

New Owners

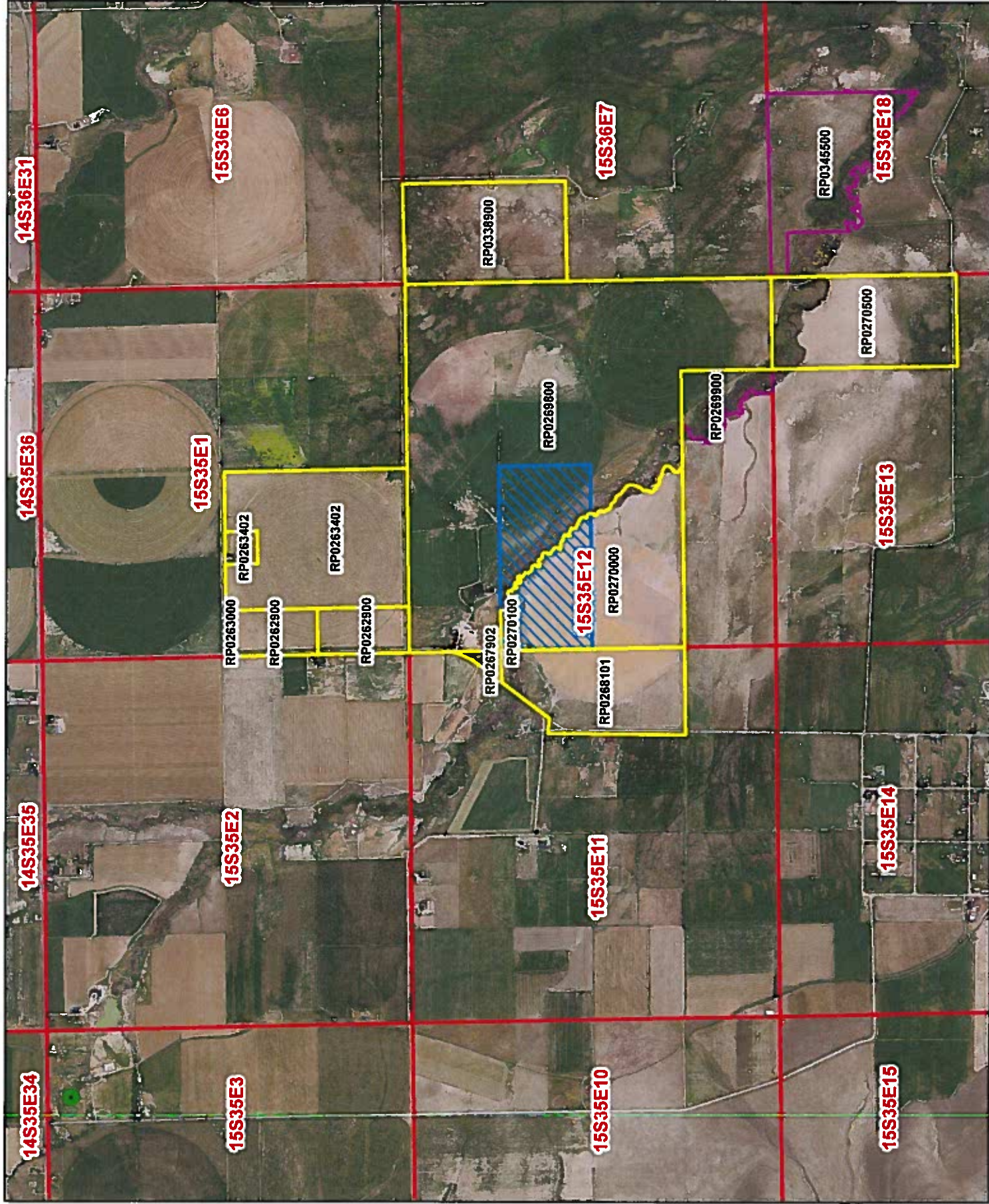
- Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998
- Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001
- Kenneth Riches and Kathy Riches
- Angie Riches aka Angie Riches 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

- 15-4014_POD
- Riches Family Trust Parcels
- Peoa River Valley Ranch Land Parcels
- 15-4014
- Section Lines



2015 NAIP Photo



Prepared by:
Luke H. Marchant
02/17/2016

NE1/4; N1/2NW1/4; N1/2SE1/4; SE1/4SE1/4; & T-930 OF Section 12 Township 15 South Range 35 East

(ALL OF THE ABOVE PARCELS FROM PAGE 1)

John E. Jones	to	Daniel E. Jones	Deed	35904
Oneida County Sherriff	to	Jedd Jones	Deed	43129
Jedd Jones	to	Jas H. Williams	Deed	43130
Elva P. Williams (Widow of Jas H. Jones)	to	James Bland Williams	Deed	81834
James Bland Williams	to	Ardelle Williams	Decree	117806
Ardelle E. Williams	to	Richard A. Goodard, Janice A. Goodard (1/2)	Deed	117971
Ardelle E. Williams	to	Daniel D. Williams (1/4)	Deed	117972
Ardelle E. Williams	to	James D. Williams (1/4)	Deed	117973
Richard A. Goodard & Janice A. Goodard (1/2) Daniel D. Williams (1/4) James D. Williams (1/4)	to	W. Neil Jensen, Clara C. Jensen	Deed	120050
W. Neil Jensen, Clara C. Jensen	to	Blackburn Cattle, LLC	Deed	137127
Blackburn Cattle, LLC	to	Pheasant Brook, LLC	Deed	137128
Pheasant Brook, LLC	to	PEOA River Valley Ranch Land, G. Jeffrey Pickett, Gregory Pickett, Kathleen Pickett, Angie Riches, L. Victor Riches, Kevin Riches, Kenneth Riches, James Pickett, & Creative Center of Los Altos	Deed	141414
PEOA River Valley Ranch Land, G. Jeffrey Pickett, Gregory Pickett, Kathleen Pickett, Angie Riches, L. Victor Riches, Kevin Riches, Kenneth Riches, James Pickett, & Creative Center of Los Altos	to	Lawrence V. Riches, Carolyn Riches, Kevin G. Riches, Melissa B. Riches Garth E. Pickett , Kathleen R. Pickett PEOA River Valley Ranch Land	Deed	141796
Lawrence V. Riches & Carolyn Riches	to	Triple R. Development, LLC (1.33%)	Deed	142042
Lawrence V. Riches & Carolyn Riches	to	Triple R. Development, LLC (14.92%)	Deed	142103

Lawrence V. Riches, Carolyn Riches, Triple R. Development, LLC, Kevin G. Riches, Melissa B. Riches, Garth E. Pickett, Kathleen R. Pickett PEOA River Valley Ranch Land, LLC	to	Lawrence Victor Riches, Carolyn Riches Kevin Riches, Melissa B. Riches, Kenneth Riches, Kathy Riches Angie Riches (Banks), Derek Banks, Kathleen Pickett, Garth Pickett, Heather MCCaully, Mark MCCaully G. Jeffrey Pickett, Tracy Pickett Gregory Pickett, Madeleine Pickett James Pickett, Molly Pickett, Ted Helvey, Michelle Helvey, Creative Center of Los Altos, Inc., Triple R. Development, LLC	Deed	142996
Kevin Riches, Melissa B. Riches	to	Kevin G. Riches, Melissa Bredt Riches Trustees of the Kevin and Melissa Riches Trust, 07-19-2001	Deed	151106
Lawrence Victor Riches, Carolyn Riches	to	Lawrence Victor Riches, Jr , and Carolyn C. Riches, Trustees of the Riches Family Trust, 06-12-1998	Deed	151109

INSTRUMENT #S1834

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 party of the first part, and JAMES BLAND WILLIAMS, of Malad City, County of Oneida, State of Idaho, the party 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 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 does 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:

Tw 15S, Rng 35 EBM, Section 1: NW1/4SW1, Section 12: N1/4NW1, NE1/4, N1/4SE1, SE1/4SE1, Also, all that part of the SW1/4, NE1/4SW1, lying N & S of the Big Malad River, except 2 acres in the NW corner of the SW1/4NW1 thereof.
Section 13: E1/4NE1, Tw 15 S, Rng 36 EBM
Section 7; Also com at the NW corner of Sec 7 thence run E 88 rods 5 ft, thence S 145 rods, thence N 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 she 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

Memorandum No. **117806**
SP. No. SP-91-44 1992
At 11:55 o'clock AM
James B. Williams
Clerk of the District Court
For the County of Oneida
J. D. Williams
Deputy

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:

DECREE - Page 1

State of Idaho
County of Oneida } ss.
I, James B. Williams, Clerk of the District Court,
do hereby certify that the foregoing is a full, true and
correct copy of the original in the above entitled
cause, and entered the same on the
28th day of Jan, 1992.

Clerk of the District Court
By James B. Williams
Deputy

1. That on the 3rd day of January, 1992, the Decedent and I were married, and thereafter continued to live together as husband and wife until the death of the Decedent.

2. That during coverture, the Decedent and I, by our joint efforts, did, by our joint services in the acquirement of the property, acquire title to the property, which is hereto and incorporated herein by reference to the community property of the Decedent.

3. The Court further finds that the Decedent was a resident of Idaho on the 10th day of December, 1991.

4. Decedent executed a will on the 10th day of December, 1991 which was filed with this Court and is hereby adjudged as the last will and testament of the Decedent.

5. No proceedings have been had in reference to Decedent's estate.

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 Decedent's death, the following persons were Decedent's heirs at law in the State of 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 finds that such property and all interest therein at the time of death passed to ARDELLE E. WILLIAMS as the sole legatee and devisee, subject to the payment of all indebtedness, if any there be, of Decedent's estate.

8. The Court further finds that the Court and a copy of said Inverness Commission, Inheritance Tax Division.

NOW THEREFORE, BY REASON OF THE PRESENT FACTS,
HEREBY DETERMINED, ADJUDGED AND

DECREE - Page 3

117806

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

living together as
efforts, labors and
husband and wife,
hibit "A" attached
it said property was
edent's spouse.

cedent died testate
y, Oneida County, a

h 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

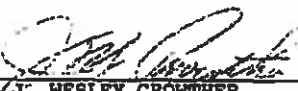
117806

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 On
County described in Exhibit
attached hereto

Less Federal Land Bank Mortg

Residence property located i
Malad City, Idaho described
Exhibit "B" attached hereto

Total

Less one-half (1/2) com
property interest

Total Real Propert

PERSONAL PROPERTY

Interest in G & W Farm Partn

Livestock:

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

Total

Less 1/2 partnership in

Less 1/2 community prop

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 pic
1974 Chevrolet 3/4 ton pic
1973 Chevrolet 1/2 ton pic
1977 Dodge 1 ton truck
1987 Buick
1986 International Tractor with Loader
930 Case Tractor
1290 International Swather
Miscellaneous Equipment
Total
Less partnership inte
Less community proper
Total Equipment

CASH

Less partnership inte
Less community proper
Total Cash

CROPS

Less partnership inte
Less community proper
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>

345,510

172,755172,755CASH

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>

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>	
		36,078
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: ~~W¹/₄N¹/₄SW¹/₄~~

Section 12: All that part of the S¹/₂N¹/₄E¹/₄ and the NE¹/₄SW¹/₄ lying North and East of the Big Malad River as the same now flows; E¹/₄SE¹/₄, S¹/₂NE¹/₄, N¹/₂N¹/₄E¹/₄, NW¹/₄SE¹/₄, N¹/₂NE¹/₄, EXCEPTING THEREFROM 2 acres in a compact form located in the Northwest corner of the SW¹/₄N¹/₄E¹/₄ 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: E¹/₄NE¹/₄

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 49¹/₄ feet; thence West 169.2 feet; thence South 49¹/₄ 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

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.

Richard A. Goddard
NOTARY PUBLIC for State of Idaho
Residing at Malad, Idaho
Comm. Expires: 2/7/93

WARRANTY DEED

PAGE ONE

EXHIBIT "A"

Real PropertyRanch 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: 3-25-92

Ardele 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.

David D. Grubbs
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.

117973

3. March 92
10:00
J. D. Williams
6.00

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: 3-28-92

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.

J. D. Williams
NOTARY PUBLIC for State of Idaho
Residing at Malheur Falls
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.

Microfilm No. 1211510

14 Day February 1994

1-4A

Deed to Recipient

9 00

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

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.



H. W. Turner
NOTARY PUBLIC for State of Idaho
Residing at: Boise, Idaho
Comm. Expires: 8/21/98

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 McMeas
NOTARY PUBLIC for State of Idaho
Residing at: Malad, Id.
Comm. Expires: 7-94

EXHIBIT "A"

Township 15 South, Range 35 East, Boise Meridian:

Section 1: NW $\frac{1}{4}$ 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.

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. 137127
04 Day February 2005
At 11:20 O'clock a M.
Danielle Williams
Onanda Co. Recorder
Fee \$ 6.00 Recorded at Request of

CORRECTION WARRANTY DEED Patricia L. Jensen

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

88

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 thereto 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. 137128
04 Day February 2005
At 11:25 O'clock a M
Diane S. Hudson
Oneida Co. Registrar
Fee \$ 9.00 Deputy
Recorded at Request of
Scotts Land Title Co.

CORRECTION WARRANTY DEED

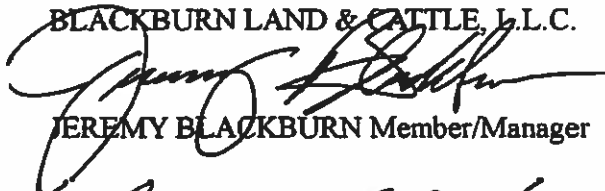
For value received, **BLACKBURN LAND & CATTLE, L.L.C.**, an Idaho Limited Liability Company, the Grantor, does hereby Grant, Bargain, Sell and Convey unto **PHEASANT BROOK, L.L.C.**, an Idaho Limited Liability Company, the Grantee, whose current address is 3125 South 4100 West, Malad City, ID, 83252, 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 Grantee and to its successors and assigns forever, and the said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises; that they are free from all encumbrances and it will Warrant and Defend the same from all lawful claims.

Dated: January 25, 2005.

BLACKBURN LAND & CATTLE, L.L.C.


JEREMY BLACKBURN Member/Manager


MAYAKO BLACKBURN, Member

STATE OF SOUTH CAROLINA
COUNTY OF GEORGETOWN

ss

On this 25th day of January, 2005, 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., and MAYAKO BLACKBURN, known to be to be a Member of Blackburn Land & Cattle, L.L.C., the persons whose names are subscribed to 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.

Notary Public Margaret R. Green
Residing at: Pawleys Island, SC
My Commission Expires: 8/31/2008

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

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 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 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 Section 11, Township 15 South, Range 35 East, Boise Meridian: 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).

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 35 East, Boise Meridian, lying South and East of the County Road running through said 40 acre tract. (T-3976).

THIS WARRANTY DEED IS RECORDED 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

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

Microfilm No. **141414**
Day **August 2007**
At **1:50** P.M.
Notary **Nathan Murphy**
Oneida Co. Notary
Fee \$ **9.00**
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.

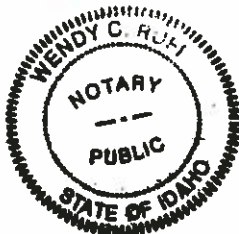
Witness, the hand(s) of said Grantor(s), this August 10, 2007.

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. 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

Microfilm No. **141796**
Of 01 Day November 2007
At 1:30 O'clock P
By Kathleen Murphy
County Clerk Recorder
Fee \$ 39.00 Rep.
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.



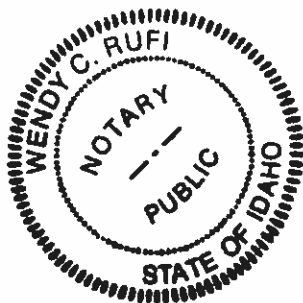
Wendy C. Rufi
Notary Public: Wendy C. Rufi
Residing: Malad City ID
Exp: 2-28-2011

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

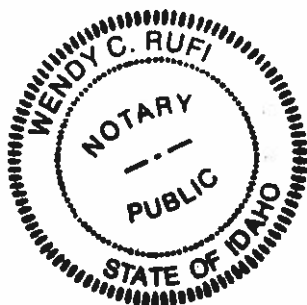
141796

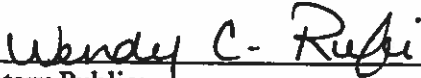
CREATIVE CENTER OF LOS ALTOS, INC


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

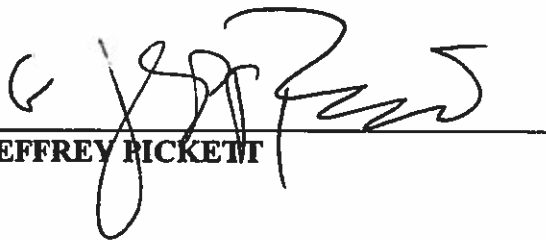
State of ID)
County of Oneida)

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.



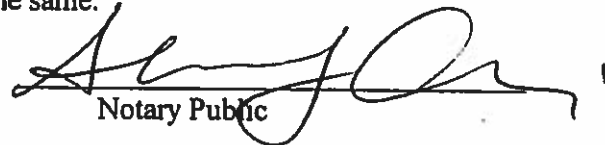

Notary Public:
Residing: Malad City ID
Exp: 2-28-2011

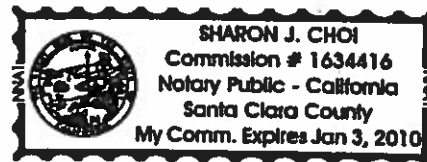
141796


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



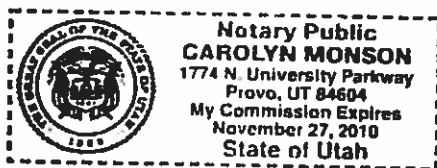
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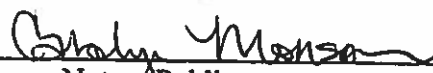


GREGORY PICKETT

State of Utah }
County of Utah }ss:

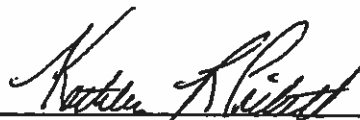
On October 23, 2007, personally appeared before me **GREGORY PICKETT**,
who duly acknowledged to me that HE executed the same.





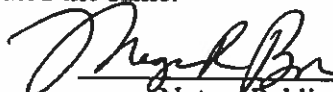
Notary Public

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



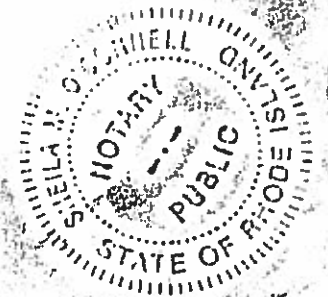
141796

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



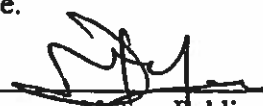
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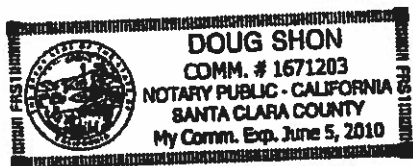
KEVIN RICHES

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

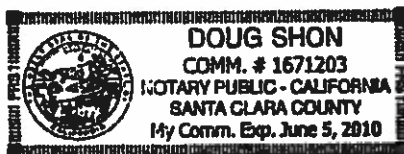



KENNETH RICHES

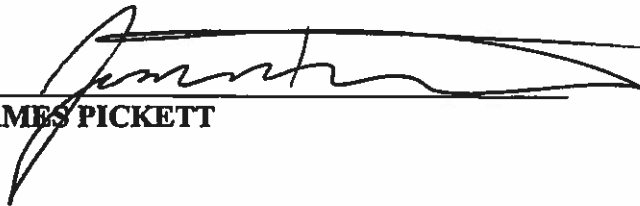
State of 
County of  ss:

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


Notary Public



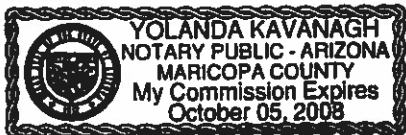
141796



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.

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 Blandin
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 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.

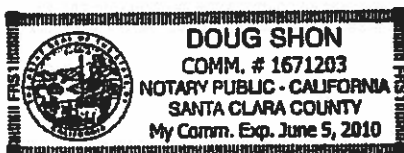
Lawrence V. Riches
LAWRENCE V. RICHES

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 **Deputy**
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.

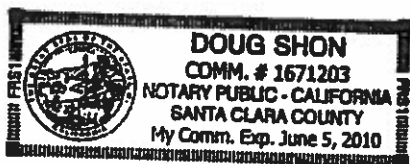
Witness, the hand(s) of said Grantor(s), this 11/9, 2008.

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
Natale 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.

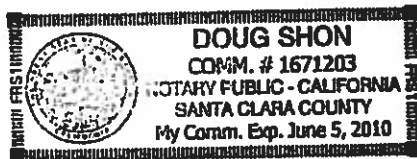
Witness, the hand(s) of said Grantor(s), this 15th June, 2008.

Kevin G. Riches
KEVIN G. RICHES

Melissa B. Riches
MELISSA B. RICHES

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

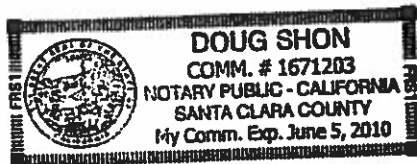
On 18th June, 2008, personally appeared before me KEVIN G. RICHES, who duly acknowledged to me that HE executed the same.



[Signature]
Notary Public
Residing: Los Altos, CA
Expires: 6-5-10

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

On 18th 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

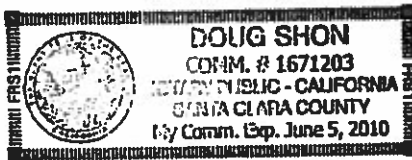
Kevin Riches
KEVIN RICHES

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:

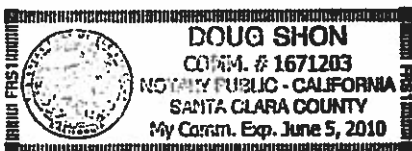
Residing: Los Altos, CA.

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

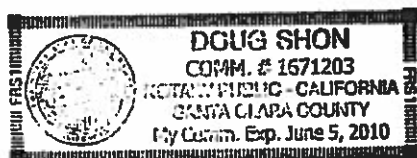
Witness, the hand(s) of said Grantor(s), this 6/18, 2008.

Lawrence V. Riches
LAWRENCE V. RICHES

Carolyn Riches
CAROLYN RICHES

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

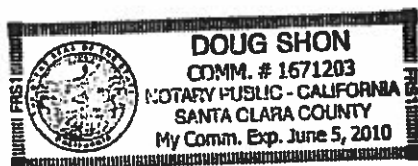
On 18th June, 2008, personally appeared before me LAWRENCE V. RICHES, who duly acknowledged to me that HE executed the same.



[Signature]
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.



[Signature]
Notary Public
Residing: Los Altos, CA.
Expires: 6-5-10

142996

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

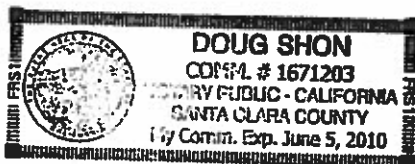
PEOA RIVER VALLEY RANCH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

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.



[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

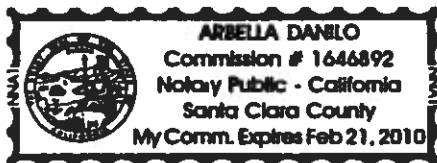
State of California

County of Santa ClaraOn 23 June, 2008 before me, Arbella Danilo, Notary 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.



Place Notary Seal Above

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: 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 & 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: _____

 RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

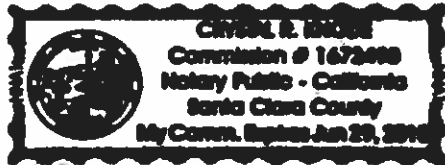
- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

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
Datebefore 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

WARRANTY DEED

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.

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 Brett 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,

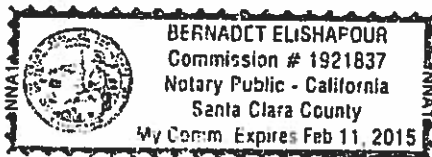
Bernadette Elishapur 'Notary Public'

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:

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)

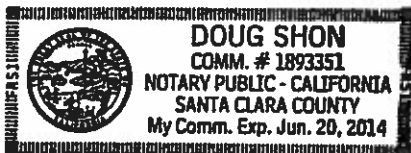
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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 1
At 11:50 O'clock A.m.
Lola Bott
Oneida Co. Recorder
Fee \$ 22.00 Deputy
Recorded at Request of Northern Title

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

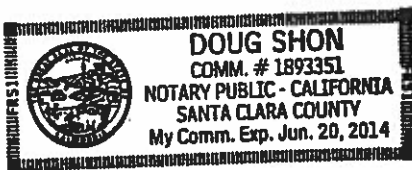
State of California

County of SANTA CLARAOn 30th April 14 before me, DOUG SHON - NOTARY PUBLIC
Here Insert Name and Title of the 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]
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

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

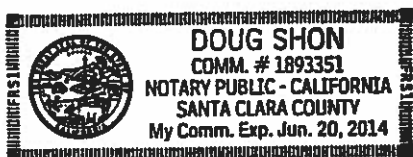
Section 1: The East Half of the East Half of the Southwest Quarter.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SANTA CLARAOn 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

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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

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 Right No(s). 15-4014

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been 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.

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

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

Sincerely,

Jonie Barg
Technical Records Specialist

Enclosure(s)

**See Attached

cc: Holden Kidwell Hahn & Crapo