian, lying South and East of the County Road running through said 40 acre tract. T-3976.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including all wells and artesian wells, an Irrigation well located East of headquarters as evidenced under Permit No. 29963 issued by the States of Idaho, Department of Water Resources, as to a $\frac{1}{2}$ interest. And a one-fourth interest in an irrigation well located on the North end of the above premises under an agreement with Grantor and other well users.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

Microfilm File **141414**
ID Day **August 2007**
As **1:50** Office **Nathaniel Murphy**
Office Co. Recorder
Fee \$ **9.00** Deputy
Recorded at **Nathaniel Murphy Co.**

SPECIAL WARRANTY DEED

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, Grantor(s) of MALAD CITY, County of ONEIDA, State of ID, hereby **CONVEY AND WARRANT** to PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC. Grantee(s) of LOS ALTOS, County of SANTA CLARA, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

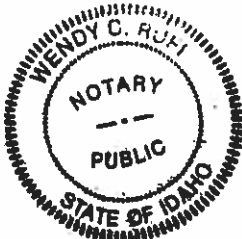
Witness, the hand(s) of said Grantor(s), this August 10, 2007.

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY


By: **KIMBLE BLACKBURN**
MANAGER

State of Idaho)
County of Oneida)

On August 10, 2007, personally appeared before me **KIMBLE BLACKBURN**, who, being by me duly sworn, did say that he is the Manager of **PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.




Notary Public: **WENDY C. RUFFI**
Residing: **MALAD CITY, ID**
Expires: **2/28/2011**

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34
FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A
SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE
WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4
THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:
2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO
ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS HILLS, CA 94024

141796
01 Nov 2007
1:30
Natalie Murphy
39.00
Recorded at Request of
Northern Title Co.

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC, Grantor(s) of LOS ALTOS HILLS, County of SANTA CLARA, State of CA ,

hereby *CONVEY AND WARRANT* to

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, CA, AND KEVIN G. RICHES AND MELISSA B. RICHES, Husband and Wife of PROTOLA VALLEY, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, Husband and wife of LOS ALTOS HILLS, CA, AND PEOA RIVER VALLEY RANCH LAND, LLC, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this October 23, 2007.

Lawrence V. Riches

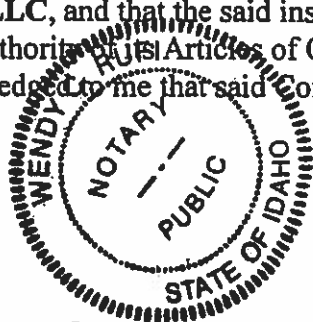
PEOA RIVER VALLEY RANCH LAND, LLC

BY: LAWRENCE V. RICHES

ITS: MANAGER

State of Idaho)
County of Oneida) ss:

On Oct. 30, 2007, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of **PEOA RIVER VALLEY RANCH LAND, LLC**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

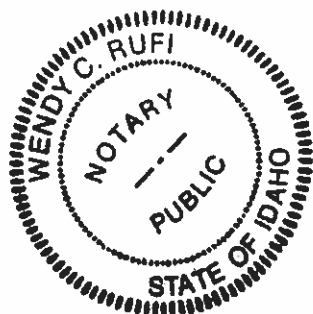


Wendy C. Ruffi
Notary Public: Wendy C. Ruffi
Residing: Malad City ID
Exp: 2-28-2011

L. Victor Riches, Jr.
L. VICTOR RICHES, JR

State of ID)
County of Oneida) ss:

On October 30, 2007, personally appeared before me L. VICTOR RICHES, JR., who duly acknowledged to me that HE executed the same.



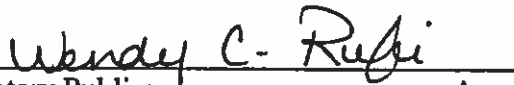
Wendy C. Ruffi
Notary Public
Residing: Malad City ID
Exp: 2-28-2011

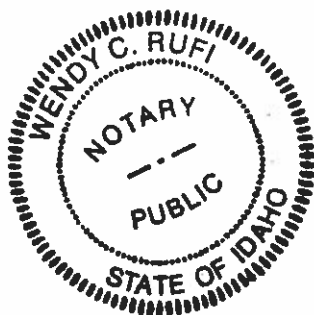
CREATIVE CENTER OF LOS ALTOS, INC


BY: LAWRENCE VICTOR RICHES
ITS: PRESIDENT, + Chairman of the Board

State of ID)
County of Oneida)

On October 30, 2007, personally appeared before me LAWRENCE VICTOR RICHES, who being duly sworn did say that he is the PRESIDENT of CREATIVE CENTER OF LOS ALTOS, INC, and that the within the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors or it's by-laws and who duly acknowledged to me that said corporation executed the same.


Notary Public:
Residing: Malad City ID
Exp: 2-28-2011

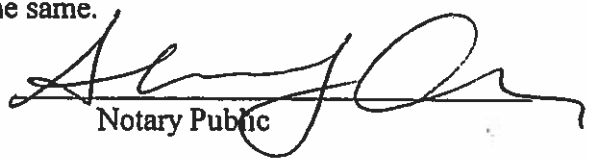




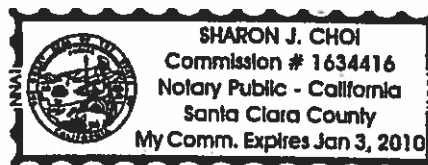
G. JEFFREY PICKETT

State of CA }
County of Santa Clara } ss:

On October 26th, 2007, personally appeared before me **G. JEFFREY PICKETT**,
who duly acknowledged to me that **HE** executed the same.



Notary Public

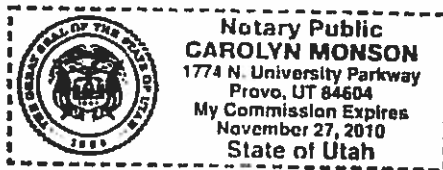


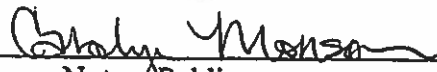


GREGORY PICKETT

State of Utah }
County of Utah } ss:

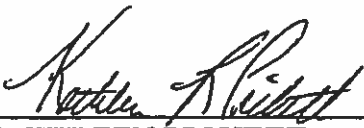
On October 23, 2007, personally appeared before me GREGORY PICKETT,
who duly acknowledged to me that HE executed the same.





Notary Public

141796


KATHLEEN PICKETT

State of *California* }
County of *Santa Clara* } ss:

On 10/25/2007, 2007, personally appeared before me KATHLEEN PICKETT,
who duly acknowledged to me that SHE executed the same.


Notary Public



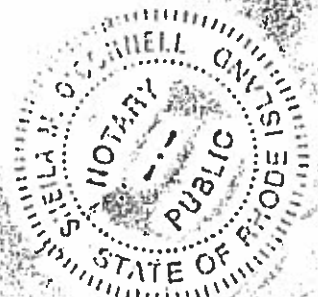
141796

Ariches
ANGIE RICHES
aka ANGIE RICHES BANKS

State of RI }
County of Kent } ss:

On OCTOBER 24, 2007, personally appeared before me ANGIE RICHES aka
ANGIE RICHES BANKS, who duly acknowledged to me that SHE executed the same.

Shirley M O Connell
Notary Public





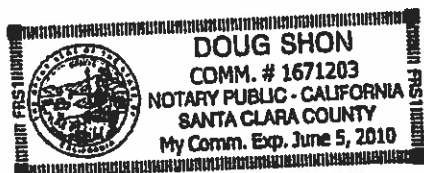
KEVIN RICHES

State of 
County of _____ } ss:

On 30 October, 2007, personally appeared before me KEVIN RICHES, who
duly acknowledged to me that HE executed the same.



Notary Public



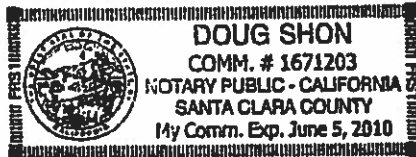

KENNETH RICHES

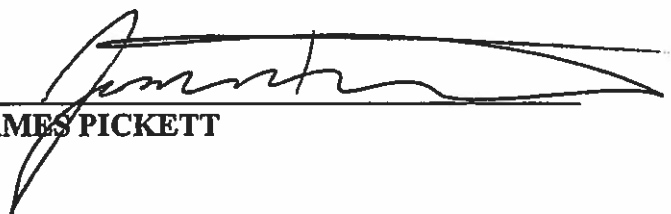
State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 25th October, 2007, personally appeared before me KENNETH RICHES,
who duly acknowledged to me that HE executed the same.


Notary Public

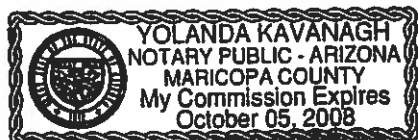


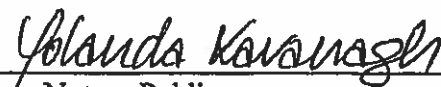


JAMES PICKETT

State of }
County of }ss:

On October 24th, 2007, personally appeared before me JAMES PICKETT, who
duly acknowledged to me that HE executed the same.





Notary Public

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34

FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933A
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142042**
27 Day December, 2007
At 4:15 PM
Shirley Blaudill
Oneida Co. Recorder
Fee \$ 900
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby **CONVEY AND WARRANT**

"AN UNDIVIDED 1.33% INTEREST OF THEIR UNDIVIDED INTEREST"

to **TRIPLE R. DEVELOPMENT, LLC**, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described
tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12/21/07, 2007.

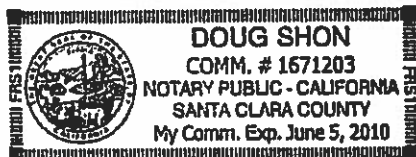
Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On 21 Dec, 2007, personally appeared before me LAWRENCE V. RICHES AND
CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed
the same.



Doug Shon
Notary Public:

Residing: Los Altos, CA
Expires: 6-5-10

"EXHIBIT A"**PARCEL 1**

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH
34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO
40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS;
THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE,
THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING
COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49"
EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO
A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH
CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE
WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88
FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY
RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET
ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE
NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE
CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY
DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO
THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933AB
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142103**
11 Day **January 2008**
At **1:35** P M
Natalie Murphy
Oneida Co. Recorder
Fee \$ **9.00**
Recorded at Request of **Northern Title Co.** Deputy

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby CONVEY AND WARRANT "AN UNDIVIDED 14.92% INTEREST OF THEIR UNDIVIDED INTEREST" to TRIPLE R. DEVELOPMENT, LLC, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

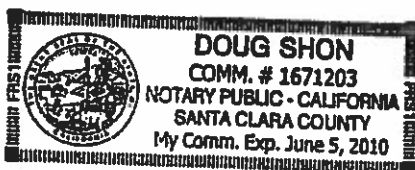
Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 1/9 2008.

Lawrence V. Riches
LAWRENCE V. RICHES
Carolyn Riches
CAROLYN RICHES

State of **STATE OF CALIFORNIA)**
County of **COUNTY OF SANTA CLARA)**

On 9th Jan. 2008, personally appeared before me LAWRENCE V. RICHES AND CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Doug Shon
Notary Public: **DOUG SHON**
Residing: **LOS ANGELES, CA.**
Expires: **6-5-10**

"EXHIBIT A"

142103

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.
ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH
34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO
40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS;
THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE,
THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING
COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49"
EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO
A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH
CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE
WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88
FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY
RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET
ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE
NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE
CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY
DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO
THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE
NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST
QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG
MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED
RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88
RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145
RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP
15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS
FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO
GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256,
RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING
SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

LAWRENCE VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

ACCOMMODATION

Microfilm No. **142996**
30 Day June 2008
At 1:00 O'clock P
Natalie Murphy
Oneida Co. Recorder
Fee \$ 33.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, of Los Altos Hills, CA, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 1.33% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 14.92% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND KEVIN G. RICHES AND MELISSA B. RICHES, HUSBAND AND WIFE of Protola Valley, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, HUSBAND AND WIFE of Los Altos Hills, CA., AND PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, Grantor(s),

hereby *CONVEY AND WARRANT* to

LAWRENCE VICTOR RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, AND KEVIN RICHES AND MELISSA B. RICHES HUSBAND AND WIFE, of Los Altos Hills, CA AND KENNETH RICHES AND KATHY RICHES, HUSBAND AND WIFE, AND ANGIE RICHES aka ANGIE RICHES BANKS AND DEREK BANKS, WIFE AND HUSBAND, AND KATHLEEN PICKETT AND GARTH PICKETT, WIFE AND HUSBAND, AND HEATHER MCCAULLY AND MARK MCCAULLY, WIFE AND HUSBAND, AND G. JEFFREY PICKETT, AND TRACY PICKETT, HUSBAND AND WIFE, AND GREGORY PICKETT AND MADELEINE PICKETT, HUSBAND AND WIFE, AND JAMES PICKETT AND MOLLY PICKETT, HUSBAND AND WIFE, AND TED HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, AND CREATIVE CENTER OF LOS ALTOS, INC., A CALIFORNIA CORPORATION, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, Grantee(s),

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

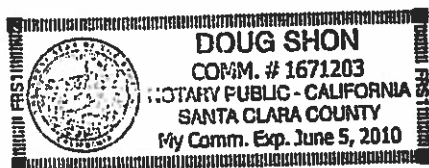
Witness, the hand(s) of said Grantor(s), this 15th of June, 2008.

[Signature]
KEVIN G. RICHES

[Signature]
MELISSA B. RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

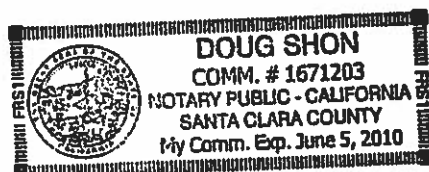
On 15th June, 2008, personally appeared before me KEVIN G. RICHES, who duly acknowledged to me that HE executed the same.



[Signature]
Notary Public
Residing: LOS ALTOS, CA
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

On 15th June, 2008, personally appeared before me MELISSA B. RICHES, who duly acknowledged to me that SHE executed the same.



[Signature]
Notary Public
Residing: LOS ALTOS, CA
Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this 18th June, 2008.

TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

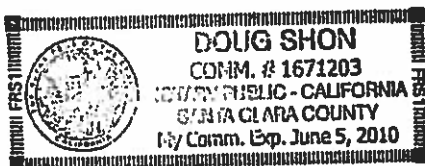
Kevin Riches
KEVIN RICHES

Lawrence Victor Riches
LAWRENCE VICTOR RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me KEVIN RICHES, who, being by me duly sworn, did say that he is the Manager/Member of TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

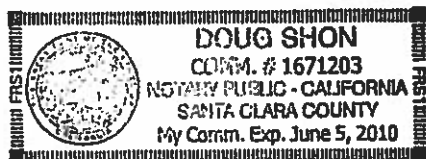
Residing: Los Altos, CA.

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE VICTOR RICHES, who, being by me duly sworn, did say that he is the Manager/Member of TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this 6/18, 2008.

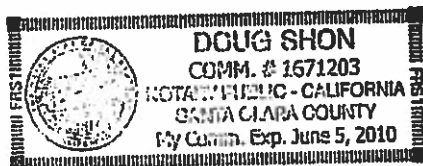
Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who duly acknowledged to me that HE executed the same.



Doug Shon
Notary Public

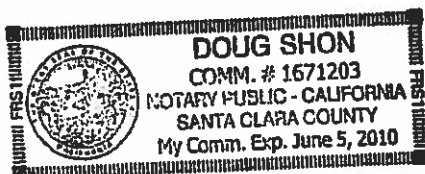
Residing: Los Altos, CA

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me CAROLYN RICHES, who duly acknowledged to me that SHE executed the same.



Doug Shon
Notary Public

Residing: Los Altos, CA.

Expires: 6-5-10

Witness, the hand(s) of said Grantor(s), this 18 June, 2008.

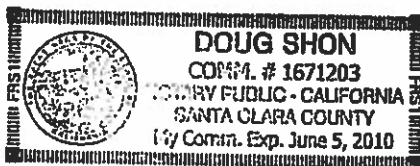
PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

Lawrence V. Riches
LAWRENCE V. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this June 23, 2008.

Garth E. Pickett
GARTH E. PICKETT

Kathleen R. Pickett
KATHLEEN R. PICKETT

State of California)
County of Santa Clara } ss:

see attached

On _____, 2008, personally appeared before me GARTH E. PICKETT, who duly acknowledged to me that HE executed the same.

Notary Public
Residing:
Expires:

State of California)
County of Santa Clara } ss:

See Attach

On _____, 2008, personally appeared before me KATHLEEN R. PICKETT, who duly acknowledged to me that SHE executed the same.

Notary Public
Residing:
Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa ClaraOn 23 June, 2008 before me, Arbella Danilo, Notary Publicpersonally appeared Kathleen Riches Pickett

Name(s) of Signer(s)

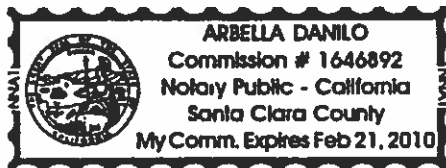
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08 Number of Pages: 9Signer(s) Other Than Named Above: Kevin & Melissa Riches, Kevin Riches, Lawrence V. Riches;Lawrence V. Riches & Carolyn Riches; Lawrence Riches;Capacity(ies) Claimed by Signer(s) Garth E. Pickett.Signer's Name: Kathleen Riches Pickett☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☒ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

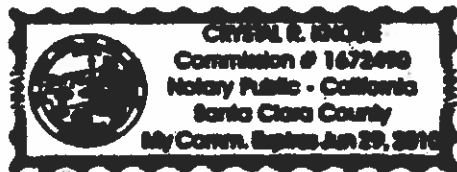
☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa ClaraOn 6/25/08 before me, Crystal R. Knode, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Garth E. Pickett
Name(s) of Signer(s)

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

Crystal R. Knode
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Garth E. Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF

142996

SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-66770
Kevin & Melissa Riches Revocable Trust
% Kevin G. Riches
217 Mapache
Portola Valley, CA 94028

Accommodation Only

Microfilm No. **151106**
9 Day May 20 14
At 11:35 O'clock AM
Rola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

Kevin Riches and Melissa B. Riches, Husband and Wife,

Grantor(s) of Portola Valley, County of San Mateo, State of CA, hereby **CONVEY AND WARRANT** to

Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001,

Grantee(s) of Portola Valley, County of San Mateo, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014

Kevin Riches
Kevin Riches

Melissa B. Riches
Melissa B. Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared **Kevin Riches and Melissa B. Riches**, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

** See Attached*

Notary Public:
Residing:
My commission expires on:

Exhibit "A"**Parcel 1**

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Santa Clara

On

30th day of April 2014

before me,

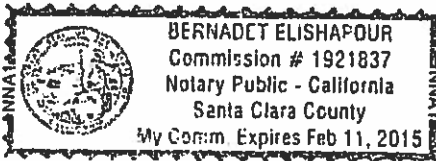
Bernadette Elishapur 'Notary Public'

Here Insert Name and Title of the Officer

personally appeared

Kevin G. Riches

Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature:

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages: 2

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):☒ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer's Name:

☐ Corporate Officer — Title(s):☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SANTA CLARAOn 30 April 14 before me, DOUG SHON - NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared

MELISSA B. RICHES

Name(s) of Signer(s)

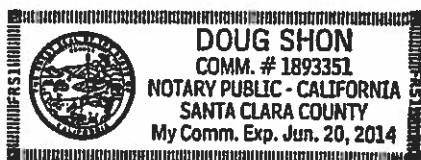
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NTO-66770
The Riches Family Trust
% Lawrence Victor Riches Jr.
171 Main Street, # 280
Los Altos, CA 94022

Accommodation Only

WARRANTY DEED

Lawrence Victor Riches and Carolyn Riches, Husband and Wife

Grantor(s) of Los Altos, County of Santa Clara, State of CA, hereby **CONVEY AND WARRANT** to

Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998

Grantee(s) of Los Altos, County of Santa Clara, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014.

Lawrence Victor Riches
Lawrence Victor Riches

Carolyn Riches
Carolyn Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared Lawrence Victor Riches and Carolyn Riches, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

* See Attached

Notary Public:
Residing:
My commission expires on:

Microfilm No. **151109**
9 Day May 20 14
At 11:50 O'clock Am
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of Northern Title Co

Exhibit "A"**Parcel 1**

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

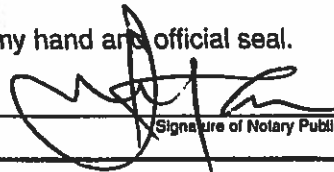
County of SANTA CLARAOn 30th April, 14, before me, DOUG SHON - NOTARY PUBLIC,
Date Here Insert Name and Title of the Officerpersonally appeared LAWRENCE VICTOR RICHES
Name(s) of Signer(s)

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.

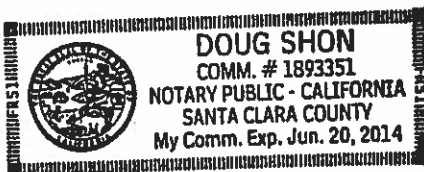
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
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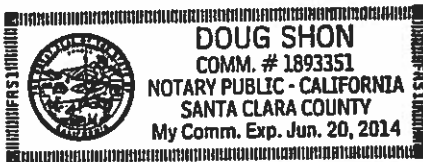
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARA

On 2 May 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
 personally appeared CAROLYN RICHES
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

TRACT

C

DEED RECORD No. 26

Instrument No. 62664

WARRANTY DEED

THIS INDENTURE, Made this 6th day of April 1942, in the year of our Lord one thousand nine hundred and , between William F. Roderick and Mary Jane Roderick, his wife, of Samaria, Idaho, the parties of the first part, and Andrew W. Atkinson, of Samaria, Idaho, the party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of \$2100.00----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain tract or parcels of land situated in the County of Oneida, State of Idaho, and part of the following described real estate, situated in County Oneida State of Idaho, to-wit:

The West half of the East half of the Southwest quarter of Section 1, Township 15 South, Range 35 East, Boise Meridian, containing 40 acres, together with one-seventeenth of all the waters flowing in the ditch known as the Jones Brothers Upper Ditch throughout the irrigation season, source of supply Big Malad River

2.75 Documentary stamps attached and duly cancelled.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever, and the said party of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

William F. Roderick (SEAL)
Mary Jane Roderick (SEAL)
(SEAL)
(SEAL)

STATE OF IDAHO, } ss.

COUNTY OF Oneida

On this 6th day of April in the year 1942, before me T.E. Ray, a Notary Public in and for said State, personally appeared William F. Roderick and Mary Jane Roderick, his wife known 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 official seal, the day and year in this certificate first above written.

Seal T. E. Ray
Notary Public for the State of Idaho, residing at
Malad, Idaho.

STATE OF IDAHO, } ss.
COUNTY OF ONEIDA,

Filed for record this 6th day of April, A. D. 1942, at 3:40 o'clock P. M.

John H. McAllister
Es-Officio Recorder.

By Deputy.

COMPARED

INSTRUMENT # 83970

IN THE PROBATE COURT OF THE COUNTY OF ONEIDA
STATE OF IDAHOIn the Matter of the Estate of)
ANDREW W. ATKINSON, deceased) DECREE DETERMINING HEIRSHIP

The petition of Edith Atkinson praying that this Court determine the time of the death of said deceased, his heirs and their degree of kinship to him, and the right of descent of the real property belonging to said deceased, coming on this day regularly to be heard, and due proof having been made to the satisfaction of the Court that the Clerk had given notice, in all respects, of the hearing of said petition, in the manner and for the time and in the particulars heretofore ordered and directed by the Court, and all and singular the law and the evidence being by the Court understood and fully considered:

It is hereby Determined, Adjudged and Decreed: That Andrew W. Atkinson died intestate at Ogden, Utah on July 19, 1961; that he was a resident of the County of Oneida, State of Idaho, at the time of his death; that no application has been made in the State of Idaho for the appointment of an administrator of the estate of said deceased, and that more than two (2) years have elapsed since the time of the death of said deceased, and that said deceased died seized of an estate of inheritance in the State of Idaho in and to the following described real and personal property.

The following described real property situated in the County of Oneida, State of Idaho, to-wit:

The Southwest quarter, the West half of the Southeast quarter of Section 10; the Northwest quarter of the Northeast quarter, the Northeast quarter of the Northwest quarter of Section 15; the West half of the Northwest quarter of Section 22; all in Township 15 South, Range 34 East, Boise Meridian.
The West half of the East half of the Southwest quarter of Section 1, Township 15 South, Range 35 East, Boise Meridian, with 1/17th interest in the waters of the Big Malad River flowing in the Jones Upper Ditch, and a 1/6th interest in and to the Deep Well, water and water rights, and equipment situated in the Northwest corner of the Southwest quarter of Section 1, Township 15 South, Range 35 East, Boise Meridian

Lots 1, 2, and 4, and the East one-half of Lot 3, of Block 11, of the Townsite of Samaria situated in the Southeast quarter of Section 14, Township 15 South, Range 35 East, Boise Meridian.
Range Rights for 9 head cattle in Taylor Grazing.
Personal Property, to-wit:

One 1947 Ford 8 Truck, Motor No. 799T-1,516,626

One 1957 Oldsmobile Holiday Sedan, Automobile Identification No. 577C-10,148

One 1955 Chevrolet Pickup, 1/2 Ton Identification No. VM255K-18,545

Farm Equipment: Offset Disc, Plow, Ford Tractor, Mower, Milker, Wheat Elevator, 4 Sections Harrow, Combine, Baler, Weeder, Rake, Spring Tooth Harrow, Crawler Tractor, Sprayer, Drill, Digger

Livestock: 9 Range Cows and their calves, 12 Dairy Cows, 8 Heifers, 1 Horse

Stock and Bonds:

100 shares Insurance Investment Corporation, Certificate No. 38, Par Value 50¢ per share

Certificate No. 215 for 100 shares capital stock of Oneida Perlite Corporation, Par Value \$1.00

Certificate No. 515 representing one share of the Capital Stock of the Samaria Water & Irrigation Company

all of which was acquired by deceased after his marriage to, Edith Atkinson, who survived him, and that the same was their community property.

That the said Edith Atkinson, widow of said deceased, and their children, namely: Ellereene Udy, Nadine Lamb and Andrew Mario Atkinson, are the sole and only heirs at law of said deceased, and are each related to said deceased in the first degree of kinship; that the said Edith Atkinson, widow of said deceased has the right of descent of the whole of the real property of which the said deceased died seized and heretofore described, and she is now the owner of all of the same in fee simple.

Dated August, 24, 1964.

COMPLETED

INDEXED

/s/ J. Fred Glass

Probate Judge
(Seal of Court)

recorded August 24, 1964 at 11:45 A.M.
Colen H. Sweeten, Jr., Recorder

Melba Jensen, Deputy

McDermott & McDermott

Attorneys at Law
P. O. Box 3
POCATELLO, IDAHO 83201

(208) 233-3162

24 February 1978

Barbara C. Carter
County Clerk

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF OREGON
MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE

of

EDITH H. ATKINSON,

Deceased.

Case No. 205

ORDER APPROVING FINAL ACCOUNT
AND DECREE OF DISTRIBUTION

The petition of Andrew M. Atkinson for settlement and distribution of the above-named estate having come before the court for hearing, the court makes the following findings:

1. Andrew M. Atkinson is the duly appointed, qualified and acting personal representative of the above-named estate.
2. The personal representative has filed an inventory and appraisal of all property of the estate known to him.
3. Notice to creditors has been published and the time for presenting claims that arose prior to the death of the decedent has expired.
4. All debts of the decedent and of the estate, and all expenses of administration, and all taxes that have attached to or accrued against the estate have been paid.
5. The personal representative has filed a final account, and the estate is in a condition to be closed.
6. Proof of service of the notice of the time for filing objections to the final account and petition for distribution has been filed herein. No objections have been filed.
7. The decedent died testate on March 19, 1977, and decedent's will was admitted to probate on June 17, 1977. By the terms of

the decedent's will the following persons are entitled to distribution of the remaining estate property:

Please see Attachment "A" for distribution.

IT IS HEREBY ORDERED AND DECREED:

1. The final account is allowed and settled.

I. The personal representative is directed to make distribution of the remaining estate property, and any other property of the decedent or the estate not now known or discovered, to the persons and in the manner set forth below:

To Andrew M. Atkinson, as his sole and separate property:

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

SW 1/4, W. 1/2 of the SE 1/4 of Section 10;
the SW 1/4 of the NE 1/4, the NE 1/4 of the
NW 1/4 of Section 15; the W. 1/2 of the NW
1/4 of Section 22; all in Township 15 S.,
Range 34 E., Boise Meridian, County of Oneida,
State of Idaho, consisting of 400 acres.

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

W. 1/2 of the E 1/2 of the SW 1/4 of Section 1,
Township 15 S., Range 35 E., Boise Meridian, and
a 1/6th interest in and to the deep well, water
and water rights, and equipment situated in the
NW corner of the SW 1/4 of Section 1, Township
15 S., Range 35 E., Boise Meridian, County of
Oneida, State of Idaho, consisting of 40 acres.

One-third share of household furnishings.

A one-third share in Savings Certificates, Nos. 3611,
3607, 3610, 3609, held at First Bank & Trust, Malad, Idaho.

Cash in the amount of \$6,003.73.

To Ellereene Udy as her sole and separate property:

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

SW 1/4, W. 1/2 of the SE 1/4 of Section 10;
the NW 1/4 of the NE 1/4, the NE 1/4 of the
NW 1/4 of Section 15; the W. 1/2 of the NW
1/4 of Section 22; all in Township 15 S.,
Range 34 E., Boise Meridian, County of Oneida,
State of Idaho, consisting of 400 acres.

2. ORDER APPROVING FINAL ACCOUNT
AND DECREE OF DISTRIBUTION

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

W. 1/2 of the E 1/2 of the SW 1/4 of Section 1, Township 15 S., Range 35 E., Boise Meridian, and a 1/6th interest in and to the deep well, water and water rights, and equipment situated in the NW corner of the SW 1/4 of Section 1, Township 15 S., Range 35 E., Boise Meridian, County of Oneida, State of Idaho, consisting of 40 acres.

One-third share of household furnishings.

A one-third share in Savings Certificates, Nos. 3611, 3607, 3610, 3609, held at First Bank & Trust, Malad, Idaho.

Cash in the amount of \$6,903.73.

To Nadine Lamb as her sole and separate property:

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

SW 1/4, W. 1/2 of the SE 1/4 of Section 10; the NW 1/4 of the NE 1/4, the SE 1/4 of the SW 1/4 of Section 15; the W. 1/2 of the NW 1/4 of Section 22; all in Township 15 S., Range 34 E., Boise Meridian, County of Oneida, State of Idaho, consisting of 400 acres.

An undivided one-third interest in and to real property situate in the County of Oneida, State of Idaho, more particularly described as follows, to wit:

W. 1/2 of the E 1/2 of the SW 1/4 of Section 1, Township 15 S., Range 35 E., Boise Meridian, and a 1/6th interest in and to the deep well, water and water rights, and equipment situated in the NW corner of the SW 1/4 of Section 1, Township 15 S., Range 35 E., Boise Meridian, County of Oneida, State of Idaho, consisting of 40 acres.

One-third share of household furnishings.

A one-third share in Savings Certificates, Nos. 3611, 3607, 3610, 3609, held at First Bank & Trust, Malad, Idaho.

Cash in the amount of \$6,903.73.

DATED this 24th day of February, 1978.

Don L. Harding
DON L. HARDING
Magistrate Judge

3. ORDER APPROVING FINAL ACCOUNT
AND DECREE OF DISTRIBUTION

State of Idaho, County of Oneida ss.
I hereby certify that this instrument was filed for record at
request of Don L. Harding and minutes past 12
o'clock, PM, this 6 day of MARCH, 1978, in my office
and duly recorded on Film as Inst. No. 99539

Fee 4.00

#97539
Cheryl H. Slaughter
County Clerk
Melba Dean

ATTACHMENT "A"

ESTATE OF EDITH H. ATKINSON
DISTRIBUTION OF PROPERTY

REAL PROPERTY:

SW 1/4, W. 1/2 of the SE 1/4 of Section 10;
the NW 1/4 of the NE 1/4, the NE 1/4 of the
NW 1/4 of Section 15; the W. 1/2 of the NW
1/4 of Section 22; all in Township 15 S.,
Range 34 E., Boise Meridian, County of Oneida,
State of Idaho, consisting of 400 acres,
Valued at \$187.50 per acre.

W. 1/2 of the E 1/2 of the SW 1/4 of Section 1,
Township 15 S., Range 35 E., Boise Meridian, and
a 1/6th interest in and to the deep well, water
and water rights, and equipment situated in the
NW corner of the SW 1/4 of Section 1, Township
15 S., Range 35 E., Boise Meridian, County of
Oneida, State of Idaho, consisting of 40 acres,
Valued at \$700.00 per acre.

HOUSEHOLD FURNISHINGS:

SAVINGS CERTIFICATES:

CS #3611
CS #3607
CS #3610
CS #3609

CASH:

TOTAL DISTRIBUTION:

<u>TOTAL</u>	<u>ANDREW M. ATKINSON</u>	<u>ELLERENE UDY</u>	<u>NADINE LAMB</u>
	An Undivided One- Third Interest In And To Said Real Property	An Undivided One- Third Interest In And To Said Real Property	An Undivided One- Third Interest In And To Said Real Property
\$ 75,000.00	Est.Val. \$25,000.00	Est.Val. \$25,000.00	Est.Val. \$25,000.00
	An Undivided One- Third Interest In And To Said Real Property	An Undivided One- Third Interest In And To Said Real Property	An Undivided One- Third Interest In And To Said Real Property
\$ 28,000.00	Est.Val. \$ 9,333.33	Est.Val. \$ 9,333.33	Est.Val. \$ 9,333.33
\$ 1,200.00	One-Third Share Est.Val. \$ 400.00	One-Third Share Est.Val. \$ 400.00	One-Third Share Est.Val. \$ 400.00
	One-Third Share	One-Third Share	One-Third Share
\$ 2,900.00	Est.Val. \$ 966.67	Est.Val. \$ 966.67	Est.Val. \$ 966.67
\$ 4,775.00	Est.Val. \$ 1,591.67	Est.Val. \$ 1,591.67	Est.Val. \$ 1,591.67
\$ 4,000.00	Est.Val. \$ 1,333.33	Est.Val. \$ 1,333.33	Est.Val. \$ 1,333.33
\$ 3,000.00	Est.Val. \$ 1,000.00	Est.Val. \$ 1,000.00	Est.Val. \$ 1,000.00
\$ 18,011.18	\$ 6,003.73	\$ 6,003.73	\$ 6,003.73
\$136,886.18	\$43,628.71	\$43,628.71	\$43,628.71

** Distribution of Life Insurance Proceeds, totaling \$2,017.91, was distributed directly to the heirs by the Insurance carriers.

WARRANTY DEED

For Value Received ANDREW M. ATKINSON, NADENE LAMB, and
ELERENE UDY, as tenants in common

the grantor s, do hereby grant, bargain, sell and convey unto REX K. CHUGG
and SHIRLEY J. CHUGG, husband and wife, of Malad City, County of
Oneida, State of Idaho

the grantee s, the following described premises, to-wit: The Westhalf of the
Easthalf of the Southwest quarter of Section 1, Township 15 South,
Range 35 East, Boise Meridian, containing 40 acres, together with
one-seventeenth of all the waters flowing in the ditch known as
the Jones Brothers Upper Ditch throughout the irrigation season,
source of supply Big Malad River.

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

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

Dated: 28th Day of April 1978

Nadene Lamb

Andrew M. Atkinson

Elerene Udy

STATE OF IDAHO, COUNTY OF

On this 28th day of April, 1978,
before me, a notary public in and for said State,
personally appeared Nadene Lamb

Elerene Udy and
Andrew M. Atkinson

known to me to be the persons whose names
subscribed to the within instrument, and acknowl-
edged to me that they executed
the same.

D. L. EVANS

Notary Public

Malad City, Idaho
Comm. Expires 9/1978

STATE OF IDAHO, COUNTY OF 100893

I hereby certify that this instrument was filed
for record at the request of

at minutes past 2 o'clock p.m.
this 28th day of April,
1978, in my office, and duly recorded in Book
of deeds at page

Ex-Officio Recorder
Deputy.

Fees \$2.00
Mail to:

137 East 50 South
Malad City, Idaho 83252

D. L. EVANS
Attorney at Law

Form FMA-10 465-3
(Rev. 10-5-76)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

DEED IN SATISFACTION OF MORTGAGE INDEBTEDNESS

FOR VALUE RECEIVED
husband and wife

REX K. CHUGG and SHIRLEY JANE CHUGG,

Herein referred to as grantors, hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

SEE ATTACHMENT

Grantors herein acknowledge that the property described herein is subject to a mortgage in favor of grantees and said mortgage is in default and subject to foreclosure. That this deed is executed and given in full satisfaction of said mortgage and is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said party; and that in executing this deed the grantor is not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the second party, or its agent, or attorney:

Dated JULY 17, 19 84

Rex K. Chugg
REX K. CHUGG

Shirley Jane Chugg
SHIRLEY JANE CHUGG

STATE OF

COUNTY OF

} ss.

On this 17th day of July, 19 84, before me, a Notary Public in and for said County and State, personally appeared Rex K. Chugg and Shirley Jane Chugg his wife, to me known as to be the identical individual(s) as described in and who executed the within and foregoing instrument and whose name(s) are subscribed thereto, and acknowledged to me that he signed, and sealed and executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

L. Lee Jones
Notary Public in and for the State

of IDAHO

Residing at MALAD, ID

My Commission expires 10-15-86

(SEAL)

Until a change is requested, all tax statements shall be sent to the following address:

108291

Map of the

8th Div. August 22

At 3:45 P.M. 1922

John H. Funderburg

4.00

Recorded at Request of

Kenneth H. Adams

ATTACHMENT 1

LEGAL DESCRIPTION

PARCEL 1: Township 15 South, Range 35 East, Boise Meridian:

Section 1: E $\frac{1}{2}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL 2: Township 15 South, Range 35 East, Boise Meridian:

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

PARCEL 3: Township 15 South, Range 35 East, Boise Meridian:

Section 1: Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of section 1; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning. EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, and in particular, 4.50 shares of water in the Gwenford Pump Company.

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

116224 QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture, CONVEYS and QUITCLAIMS to **RAY N. DAVIS**

, Grantee, for the sum of \$70,300

all interest in the following described real estate situated in the County of **Oneida**

State of **Idaho**, to-wit:

PARCEL 1

Township 15 South, Range 35 East, Boise Meridian:
Section 1: E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 2

Township 15 South, Range 35 East, Boise Meridian:
Section 1: W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1: thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

PARCEL 3

Commencing at the NW Corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 1, Township 15 South, Range 35 East, Boise Meridian; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning. EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, and in particular 4.5 shares in the Gwenford Pump Company and one-seventeenth of all the waters flowing in the ditch known as the Jones Brothers Upper Ditch throughout the irrigation season, source of supply, Big Malad River.

This deed is executed and delivered pursuant to the provisions of

a credit sale of Government Inventory Property formerly belonging
to Rex Chugg, Advice No. 27249, by Standard Sales Contract
Sale of Real Property By the United States and the

authority set forth in 7 CFR 1900, Subpart A.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

Dated October 26, 1989

UNITED STATES OF AMERICA (Grantor)

By Michael A. Field
MICHAEL A. FIELD, State Director
Farmers Home Administration
United States Department of Agriculture

In the presence of:

116224
28 day 9 month 12 90
10:00 O'clock A
Joyce H. Freudenberger by RP
Columbia Co. Recorder
Fet 5 10:00 Deputy
Recorded at Request of
E. L. Smith

ACKNOWLEDGMENT

State of Idaho)
County of Ada)

On this 26th day of October, 1989, before me, the undersigned, a Notary Public for and in behalf of the State of Idaho, personally appeared Michael A. Field, known to me to be the State Director, Farmers Home Administration, USDA, and person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above mentioned.

Chris Reninger
CHRIS RENINGER
Notary Public for and in behalf
of the State of Idaho
Residing at Meridian, Idaho
My Bond Expires 7-6-94

WARRANTY DEED

For Value Received, RAY N. DAVIS and PAULA M. DAVIS, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto BLACKBURN LAND & CATTLE, L.L.C. a Limited Liability Company of the State of Idaho, the Grantee, whose current address is P.O. Box 917, Pawleys Island, SC, 29585, following described premises in Oneida County, Idaho, to-wit:

Township 15 South, Range 35 East, Boise Meridian:
Section 1:

E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ Also,

W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract of land: Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. Also,

135383

Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. (T-5359)

Together with Sellers' interest in all water rights, oil, gas, mineral and geothermal rights appurtenant thereto

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, it's successors and assigns forever, and the 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.

Dated November 14, 2003

Ray N. Davis
RAY N. DAVIS

Paula M. Davis
PAULA M. DAVIS

STATE OF IDAHO
COUNTY OF ONEIDA,

ss

On this 14th day of November, 2003, before me, a Notary Public in and for said State, personally appeared RAY N. DAVIS and PAULA M. DAVIS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Joan Williams
Notary Public
Residing at Malad City, Idaho
My Commission Expires 5-6-2009

Microfilm No. 135385
18 Day December 2003
At 3:25 O'clock P M
Debbie Stedman
Deputy Co. Recorder
Fee \$ 9.00 Recorded at Request of Debbie Stedman

WARRANTY DEED

For Value Received, **BLACKBURN LAND & CATTLE, L.L.C.**, an Idaho Limited Liability Company, the Grantor, does hereby grant, bargain, sell and convey unto **PHEASANT BROOK, L.L.C.**, an Idaho Limited Liability Company, the Grantee, whose current address is 3125 South 4100 West, Malad City, ID 83252, the following described premises in Oneida County, Idaho, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successors and assigns forever, and the said Grantors do hereby covenant to and with the said Grantees 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.

Dated November 14, 2003.

BLACKBURN LAND & CATTLE, L.L.C.

Jeremy Blackburn Manager
JEREMY BLACKBURN, Member/Manager
Mayako Blackburn Member

STATE OF SOUTH CAROLINA
COUNTY OF Georgetown ss

On this 21st day of November, 2003, before me, a Notary Public in and for said State, personally appeared JEREMY BLACKBURN, known to me to be the Member/Manager of Blackburn Land & Cattle, L.L.C., an Idaho Limited Liability Company who executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

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

Michael J. Nomin
Notary Public
Residing at: 10517 Ocean Hwy, Pahrump Island St
My Commission Expires: May 22, 2006 29585

SCHEDULE "A"
Deed to Pheasant Brook, L.L.C.

Real Property situated in the County of Oneida, State of Idaho:

PARCEL 1:

Township 15 South, Range 35 East, Boise Meridian:

Section 1:

E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ Also,

W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tract of land: Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. Also,

Commencing at the Northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 1, thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of beginning. (T-5359)

PARCEL 2:

Township 15 South, Range 35 East, Boise Meridian:

Section 11: Commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11, thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40-acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the point of beginning. (T-931). EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. HUDSON PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly right-of-way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said right-of-way line to a 5/8" rebar with cap set on the Northerly right-of-way line of a County Road; thence North 87°23'03" West 170.55 feet along said right-of-way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

ALSO,

Commencing at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 15 South, Range 35 East, Boise Meridian; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12; thence West 155 rods to the point of beginning. (T-932).

SCHEDULE "A" Continued, Page 2
Deed to Pheasant Brook, L.L.C.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including well permit #33621 and water right #15-2072 filed with the State of Idaho, Department of Water Resources.

PARCEL 3:

Township 15 South, Range 35 East, Boise Meridian:

Section 1: $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$

Section 12: $E\frac{1}{2}SE\frac{1}{4}$; $S\frac{1}{2}NE\frac{1}{4}$; $N\frac{1}{2}NW\frac{1}{4}$; $NW\frac{1}{4}SE\frac{1}{4}$; $N\frac{1}{2}NE\frac{1}{4}$;

All that part of the $S\frac{1}{2}NW\frac{1}{4}$ and the $NE\frac{1}{4}SW\frac{1}{4}$ lying North and East of the Big Malad River as the same now flows (T-930);

EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Section 13: $E\frac{1}{2}NE\frac{1}{4}$

Township 15 South, Range 36 East, Boise Meridian:

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the place of beginning. (T-997)

PARCEL 4:

That property described as Assessor's Tax No. 230 being in Section 12, Township 15 South, Range 35 East, Boise Meridian, and described as follows:
 2 acres in a compact form located in the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

ALSO, All that part of the $NE\frac{1}{4}NE\frac{1}{4}$ of Section 11, Township 15 South, Range 36 East, Boise Meridian, lying South and East of the County Road running through said 40 acre tract. T-3976.

TOGETHER with Grantor's interest in all water and water rights and ditch rights used in connection therewith, including all wells and artesian wells, an Irrigation well located East of headquarters as evidenced under Permit No. 29963 issued by the States of Idaho, Department of Water Resources, as to a $\frac{1}{2}$ interest. And a one-fourth interest in an irrigation well located on the North end of the above premises under an agreement with Grantor and other well users.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

Microfilm No. **141414**
ID Day **August 2007**
At **1:50** O'clock
Natalie Murphy
On the Co. Records
Fee \$ **9.00** Deputy
Recording at **Northrup Title Co.**

SPECIAL WARRANTY DEED

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, Grantor(s) of MALAD CITY, County of ONEIDA, State of ID, hereby **CONVEY AND WARRANT** to PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC. Grantee(s) of LOS ALTOS, County of SANTA CLARA, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

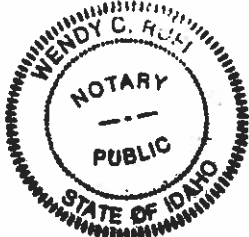
Witness, the hand(s) of said Grantor(s), this August 10, 2007.

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY


By **KIMBLE BLACKBURN**
MANAGER

State of Idaho)
County of Oneida)

On August 10, 2007, personally appeared before me **KIMBLE BLACKBURN**, who, being by me duly sworn, did say that he is the Manager of **PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.




Notary Public: **WENDY C. RUFFI**
Residing: MALAD CITY, ID
Expires: 2/28/2011

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34
FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A
SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE
WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS HILLS, CA 94024

141796
01 November 2007
1:30 P
Natalie Murphy
39.00
Recorded at Request of
Northern Life Co.

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC, Grantor(s) of LOS ALTOS HILLS, County of SANTA CLARA, State of CA ,

hereby *CONVEY AND WARRANT* to

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, CA, AND KEVIN G. RICHES AND MELISSA B. RICHES, Husband and Wife of PROTOLA VALLEY, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, Husband and wife of LOS ALTOS HILLS, CA, AND PEOA RIVER VALLEY RANCH LAND, LLC, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this October 23, 2007.

Lawrence V Riches

PEOA RIVER VALLEY RANCH LAND, LLC

BY: LAWRENCE V. RICHES

ITS: MANAGER

State of Idaho)
County of Oneida) ss:

On Oct. 30 2007, 2007, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

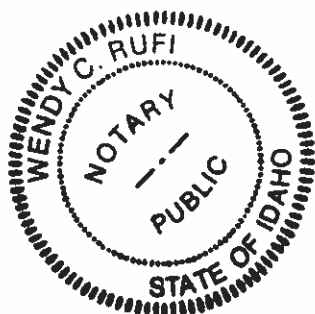


Wendy C. Ruffi
Notary Public: Wendy C. Ruffi
Residing: Malad City ID
Exp: 2-28-2011

L Victor Riches
L. VICTOR RICHES, JR

State of ID)
County of Oneida) ss:

On October 30, 2007, personally appeared before me L. VICTOR RICHES, JR., who duly acknowledged to me that HE executed the same.



Wendy C. Ruffi
Notary Public
Residing: Malad City ID
Exp: 2-28-2011

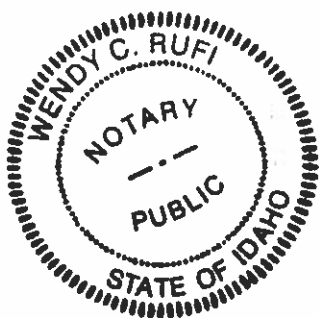
CREATIVE CENTER OF LOS ALTOS, INC

Lawrence V. Riches
BY: LAWRENCE VICTOR RICHES
ITS: PRESIDENT, & Chairman of the Board

State of ID)
County of Oneida)

On October 30, 2007, personally appeared before me LAWRENCE VICTOR RICHES, who being duly sworn did say that he is the PRESIDENT of CREATIVE CENTER OF LOS ALTOS, INC, and that the within the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors or it's by-laws and who duly acknowledged to me that said corporation executed the same.

Wendy C. Ruffi
Notary Public:
Residing: Malad City ID
Exp: 2-28-2011





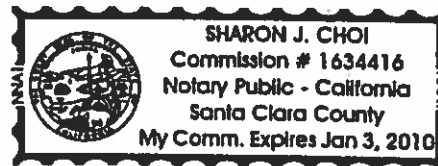
G. JEFFREY PICKETT

State of CA }
County of Santa Clara } ss:

On October 26th, 2007, personally appeared before me G. JEFFREY PICKETT,
who duly acknowledged to me that HE executed the same.



Notary Public

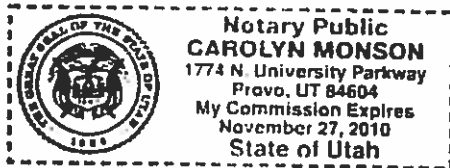


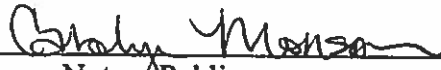


GREGORY PICKETT

State of Utah }
County of Utah } ss:

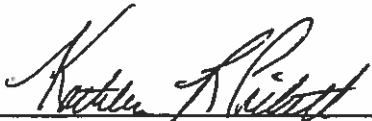
On October 23, 2007, personally appeared before me GREGORY PICKETT,
who duly acknowledged to me that HE executed the same.





Notary Public

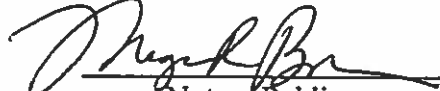
141796



KATHLEEN PICKETT

State of *California* }
County of *Santa Clara* } ss:

On 10/25/2007, 2007, personally appeared before me KATHLEEN PICKETT,
who duly acknowledged to me that SHE executed the same.



Notary Public



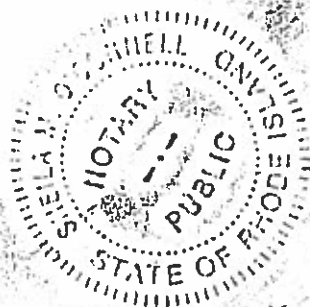
141796

Ariches
ANGIE RICHES
aka ANGIE RICHES BANKS

State of RI }
County of Kent } ss:

On OCTOBER 24, 2007, personally appeared before me ANGIE RICHES aka
ANGIE RICHES BANKS, who duly acknowledged to me that SHE executed the same.

Shirley M O'Connell
Notary Public



141796



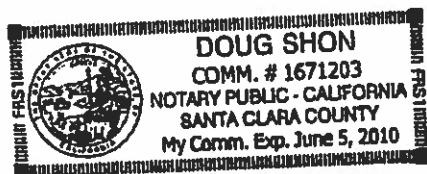
KEVIN RICHES

State of 
County of _____ } ss:

On 30 October, 2007, personally appeared before me KEVIN RICHES, who
duly acknowledged to me that HE executed the same.



Notary Public



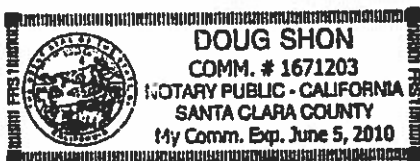

KENNETH RICHES

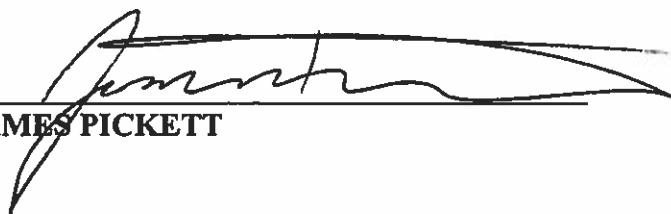
State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 25th October, 2007, personally appeared before me KENNETH RICHES ,
who duly acknowledged to me that HE executed the same.


Notary Public

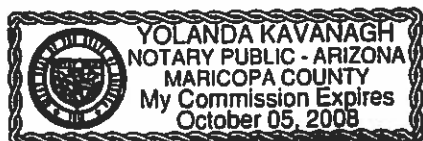


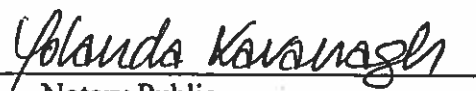


JAMES PICKETT

State of _____ }
County of _____ } ss:

On October 24th, 2007, personally appeared before me JAMES PICKETT, who
duly acknowledged to me that HE executed the same.





Notary Public

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34

FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933A
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142042**
27 Day December 2007
At 4:15 o'clock P
Shirley Blansett
Oneida Co. Recorder
Fee \$ 9.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby CONVEY AND WARRANT

"AN UNDIVIDED 1.33% INTEREST OF THEIR UNDIVIDED INTEREST"

to **TRIPLE R. DEVELOPMENT, LLC**, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12/21/07, 2007.

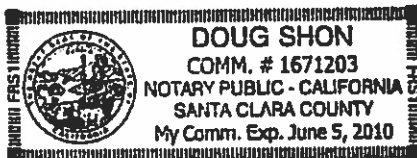
Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On 21 Dec, 2007, personally appeared before me LAWRENCE V. RICHES AND CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Doug Shon
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

"EXHIBIT A"**PARCEL 1**

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:

SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:

SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933AB
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142103**
11 Day **January 2008**
At **1:35** P M
By **Natalie Murphy**
Oneida Co. Recorder
Fee \$ **9.00**
Recorded at Request of **Northern Title Co.**

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby **CONVEY AND WARRANT**
"AN UNDIVIDED 14.92% INTEREST OF THEIR UNDIVIDED INTEREST"
to TRIPLE R. DEVELOPMENT, LLC, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described
tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11/9, 2008.

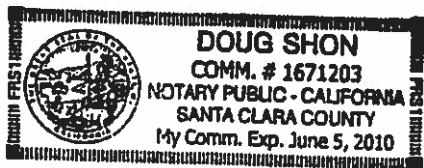
Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA

On 9th Jan., 2008, personally appeared before me LAWRENCE V. RICHES AND
CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed
the same.



Doug Shon
Notary Public: DOUG SHON
Residing: LOS ALTOS, CA.
Expires: 6-5-10

"EXHIBIT A"

142103

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.
ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH
34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO
40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS;
THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE,
THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING
COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49"
EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO
A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH
CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE
WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88
FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY
RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET
ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE
NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE
CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY
DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO
THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE
NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST
QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG
MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED
RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88
RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145
RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP
15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS
FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO
GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256,
RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING
SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

LAWRENCE VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

ACCOMMODATION

Microfilm No. **142996**
30 Day June 2008
At 1:00 O'clock P M
Natalie Murphy
Oneida Co. Recorder
Fee \$ 33.00
Recorded at Request of Northern Title Co. Deputy

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, of Los Altos Hills, CA, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 1.33% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 14.92% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND KEVIN G. RICHES AND MELISSA B. RICHES, HUSBAND AND WIFE of Protola Valley, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, HUSBAND AND WIFE of Los Altos Hills, CA., AND PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, Grantor(s),

hereby *CONVEY AND WARRANT* to

LAWRENCE VICTOR RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, AND KEVIN RICHES AND MELISSA B. RICHES HUSBAND AND WIFE, of Los Altos Hills, CA AND KENNETH RICHES AND KATHY RICHES, HUSBAND AND WIFE, AND ANGIE RICHES aka ANGIE RICHES BANKS AND DEREK BANKS, WIFE AND HUSBAND, AND KATHLEEN PICKETT AND GARTH PICKETT, WIFE AND HUSBAND, AND HEATHER MCCAULLY AND MARK MCCAULLY, WIFE AND HUSBAND, AND G. JEFFREY PICKETT, AND TRACY PICKETT, HUSBAND AND WIFE, AND GREGORY PICKETT AND MADELEINE PICKETT, HUSBAND AND WIFE, AND JAMES PICKETT AND MOLLY PICKETT, HUSBAND AND WIFE, AND TED HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, AND CREATIVE CENTER OF LOS ALTOS, INC., A CALIFORNIA CORPORATION, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, Grantee(s),

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 15th June, 2008.

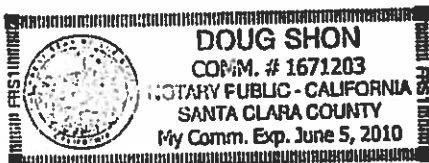
Kevin G. Riches
KEVIN G. RICHES

Melissa B. Riches
MELISSA B. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 15th June, 2008, personally appeared before me KEVIN G. RICHES, who duly acknowledged to me that HE executed the same.



Doug Shon
Notary Public

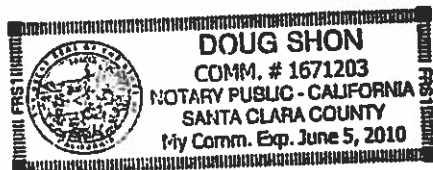
Residing: Los Altos, CA

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 15th June, 2008, personally appeared before me MELISSA B. RICHES, who duly acknowledged to me that SHE executed the same.



Doug Shon
Notary Public

Residing: Los Altos, CA

Expires: 6-5-10

Witness, the hand(s) of said Grantor(s), this 18th June, 2008.

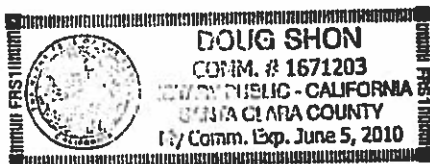
TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

Kevin Riches
KEVIN RICHES

Lawrence Victor Riches
LAWRENCE VICTOR RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

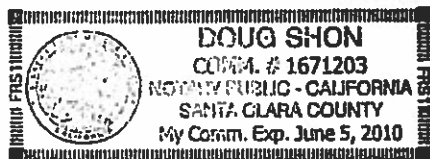
On 18th June, 2008, personally appeared before me KEVIN RICHES, who, being by me duly sworn, did say that he is the Manager/Member of **TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:
Residing: Los Altos, CA.
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE VICTOR RICHES, who, being by me duly sworn, did say that he is the Manager/Member of **TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:
Residing: Los Altos, CA
Expires: 6-5-10

142996

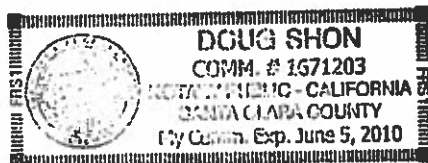
Witness, the hand(s) of said Grantor(s), this 6/18, 2008.

Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN. RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

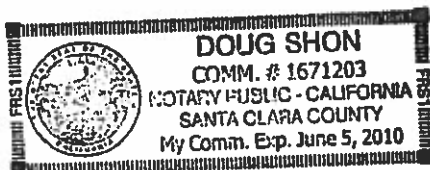
On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who duly acknowledged to me that HE executed the same.



Doug Shon
Notary Public
Residing: Los Altos, CA
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA, ss:

On 18th June, 2008, personally appeared before me CAROLYN RICHES, who duly acknowledged to me that SHE executed the same.



Doug Shon
Notary Public
Residing: Los Altos, CA.
Expires: 6-5-10

Witness, the hand(s) of said Grantor(s), this 18 June, 2008.

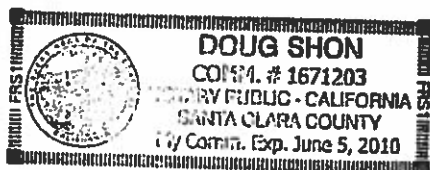
PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

Lawrence V. Riches
LAWRENCE V. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

Witness, the hand(s) of said Grantor(s), this June 23, 2008.

Garth E. Pickett

GARTH E. PICKETT

Kathleen R. Pickett

KATHLEEN R. PICKETT

State of California)
County of Santa Clara)ss:

see attached

On _____, 2008, personally appeared before me GARTH E. PICKETT, who duly acknowledged to me that HE executed the same.

Notary Public
Residing:
Expires:

State of California)
County of Santa Clara)ss:

see attached

On _____, 2008, personally appeared before me KATHLEEN R. PICKETT, who duly acknowledged to me that SHE executed the same.

Notary Public
Residing:
Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

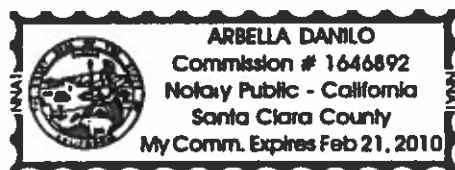
State of California

County of Santa ClaraOn 23 June, 2008 before me, Arbella Danilo, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Kathleen Riches Pickett
Name(s) of Signer(s)

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 of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08 Number of Pages: 9Signer(s) Other Than Named Above: Kevin & Melissa Riches; Kevin Riches; Lawrence V. Riches; Lawrence V. Riches & Carolyn Riches; Lawrence Riches; Garth E. Pickett.

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kathleen Riches Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa ClaraOn 6/25/08

Date

before me,

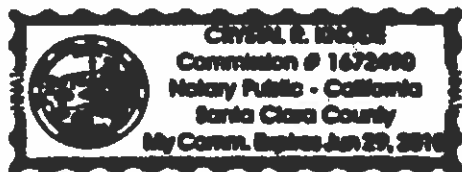
Crystal R. Knode, Notary Public,

Here Insert Name and Title of the Officer

personally appeared

Gareth E. Pickett

Name(s) of Signer(s)



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

Crystal R. Knode

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

6/23/08

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Gareth E. Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF

SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-66770
Kevin & Melissa Riches Revocable Trust
% Kevin G. Riches
217 Mapache
Portola Valley, CA 94028

Accommodation Only

Microfilm No. **151106**
9 Day May 20 14
At 11:35 O'clock AM
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

Kevin Riches and Melissa B. Riches, Husband and Wife,

Grantor(s) of Portola Valley, County of San Mateo, State of CA, hereby **CONVEY AND WARRANT** to

Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001,

Grantee(s) of Portola Valley, County of San Mateo, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014

Kevin Riches
Kevin Riches

Melissa B. Riches
Melissa B. Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared **Kevin Riches and Melissa B. Riches**, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

** See Attached*

Notary Public:
Residing:
My commission expires on:

Exhibit "A"

Parcel 1

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Santa Clara

On

30th day of April 2014

before me,

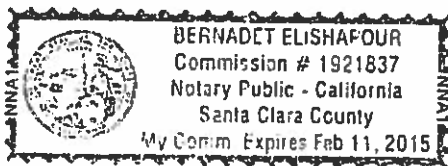
Bernadet Elisha Four 'Notary Public'

Here Insert Name and Title of the Officer

personally appeared

Kevin G. Riches

Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature:

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

2

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):☒ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer's Name:

☐ Corporate Officer — Title(s):☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 30 April 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared MELISSA B. RICHES
Name(s) of Signer(s)

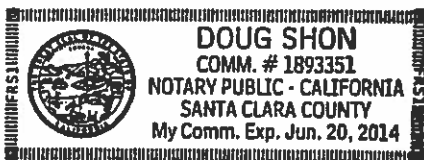
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NTO-66770
The Riches Family Trust
% Lawrence Victor Riches Jr.
171 Main Street, # 280
Los Altos, CA 94022

Accommodation Only

WARRANTY DEED

Lawrence Victor Riches and Carolyn Riches, Husband and Wife

Grantor(s) of Los Altos, County of Santa Clara, State of CA, hereby **CONVEY AND WARRANT** to

Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998

Grantee(s) of Los Altos, County of Santa Clara, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014.

Lawrence Victor Riches
Lawrence Victor Riches

Carolyn Riches
Carolyn Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared **Lawrence Victor Riches and Carolyn Riches**, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

** See Attached*

Notary Public:
Residing:
My commission expires on:

Microfilm No. **151109**
9 Day May 20 14
At 11:50 O'clock Am
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of Northern Title Co

Exhibit "A"

Parcel 1

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

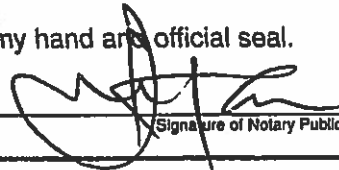
County of SANTA CLARAOn 30th April 14 before me, DOUG SHON - NOTARY PUBLICpersonally appeared LAWRENCE VICTOR RICHES

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.

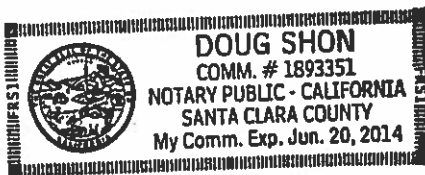
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

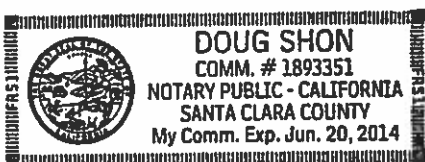
RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 2 May 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared CAROLYN RICHES
Name(s) of Signer(s)

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.



Place Notary Seal Above

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]
Signature of Notary Public**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

TRACT

D

DEED RECORD No. 31

INSTRUMENT # 84306

WARRANTY DEED

THIS INDENTURE, Made this 17th day of December, in the year of our Lord one thousand nine hundred and sixty four, between L. R. Waldron, sometimes called Lewis R. Waldron, and Emma Waldron, his wife, of Malad City, County of Oneida, State of Idaho, the parties of the first part, and Rex Waldron of Malad City, County of Oneida, State of Idaho, the party of the second part:

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Eighteen Thousand Four Hundred Sixty and no/100 (\$18,460.00)----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged, he ve granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all of the following described real estate, situate in Malad City, County of Oneida, State of Idaho, to-wit:

East Half of the West Half of the Southwest Quarter and the East Half of the East Half of the Southwest Quarter of Section 1, Township 15 South, Range 35 East, Boise Meridian.

All the Northeast Quarter of the Northeast Quarter, Section 22, Township 15 South, Range 35 East, Boise Meridian, except commencing at a Stake situated 39 rods and 4 1/2 feet, West of Northeast Corner of Sec. 22, T. 15 S. R. 35 EBM, running thence South 0° 25' West 27 rods 12 1/2 feet, thence South 62° 25' West 4 1/2 rods 1 foot to point due South 0° 25' West of Northwest Corner of said Tract, thence North 0° 25' East 53 rods and 2 feet, thence North 89° 75' East 38 rods 14 feet to point of beginning.

Also, West Half Northeast Quarter, Sec. 22, T. 15 S. R. 35 EBM.

(\$20.30 Documentary Stamps attached and cancelled.)

TOGETHER, With all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever, and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said part 1st of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

L. R. Waldron (SEAL)

Emma E. Waldron (SEAL)

(SEAL)

(SEAL)

STATE OF IDAHO, } ss.

COUNTY OF Oneida

On this 17th day of December, in the year 1964, before me, J. W. Crowther a Notary Public in and for said State, personally appeared L. R. Waldron, sometimes called Lewis R. Waldron and Emma Waldron, his wife known to me to be the persons whose names 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 official seal, the day and year in this certificate first above written.

(SEAL)

J. W. Crowther

Notary Public for the State of Idaho, residing at

Malad

Idaho.

STATE OF IDAHO, } ss.

COUNTY OF ONEIDA,

Filed for record this 14th day of January, A.D. 1965, at 3:10 o'clock P.M.

Colson H. Sweeten, Jr. Es-Officio Recorder

By Melba Jensen

Deputy

INDEXED

COMPLETED

Recorded at Request of J. H. Brackley December 2, 1977
at 12:30 PM Fee Paid \$ 1.00 Calvin H. Swartz
by _____ Dep. Book _____ Page _____ Ref.: # 96950
Mail tax notice to _____ Address _____ #96950

WARRANTY DEED

REX P. WALDRON and MARIE C. WALDRON, husband and wife, ^{Idaho} grantors
of Samarina, County of Oneida, State of Utah, hereby
CONVEY and WARRANT to M. and J. ENTERPRISES,

of Salt Lake County, State of Utah, grantee
TEN and NO/100 (\$10.00) ----- for the sum of
and other good and valuable consideration. ----- DOLLARS,
the following described tract of land in Oneida County,
State of ~~Utah~~ Idaho:

The East half of the East half of the Southwest Quarter
of Section 1, Township 15 South, Range 35 East, Boise
Meridian.

Together with appurtenant water rights.

WITNESS, the hands of said grantors, this 17th day of
October, A. D. 1977

Signed in the Presence of

[Signature]
[Signature]

STATE OF UTAH.

County of Oneida

ss.

On the 17th day of October, A. D. 1977
personally appeared before me REX P. WALDRON and MARIE C. WALDRON, husband and wife,
the signers of the within instrument, who duly acknowledged to me that they executed the
same.

[Signature]
Notary Public

My commission expires 12/31/78 Residing in Idaho

State of Idaho, County of *Oneida*

#99311

I hereby certify that this instrument is for record at
request of *Michael J. Humphries* and past *11*
o'clock, *April 27* 1979, in my office
and duly recorded on File # *99311*
Fee *1.00*
By *Joyce H. Thudor* Deputy Recorder

Reception *11*
Indexed *11*

DO NOT WRITE ABOVE THIS LINE

WARRANTY DEED

For Value Received

MICHAEL J. HUMPHRIES and JACKIE HUMPHRIES, husband and wife
dba M & J Enterprises, Inc.
the grantors, do hereby grant, bargain, sell and convey unto

Rex Kay Chugg and Shirley Jane Chugg, husband and wife
Malad, Idaho

the grantees the following described premises, in *Oneida* County, Idaho, to wit:

Township 15 South, Range 35 East, Boise Meridian
Section 1: *East Half of the West Half of the*
Southwest Quarter and the East Half of the
East Half of the Southwest Quarter

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that *they are* the owner in fee simple of said premises; that they are free from all incumbrances

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

Dated: *April 26, 1979*

State of Idaho

County of *Oneida* } ss: On the *26th* day of *April* AD 19 *79*

personally appeared before me

Michael J. Humphries and Jackie Humphries, his wife

the signers of the within instrument, who duly acknowledged to me that *they* executed the same

Laura E. Crowther
Notary Public

Residing at *Malad, Idaho*

My Commission expires *8-15-79*

Mail deed to:

Mail tax notice to:

Form FMA-10 465-1
(Rev. 10-6-76)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

DEED IN SATISFACTION OF MORTGAGE, INDEBTEDNESS

FOR VALUE RECEIVED
husband and wife

REX K. CHUGG and SHIRLEY JANE CHUGG,

herein referred to as grantors, hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

SEE ATTACHMENT

Grantors herein acknowledge that the property described herein is subject to a mortgage in favor of grantees and said mortgage is in default and subject to foreclosure. That this deed is executed and given in full satisfaction of said mortgage and is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said party, and that in executing this deed the grantor is not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the second party, or his agent, or attorney.

Dated JULY 17, 19 84

Rex K. Chugg
REX K. CHUGG

Shirley Jane Chugg
SHIRLEY JANE CHUGG

STATE OF

ss.

COUNTY OF

on this 17th day of July, 19 84, before me, a Notary Public in and for said County and State, personally appeared

Rex K. Chugg and Shirley Jane Chugg his wife, to me known as to be the identical individual(s) as described in and who executed the within and foregoing instrument and whose name(s) are subscribed thereto, and acknowledged to me that he signed, and sealed and executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

L. Lee Jones
Notary Public in and for the State

OF IDaho

Residing at MALAD, ID

My Commission expires 10-15-86

(SEAL)

Until a change is requested, all tax statements shall be sent to the following address:

108291

ATTACHMENT 1

LEGAL DESCRIPTION

PARCEL 1: Township 15 South, Range 35 East, Boise Meridian:

Section 1: E1/4 SW1/4; E1/4 SE1/4.

PARCEL 2: Township 15 South, Range 35 East, Boise Meridian:

Section 1: EXCEPT, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: Commencing at the NE Corner of the E1/4 SW1/4 of Section 1; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

PARCEL 3: Township 15 South, Range 35 East, Boise Meridian:

Section 1: Commencing at the NE Corner of the E1/4 SW1/4 of section 1; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning. EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, and in particular, 4.50 shares of water in the Gwenford Pump Company.

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

116224 QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture, CONVEYS and QUITCLAIMS to **RAY N. DAVIS**

Grantee, for the sum of \$70,300

all interest in the following described real estate situated in the County of **Oneida**

State of **Idaho**, to-wit:

PARCEL 1

Township 15 South, Range 35 East, Boise Meridian:

Section 1: $E\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}$; $E\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}$

PARCEL 2

Township 15 South, Range 35 East, Boise Meridian:

Section 1: $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}$, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: Commencing at the NW Corner of the $E\frac{1}{2}SW\frac{1}{4}$ of Section 1: thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

PARCEL 3

Commencing at the NW Corner of the $E\frac{1}{2}SW\frac{1}{4}$ of Section 1, Township 15 South, Range 35 East, Boise Meridian; thence running East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning. EXCEPT roadway on the North thereof.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, and in particular 4.5 shares in the Gwenford Pump Company and one-seventeenth of all the waters flowing in the ditch known as the Jonas Brothers Upper Ditch throughout the irrigation season, source of supply, Big Malad River.

This deed is executed and delivered pursuant to the provisions of

a credit sale of Government Inventory Property formerly belonging to Rex Chugg, Advice No. 27249, by Standard Sales Contract Sale of Real Property By the United States and the

authority set forth in 7 CFR 1900, Subpart A.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

Dated October 26, 1989.

UNITED STATES OF AMERICA (Grantor)

By Michael A. Field

MICHAEL A. FIELD, State Director
Farmers Home Administration
United States Department of Agriculture

In the presence of:

Notary No. 116224
28 day June 1990
10:00 O'clock A. M.
Joyce H. Freidenberger by JP
Cassida Co. Recorder
Folio 10 Deputy
Notarized at Request of
E. L. Scott

ACKNOWLEDGMENT

State of Idaho)
County of Ada)

On this 26th day of October, 1989, before me, the undersigned, a Notary Public for and in behalf of the State of Idaho, personally appeared Michael A. Field, known to me to be the State Director, Farmers Home Administration, USDA, and person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above mentioned.

Chris Reninger
CHRIS RENINGER
Notary Public for and in behalf
of the State of Idaho
Residing at Meridian, Idaho
My Bond Expires 7-6-94

PHEASANT BROOK, L.L.C.
% KIMBALL BLACKBURN
& JEREMY BLACKBURN
MALAD CITY ID 83252,
ACCOMMODATION ONLY

Microfilm No. **138944**
24 Day April 2006
At 12:25 O'clock P.M.
Diana S. Alderson
Oneida Co. Recorder
Fee \$ 300 Deputy
Recorded at Request of
Northern Title Company

QUIT CLAIM DEED

RAY N. DAVIS AND PAULA M. DAVIS, HUSBAND AND WIFE, Grantor(s) of MALAD CITY, County of ONEIDA, State of IDAHO, hereby QUIT CLAIMS to PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY Grantee(s) of MALAD CITY, County of ONEIDA, State of IDAHO for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

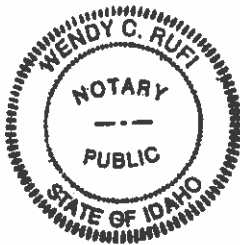
**TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN:
SECTION 1: E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$**

TOGETHER WITH SELLERS INTEREST IN ALL WATER RIGHTS, OIL, GAS MINERAL AND GEOTHERMAL RIGHT APPURTENANT THERTO

Subject to easements, restrictions and rights of way of record, and taxes for the year 2003 and thereafter.

THIS DEED HAS BEEN PREPARED BY NORTHERN TITLE COMPANY OF IDAHO AS AN ACCOMMODATION ONLY WITHOUT ANY EXAMINATION WITH REGARD TO TITLE.

Witness, the hand(s) of said Grantor(s), this APRIL 24, 2006.



Ray N. Davis
RAY N. DAVIS
Paula M. Davis
PAULA M. DAVIS

State of IDAHO)
County of ONEIDA)

On APRIL 24 2006, personally appeared before me RAY N. DAVIS AND PAULA M. DAVIS the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Wendy C. Ruffi
Notary Public: WENDY C. RUFFI
Residing: MALAD CITY, IDAHO
Expires: 2/28/2011

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

Microfilm No **141414**
ID Day **August 2007**
At **1:50** O'clock
Nathan Murphy
Onida Co. Recorder
Fee \$ **9.00** Deputy
Recorded at Request of
Nathan Murphy Co.

SPECIAL WARRANTY DEED

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, Grantor(s) of MALAD CITY, County of ONEIDA, State of ID, hereby **CONVEY AND WARRANT** to PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC. Grantee(s) of LOS ALTOS, County of SANTA CLARA, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

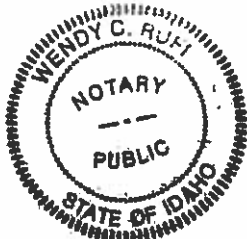
Witness, the hand(s) of said Grantor(s), this August 10, 2007.

PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY


By **KIMBLE BLACKBURN**
MANAGER

State of Idaho)
County of Oneida)

On August 10, 2007, personally appeared before me **KIMBLE BLACKBURN**, who, being by me duly sworn, did say that he is the Manager of **PHEASANT BROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.




Notary Public: **WENDY C. RUFF**
Residing: MALAD CITY, ID
Expires: 2/28/2011

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE
SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44
RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE
EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE
LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE
FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP;
SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13"
EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET
TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR
WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE
SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE
NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR
WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A
FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO
A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34
FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A
SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE
WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1842
L. VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS HILLS, CA 94024

141796
01 Pay November 2007
1:30 P.M.
Natalie Murphy
Notary Public
Fee \$ 39.00
Recorded at Request of
Northern Life Co.

WARRANTY DEED

PEOA RIVER VALLEY RANCH LAND, LLC, AND G. JEFFREY PICKETT, a married man as his sole and separate property, AND GREGORY PICKETT, a single man, AND KATHLEEN PICKETT, a married woman as her sole and separate property, AND ANGIE RICHES, a married woman as her sole and separate property, AND L. VICTOR RICHES, JR., a married man as his sole and separate property, AND KEVIN RICHES, a married man as his sole and separate property, AND KENNETH RICHES, a married man as his sole and separate property, AND JAMES PICKETT, a married man as his sole and separate property, AND CREATIVE CENTER OF LOS ALTOS, INC, Grantor(s) of LOS ALTOS HILLS, County of SANTA CLARA, State of CA ,

hereby *CONVEY AND WARRANT* to

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, CA, AND KEVIN G. RICHES AND MELISSA B. RICHES, Husband and Wife of PROTOLA VALLEY, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, Husband and wife of LOS ALTOS HILLS, CA, AND PEOA RIVER VALLEY RANCH LAND, LLC, Grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this October 23, 2007.

Lawrence V Riches

PEOA RIVER VALLEY RANCH LAND, LLC

BY: LAWRENCE V. RICHES

ITS: MANAGER

State of Idaho)
County of Oneida)ss:

On Oct. 30 2007, 2007, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



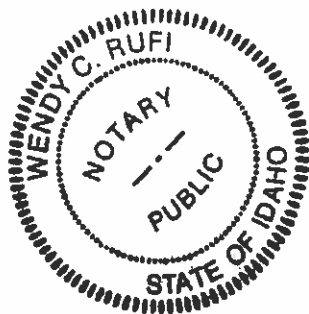
Wendy C. Ruffi
Notary Public: Wendy C. Ruffi
Residing: Malad City ID
Exp: 2-28-2011

L Victor Riches, Jr

L. VICTOR RICHES, JR

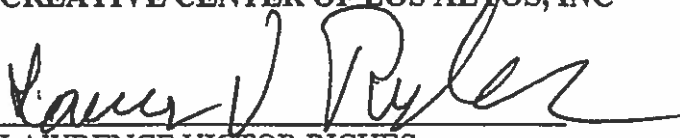
State of ID }
County of Oneida }ss:

On October 30, 2007, personally appeared before me L. VICTOR RICHES, JR., who duly acknowledged to me that HE executed the same.



Wendy C. Ruffi
Notary Public
Residing: Malad City ID
Exp: 2-28-2011

CREATIVE CENTER OF LOS ALTOS, INC

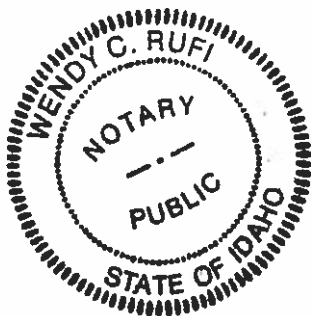


BY: LAWRENCE VICTOR RICHES

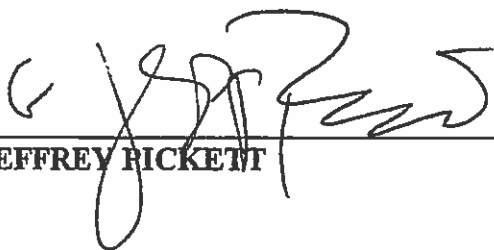
ITS: PRESIDENT, + Chairman of the Board

State of ID)
County of Bonida)

On October 30, 2007, personally appeared before me LAWRENCE VICTOR RICHES, who being duly sworn did say that he is the PRESIDENT of CREATIVE CENTER OF LOS ALTOS, INC, and that the within the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors or it's by-laws and who duly acknowledged to me that said corporation executed the same.



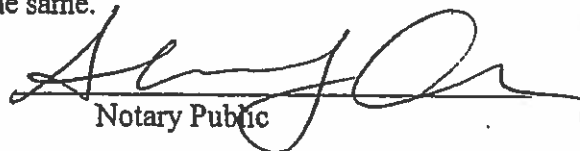
Wendy C. Ruffi
Notary Public:
Residing: Malad City ID
Exp: 2-28-2011



G. JEFFREY PICKETT

State of CA }
County of Santa Clara } ss:

On October 26th, 2007, personally appeared before me G. JEFFREY PICKETT,
who duly acknowledged to me that HE executed the same.



Notary Public



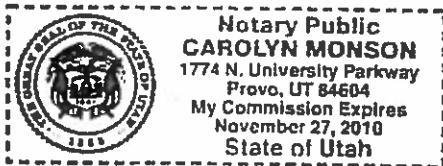
141796

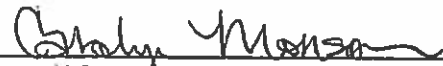


GREGORY PICKETT

State of Utah }
County of Utah } ss:

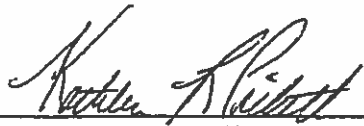
On October 23, 2007, personally appeared before me GREGORY PICKETT,
who duly acknowledged to me that HE executed the same.





Notary Public

141796



KATHLEEN PICKETT

State of *California* }
County of *Santa Clara* } ss:

On 10/25/2007, 2007, personally appeared before me KATHLEEN PICKETT,
who duly acknowledged to me that SHE executed the same.



Notary Public



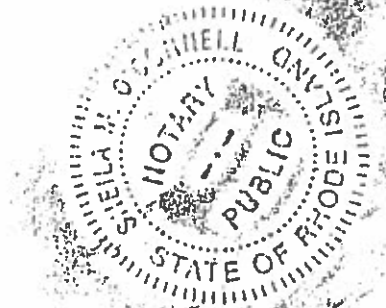
141796

Ariches
ANGIE RICHES
aka ANGIE RICHES BANKS

State of RI }
County of Kent } ss:

On OCTOBER 24, 2007, personally appeared before me ANGIE RICHES aka
ANGIE RICHES BANKS, who duly acknowledged to me that SHE executed the same.

Shirley M O Connell
Notary Public

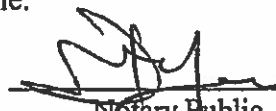


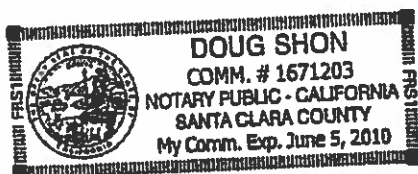


KEVIN RICHES

State of 
County of _____ } ss:

On 30 October, 2007, personally appeared before me KEVIN RICHES, who
duly acknowledged to me that HE executed the same.



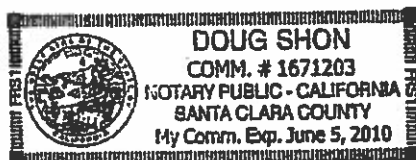
Notary Public

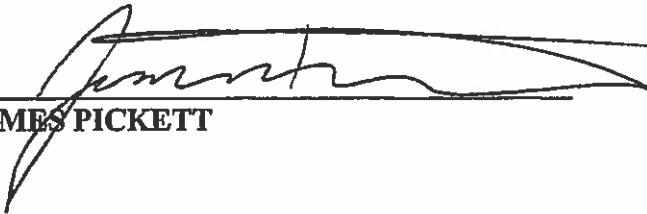

KENNETH RICHES

State of 
County of San Jose:

On 25th October, 2007, personally appeared before me KENNETH RICHES,
who duly acknowledged to me that HE executed the same.

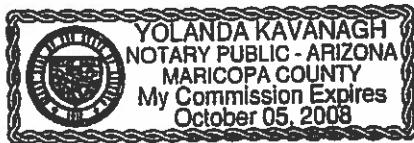

Notary Public




JAMES PICKETT

State of }
County of }ss:

On October 24th, 2007, personally appeared before me JAMES PICKETT, who
duly acknowledged to me that HE executed the same.



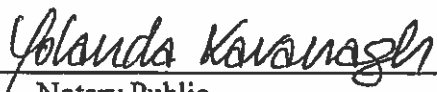

Notary Public

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34

FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933A
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142042**
27 Day December, 2007
At 4:15 P M
Shirley Blawie
Oneida Co. Recorder
Fee \$ 9.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby CONVEY AND WARRANT

"AN UNDIVIDED 1.33% INTEREST OF THEIR UNDIVIDED INTEREST"

to **TRIPLE R. DEVELOPMENT, LLC**, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2007 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12/21/07, 2007.

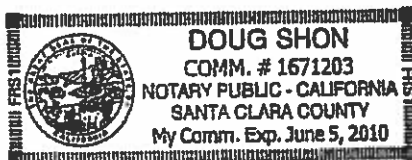
Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On 21 Dec, 2007, personally appeared before me LAWRENCE V. RICHES AND CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Doug Shon
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

"EXHIBIT A"**PARCEL 1**

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-1933AB
TRIPLE R. DEVELOPMENT, LLC
217 MAPACHE,
PORTOLA VALLEY, CA 94028

Microfilm No. **142103**
11 Day **January 2008**
At **1:35** P. M.
Kathleen Murphy
Onida Co. Recorder
Fee \$ **9.00**
Recorded at Request of **North Title Co.** Deputy

WARRANTY DEED

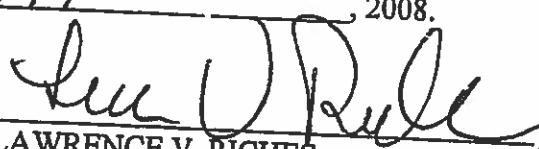
LAWRENCE V. RICHES AND CAROLYN RICHES, Husband and Wife of LOS ALTOS HILLS,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, , hereby **CONVEY AND WARRANT**

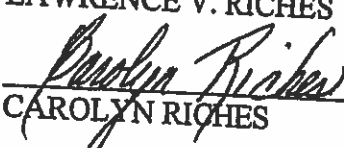
"AN UNDIVIDED 14.92% INTEREST OF THEIR UNDIVIDED INTEREST"
to TRIPLE R. DEVELOPMENT, LLC, Grantee(s) of PEOA, County of SUMMIT, State of UT for the sum
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described
tract of land in Oneida County, State of Idaho:

SEE THE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11/9 2008.

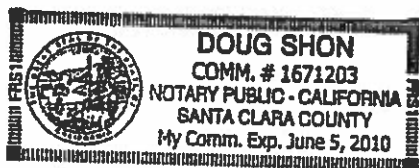

LAWRENCE V. RICHES


CAROLYN RICHES

State of
County of

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA

On 9th Jan., 2008, personally appeared before me LAWRENCE V. RICHES AND
CAROLYN RICHES the signer(s) of the within instrument, who duly acknowledged to me that they executed
the same.




Notary Public: **DOUG SHON**
Residing: **LOS ALTOS, CA.**
Expires: **6-5-10**

"EXHIBIT A"

142103

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.
ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET;
THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:
SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH
34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO
40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS;
THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20"
WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42
FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE,
THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING
COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49"
EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO
A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH
CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE
WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88
FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY
RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET
ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE
NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE
CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE
MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN
THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY
DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO
THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE
NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST
QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG
MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED
RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88
RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145
RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP
15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS
FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO
GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256,
RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING
SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

LAWRENCE VICTOR RICHES
10410 WEST LOYOLA DR.
LOS ALTOS, CA 94024

ACCOMMODATION

Microfilm No. **142996**
30 Day June 2008
At 1:00 O'clock P M
Natalie Murphy
Oneida Co. Recorder
Fee \$ 33.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

LAWRENCE V. RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, of Los Altos Hills, CA, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 1.33% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, AN UNDIVIDED 14.92% INTEREST IN LAWRENCE V. RICHES AND CAROLYN RICHES UNDIVIDED INTEREST, AND KEVIN G. RICHES AND MELISSA B. RICHES, HUSBAND AND WIFE of Protola Valley, CA, AND GARTH E. PICKETT AND KATHLEEN R. PICKETT, HUSBAND AND WIFE of Los Altos Hills, CA., AND PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, of Peoa, UT, Grantor(s),

hereby *CONVEY AND WARRANT* to

LAWRENCE VICTOR RICHES AND CAROLYN RICHES, HUSBAND AND WIFE, AND KEVIN RICHES AND MELISSA B. RICHES HUSBAND AND WIFE, of Los Altos Hills, CA AND KENNETH RICHES AND KATHY RICHES, HUSBAND AND WIFE, AND ANGIE RICHES aka ANGIE RICHES BANKS AND DEREK BANKS, WIFE AND HUSBAND, AND KATHLEEN PICKETT AND GARTH PICKETT, WIFE AND HUSBAND, AND HEATHER MCCAULLY AND MARK MCCAULLY, WIFE AND HUSBAND, AND G. JEFFREY PICKETT, AND TRACY PICKETT, HUSBAND AND WIFE, AND GREGORY PICKETT AND MADELEINE PICKETT, HUSBAND AND WIFE, AND JAMES PICKETT AND MOLLY PICKETT, HUSBAND AND WIFE, AND TED HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, AND CREATIVE CENTER OF LOS ALTOS, INC., A CALIFORNIA CORPORATION, AND TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, Grantee(s),

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH ALL GRANTORS IMPROVEMENTS AND WATER RIGHTS APPURTENANT TO THE PROPERTY

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 15th of June, 2008.

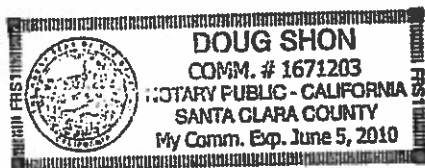
Kevin G. Riches
KEVIN G. RICHES

Melissa B. Riches
MELISSA B. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 15th June, 2008, personally appeared before me KEVIN G. RICHES, who duly acknowledged to me that HE executed the same.



Doug Shon
Notary Public

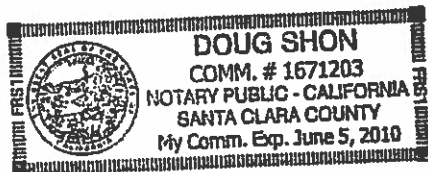
Residing: Los Altos, CA

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 15th June, 2008, personally appeared before me MELISSA B. RICHES, who duly acknowledged to me that SHE executed the same.



Doug Shon
Notary Public

Residing: Los Altos, CA

Expires: 6-5-10

Witness, the hand(s) of said Grantor(s), this 18th June, 2008.

TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

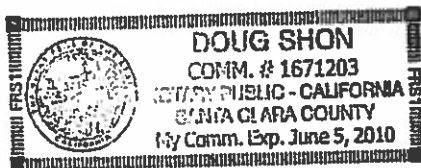
Kevin Riches
KEVIN RICHES

Lawrence Victor Riches
LAWRENCE VICTOR RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me KEVIN RICHES, who, being by me duly sworn, did say that he is the Manager/Member of **TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Doug Shon
Notary Public:

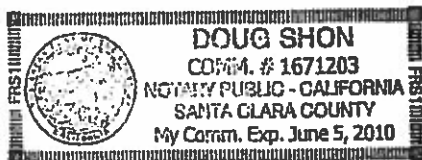
Residing: Los Altos, CA.

Expires: 6-5-10

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE VICTOR RICHES, who, being by me duly sworn, did say that he is the Manager/Member of **TRIPLE R. DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY**, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Doug Shon
Notary Public:

Residing: Los Altos, CA

Expires: 6-5-10

142996

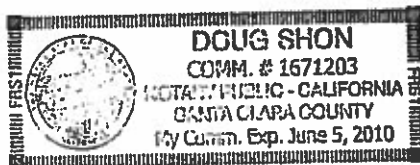
Witness, the hand(s) of said Grantor(s), this 6/18, 2008.

Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

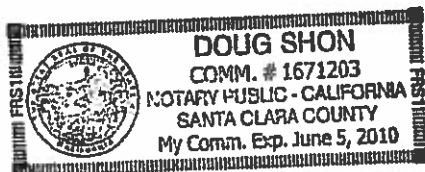
On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who duly acknowledged to me that HE executed the same.



[Signature]
Notary Public
Residing: Los Altos, CA
Expires: 6-5-10

State of STATE OF CALIFORNIA
County of COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me CAROLYN RICHES, who duly acknowledged to me that SHE executed the same.



[Signature]
Notary Public
Residing: Los Altos, CA.
Expires: 6-5-10

Witness, the hand(s) of said Grantor(s), this 18 June, 2008.

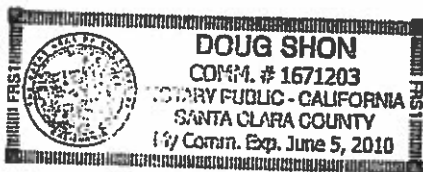
PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

Lawrence V. Riches
LAWRENCE V. RICHES

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who, being by me duly sworn, did say that he is the Manager of PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



[Signature]
Notary Public:

Residing: Los Altos, CA

Expires:

6-5-10

142996

Witness, the hand(s) of said Grantor(s), this June 23, 2008.

[Signature]
GARTH E. PICKETT

[Signature]
KATHLEEN R. PICKETT

State of California)
County of Santa Clara } ss:

see attached

On _____, 2008, personally appeared before me GARTH E. PICKETT, who duly acknowledged to me that HE executed the same.

Notary Public
Residing:
Expires:

State of California)
County of Santa Clara } ss:

see attached

On _____, 2008, personally appeared before me KATHLEEN R. PICKETT, who duly acknowledged to me that SHE executed the same.

Notary Public
Residing:
Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

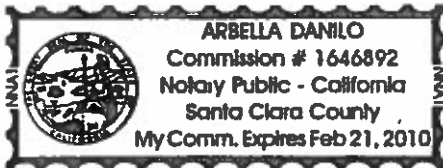
County of Santa Clara

On 23 June, 2008 before me, Arbella Danilo, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Kathleen Riches Pickett
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature _____

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08 Number of Pages: 9Signer(s) Other Than Named Above: Kevin E. Melissa Riches; Kevin Riches; Lawrence V. Riches;

Capacity(ies) Claimed by Signer(s) Lawrence V. Riches E. Carolyn Riches; Lawrence Riches;
Garth E. Pickett.

Signer's Name: Kathleen Riches Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

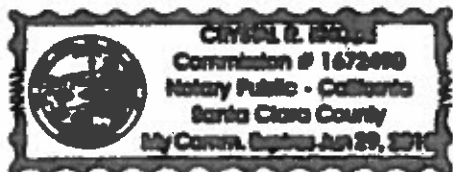
RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara }On 6/25/08
Date

before me,

Crystal R. Knode, Notary Public,
Here Insert Name and Title of the Officerpersonally appeared Garth E. Pickett
Name(s) of Signer(s)

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

Crystal R. Knode
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Warranty DeedDocument Date: 6/23/08

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Garth E. Pickett

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

PARCEL 1

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:

SECTION 1: THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

ALSO

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE RUNNING EAST 467 FEET; THENCE SOUTH 467 FEET; THENCE WEST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING. T-5359

PARCEL 2

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO:

SECTION 11: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING WEST 29.2 RODS; THENCE SOUTH 34° 30' WEST 16 RODS; THENCE NORTH 73° 00' WEST 16 RODS; THENCE NORTH 8.44 RODS TO 40 ACRE LINE; THENCE WEST 19.24 RODS; THENCE SOUTH 160 RODS; THENCE EAST 73 RODS; THENCE NORTH 160 RODS TO THE POINT OF BEGINNING. T-931

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89° 14' 20" WEST 1207.72 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 1339.42 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE LINE THROUGH THE FOLLOWING COURSES" NORTH 88° 35' 59" EAST 248.00 FEET TO A 5/8" REBAR WITH CAP; SOUTH 84° 08' 49" EAST 48.42 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 31° 03' 13" EAST 138.58 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 61° 07' 36" EAST 103.78 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 66° 56' 40" EAST 71.61 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY LINE OF SAMARIA ROAD; THENCE SOUTH 38° 13' 33" WEST 526.88 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 87° 23' 03" WEST 170.55 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE LINE; THENCE NORTH 12° 09' 57" WEST 129.12 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 01° 10' 24" WEST 164.36 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 00° 28' 53" EAST 311.34 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO: THENCE RUNNING NORTH 142 RODS TO A POINT IN THE CENTER OF THE BIG MALAD RIVER AT A POINT 18 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE FOLLOWING THE MEANDERING COURSE OF SAID RIVER IN A SOUTHEASTERLY DIRECTION TO A POINT 5 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE WEST 155 RODS TO THE POINT OF BEGINNING. T-932

PARCEL 3

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER.

SECTION 12: THE EAST HALF OF THE SOUTHEAST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHEAST QUARTER. ALL THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE BIG MALAD RIVER AS THE SAME NOW FLOWS. T-930

EXCEPTING THEREFROM 2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER.

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 7: COMMENCING AT THE NORTHWEST CORNER OF SECTION 7; THENCE EAST 88 RODS 5 FEET; THENCE SOUTH 145 RODS; THENCE WEST 88 RODS 5 FEET; THENCE NORTH 145 RODS TO THE PLACE OF BEGINNING. T-997

PARCEL 4

THAT PROPERTY DESCRIBED AS ASSESSOR'S TAX NO. 230 BEING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

2 ACRES IN A COMPACT FORM LOCATED IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, HERETOFORE CONVEYED TO GWENFORD MILL AND ELEVATOR COMPANY BY DEED RECORDED IN BOOK 13, PAGE 256, RECORDS OF ONEIDA COUNTY, IDAHO.

ALSO

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF

142996

SECTION 11, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, LYING SOUTH AND EAST OF THE COUNTY ROAD RUNNING THROUGH SAID 40 ACRE TRACT. T-3976

TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.
SECTION 1: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER.

NTO-66770
Kevin & Melissa Riches Revocable Trust
% Kevin G. Riches
217 Mapache
Portola Valley, CA 94028

Accommodation Only

Microfilm No. **151106**
9 Day May 20 14
At 11:35 O'clock AM
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of Northern Title Co.

WARRANTY DEED

Kevin Riches and Melissa B. Riches, Husband and Wife,

Grantor(s) of Portola Valley, County of San Mateo, State of CA, hereby **CONVEY AND WARRANT** to

Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001,

Grantee(s) of Portola Valley, County of San Mateo, State of CA for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014

Kevin Riches
Kevin Riches

Melissa B. Riches
Melissa B. Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary Public, personally appeared Kevin Riches and Melissa B. Riches, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

**See Attached*

Notary Public:
Residing:
My commission expires on:

Exhibit "A"

Parcel 1

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Santa Clara

On

30th day of April 2014

before me,

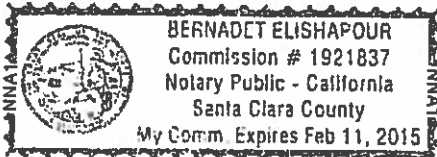
Bernadet Elishapour 'Notary Public'

Here Insert Name and Title of the Officer

personally appeared

Kevin G. Riches

Name(s) of Signer(s)



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 of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages: 2

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer — Title(s):☐ Corporate Officer — Title(s):☒ Individual☐ Individual☐ Partner — ☐ Limited ☐ General☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Attorney in Fact☐ Trustee☐ Trustee☐ Guardian or Conservator☐ Guardian or Conservator☐ Other:☐ Other:

Signer Is Representing:

Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 30 April, 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared MELISSA B. RICHES
Name(s) of Signer(s)

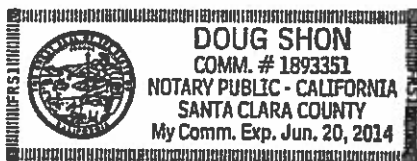
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NTO-66770

The Riches Family Trust
% Lawrence Victor Riches Jr.
171 Main Street, # 280
Los Altos, CA 94022

Accommodation Only

WARRANTY DEED

Lawrence Victor Riches and Carolyn Riches, Husband and Wife

Grantor(s) of Los Altos, County of Santa Clara, State of CA, hereby **CONVEY AND WARRANT** to

Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated
June 12, 1998

Grantee(s) of Los Altos, County of Santa Clara, State of CA for the sum of TEN DOLLARS AND
OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in
Oneida County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for
the current year and thereafter.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY GRANTOR/GRANTEE AS AN
ACCOMMODATION ONLY BY NORTHERN TITLE COMPANY WITHOUT ANY EXAMINATION WITH REGARDS TO TITLE.

Witness, the hand(s) of said Grantor(s), this April 30, 2014.

Lawrence Victor Riches
Lawrence Victor Riches

Carolyn Riches
Carolyn Riches

State of:)
County of:)ss:

On this _____ day of _____, in the year of 2014, before me the undersigned, a Notary
Public, personally appeared **Lawrence Victor Riches and Carolyn Riches**, known or identified to me
(or proved to me on the oath of _____), to be the person whose name is subscribed to the
within instrument, and acknowledged to me that he executed the same.

** See Attached*

Notary Public:
Residing:
My commission expires on:

Microfilm No. **151109**
9 Day May 20 14
At 11:50 O'clock Am
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of Northern Title Co

Exhibit "A"

Parcel 1

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the West Half of the Southwest Quarter.

Also, the West Half of the East Half of the Southwest Quarter.

Excepting therefrom the following described tract of land:

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359

Parcel 2

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932

Parcel 3

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The West Half of the West Half of the Southwest Quarter.

Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter.

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho

Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997

Parcel 4

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho.

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho

Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 30th April 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared LAWRENCE VICTOR RICHES
Name(s) of Signer(s)

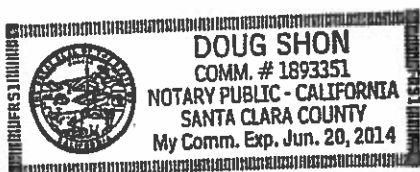
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

 RIGHT THUMBPRINT
OF SIGNER
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Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

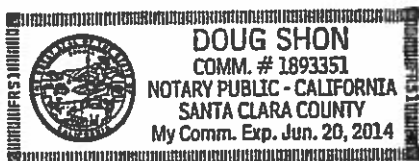
 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 2 May 14 before me, DOUG SHON - NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared CAROLYN RICHES
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 of Notary Public

OPTIONAL

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N Skyline Dr., Ste A, Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 FAX: (208) 525-7177 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

March 11, 2016

Riches Family Trust ET ALL **
3970 E Hwy 36
Malad City ID 83252

RE: Change of Ownership for Water Rights 15-2043 (Split into 15-2043 and 15-7424)

Dear Water Right Holder:

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

Your portion of the water right has a specified point of diversion, nature of use and place of use. If you plan on changing any of these, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. If you do not plan on changing any items on your water right, then no further action is required at this time.

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 deliberately abandoned or 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.

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,

Jonie Barg
Technical Records Specialist

Enclosures

**See Attached

cc: Holden Kidwell Hahn & Crapo