

No. W 134072	Due no later than Feb 28, 2015 Annual Report Form		2. Registered Agent and Address (NO PO BOX)			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	1. Mailing Address: Correct in this box if needed. JUNIPER VIEW LLC BRUCE K CRAPO 680 NORTH 2100 EAST ST ANTHONY ID 83445		BRUCE CRAPO 680 NORTH 2100 EAST ST ANTHONY 83445			
			3. <u>New</u> Registered Agent Signature:*			
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.						
Office Held	Name	Street or PO Address	City	State	Country	Postal Code
MANAGER	BRUCE K CRAPO	680 NORTH 2100 EAST	ST. ANTHONY	ID	USA	83445
5. Organized Under the Laws of: ID W 134072		6. Annual Report must be signed.* Signature: Bruce K. Crapo Name (type or print): Bruce K. Crapo Date: 12/16/2014 Title: MANAGER				
Processed 12/16/2014		* Electronically provided signatures are accepted as original signatures.				

WHEN RECORDED RETURN TO:
DuPree Stewart Taylor & Morris
P.O. Box 723
Rexburg, Idaho 83440

Microfilm No. **555176**
21 Day Sept 2015
At 2:04 O'Clock PM
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 31.- Deputy
Recorded at Request of
Lance Crapo

QUITCLAIM DEED

GRANTORS, Riverside Farms, an Idaho general partnership, (aka A Riverside Farms and Riverside Farms Partnership) and George M. Crapo for a good and valuable consideration the receipt whereof is hereby acknowledged, do REMISE, RELEASE, and forever QUITCLAIM, unto Juniper View LLC, an Idaho limited liability company, whose mailing address is 680 North 2100 East, St. Anthony, Idaho 83445, as GRANTEE, and to GRANTEE'S heirs, successors and assigns, forever, all the real property situated in Fremont County, Idaho described on the attached Exhibit A.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any manner appertaining thereto, including without limitation any and all water claims, water rights, ditch and ditch rights, canal and canal rights, water permits, water licenses, water storage rights, and water shares and stock in any applicable canal company or similar entity appertaining to all or any part of such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property.

SUBJECT to all existing patent reservations, easements, rights of way, protective and restrictive covenants; all existing geothermal leases; and all zoning ordinances and applicable building codes, laws and regulations apparent or of record.

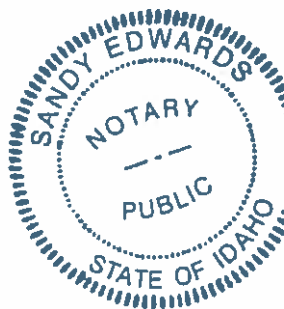
To have and to hold all and singular the premises, together with the appurtenances, to GRANTEE and to GRANTEE'S heirs, successors and assigns forever.

5 IN WITNESS WHEREOF, the said GRANTORS have executed this instrument this day of Sept, 2015.

[Signatures and Acknowledgments on following pages]

STATE OF IDAHO)
 :SS
 County of Fremont)

On this 8 day of September, in the year 2015, before me,
Sandy Edwards, a Notary Public in and for said State, personally appeared
 George M. Crapo, 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.



Sandy Edwards
 Notary Public for Idaho
 Residing at: Newdale
 My Commission Expires: 1-29-2016

EXHIBIT A

Real Property DescriptionParcel 1 - Fields #12, #13, and Handlines

Part of Section's 14 and 23, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at the South 1/4 corner of said Section 14, and running thence N00°25'58"W 3967.15 feet along the North-South Centerline of said Section 14 to the North line of the South 1/2 of the NE 1/4 of said Section 14; thence N89°53'17"E 267.17 feet along said North line to the Westerly Bank of the Enterprise Canal; thence along said Westerly Bank the following four (4) courses; (1) S20°14'36"E 146.16 feet; (2) S09°28'21"W 305.50 feet; (3) S03°51'10"E 177.54 feet; (4) S45°01'53"E 216.14 feet; thence S73°34'23"E 291.60 feet; thence S89°42'29"E 307.71 feet; thence S55°38'10"E 698.46 feet; thence N89°23'05"E 553.24 feet; thence N36°02'38"E 375.41 feet; thence N90°00'00"E 306.23 feet to the East line of said Section 14; thence S00°09'28"E 3013.57 feet along said Section line to a recovered Iron Rod marking the Southeast corner of said Section 14; thence S89°38'12"W 111.79 feet along the South line of said Section 14 to the Westerly Bank of the Enterprise Canal; thence along said Westerly Bank the following twenty six (26) courses; (1) S22°51'16"E 17.60 feet; (2) S11°06'11"E 33.17 feet (3) S23°10'28"E 73.42 feet; (4) S03°21'58"E 43.94 feet; (5) S18°24'08"W 32.73 feet; (6) S42°48'58"W 28.65 feet; (7) S48°55'40"W 239.18 feet; (8) S41°48'09"W 68.94 feet; (9) S19°11'23"W 57.98 feet; (10) S06°51'24"E 53.11 feet; (11) S22°10'59"E 59.90 feet; (12) S32°27'56"E 51.17 feet; (13) S51°57'13"E 47.72 feet; (14) S70°19'14"E 115.37 feet; (15) S54°12'03"E 49.09 feet; (16) S24°10'47"E 40.09 feet; (17) S02°04'48"W 39.10 feet; (18) S35°27'53"W 45.38 feet; (19) S50°46'23"W 72.01 feet; (20) S34°47'28"W 50.20 feet; (21) S14°41'45"W 41.80 feet; (22) S02°53'14"E 42.21 feet; (23) S12°17'09"E 337.95 feet; (24) S20°23'37"E 57.14 feet; (25) S32°35'36"E 56.30 feet; (26) S45°27'23"E 120.71 feet to the East line of said Section 23; thence S00°09'31"E 243.40 feet along said Section line to the Northerly Bank of the Teton River; thence along said Northerly Bank the following nineteen (19) courses; (1) N42°16'13"W 117.19 feet; (2) S88°15'49"W 99.18 feet; (3) N75°11'21"W 79.67 feet; (4) N66°28'10"W 106.66 feet; (5) N56°17'04"W 188.32 feet; (6) N51°28'03"W 172.43 feet; (7) N41°47'57"W 89.79 feet; (8) N33°43'09"W 212.54 feet; (9) N61°25'43"W 144.10 feet; (10) N54°34'27"W 206.78 feet; (11) N69°34'16"W 160.73 feet; (12) S88°44'58"W 198.03 feet; (13) N85°23'40"W 178.67 feet; (14) N88°09'16"W 178.19 feet; (15) S85°21'33"W 131.86 feet; (16) N63°47'35"W 122.89 feet; (17) N24°58'41"W 355.49 feet; (18) N22°21'27"W 450.33 feet; (19) N36°21'25"W 130.27 feet to the South line of said Section 14; thence S89°38'12"W 197.50 feet along said Section line to the Point of Beginning.

Parcel contains 240.31 acres, and is subject to Rights-of-Way and Easements of record.

Together with a nonexclusive, forty (40) foot wide Ingress-Egress Easement lying twenty (20) feet on both sides of the following described centerline:

Part of Section 14, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Beginning at a point that is S89°54'04"W 20.00 feet along the Section line, from the North 1/4 corner of said Section 14, said point being the beginning of said Easement centerline, and running thence along said easement centerline S00°09'28"E 2310.31 feet to the end of said Easement centerline.

Provided, however, that the owner of the property described as Parcel 1 above shall not use the easement granted herein in any manner as to damage the property subject to the easement described above or crops growing or stored thereon or to unreasonably interfere with the use and enjoyment of the property subject to the easement described above by its owner. If the owner of the property described as Parcel 1 above, or its successor in interest, intentionally or negligently causes damage to the property subject to the easement described above or crops growing or stored thereon in using the easement granted herein, such owner, or its successor in interest, shall repair the damage at the expense of such owner, or its successor in interest. The easement granted herein shall run with the land and be a burden upon the property described in the easement above for the benefit of the Parcel 1 described above.

Parcel 2 - Fields #4 and Canyon Mini

Part of Section 24, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at a recovered Department of the Interior, Bureau of Reclamation Brass Cap inscribed L.S. 699, marking the East 1/4 corner of said Section 24, and running thence S00°07'54"E 554.60 feet along the East line of said Section 24; thence N88°21'30"W 1751.82 feet to a point on a curve; thence along said curve to the left, 1286.84 feet; (Curve Data: Delta = 46°54'34", R = 1571.76 feet) chord bears S48°39'24"W 1251.20 feet to a point on the South line of the NE 1/4 of the SW 1/4 of said Section 24; thence S89°42'07"W 1244.10 feet along said South line to the SW corner of the NE 1/4 of said SW 1/4; thence N00°00'05"W 1317.36 feet along the West line of said NE 1/4 to the NW corner of said NE 1/4; thence N89°42'30"E 1319.91 feet along the North line of said NE 1/4 to the C1/4 corner of said Section 24; thence N55°13'31"W 208.80 feet; thence N78°30'40"W 361.80 feet; thence N27°27'56"W 374.32 feet; thence N08°51'05"E 290.89 feet; N25°50'51"E 556.07 feet; thence N25°47'38"E 343.31 feet; thence N23°24'56"E 674.82 feet to the West line of the NE 1/4 of said Section 24; thence N00°09'17"E 398.90 feet to a recovered Iron rod marking the North 1/4 corner of said Section 24; thence N89°42'14"E 790.99 feet; thence S00°17'46"E 303.82 feet; thence S27°33'43"E 256.85 feet; thence N89°42'14"E 257.86 feet; thence N00°17'46"W 532.13 feet to the North line of said Section 24; thence N89°42'14"E 910.63 feet; thence S00°17'46"E 195.16 feet; thence N89°42'14"E 522.54 feet to the East line of said Section 24; thence S00°07'54"E 2443.38 feet along the East line of said Section 24 to the Point of Beginning.

Parcel Contains 247.46 acres, and is subject to Rights-of-Way and Easements of record.

Subject to a nonexclusive, forty (40) foot wide Ingress-Egress Easement lying twenty (20) feet on both sides of the following described centerline:

Part of Sections 24 and 25, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Beginning at a point that is S89°42'14"W 25.00 feet along the Section line, from the Northeast corner of said Section 24, said point being the beginning of said Easement centerline, and running thence along said easement centerline the following three (3) courses; (1) S00°07'54"E 2638.61 feet; (2) N89°42'30"E 5.00 feet; (3) S00°07'54"E 2778.70 feet to the end of said Easement centerline.

Said easement to run in favor of the owner of the property described on the attached Exhibit B and the owner of the property described on the attached Exhibit C. The owners of the properties described on Exhibit B and Exhibit C shall not use the easement granted herein in any manner as to damage the property described as Parcel 2 above or crops growing thereon or to unreasonably interfere with the use and enjoyment of the property described as Parcel 2 above by its owner. If the owner of the property described on Exhibit B or the owner of the property described on the attached Exhibit C intentionally or negligently causes damage to the property described as Parcel 2 above or crops growing thereon in using the easement granted herein, the owner or owners causing the damage shall repair the damage at said owner's or owners' expense. The easement described herein shall run with the land and be a burden upon the property described as Parcel 2 above for the benefit of the property described on Exhibit B and the property described on Exhibit C.

EXHIBIT B

Field #5

Part of Sections 24 and 25, Township 7 North, Range 41 East, B.M., Fremont County, Idaho described as:

Commencing at the Southeast corner of said Section 24, and running thence S00°07'54"E 89.85 feet along the East line of said Section 25 to a point on a curve, said curve being coincident with the outer irrigation limit of an existing irrigation pivot; thence along said curve to the left 1590.91 feet; (Curve Data: Delta = 70°35'07", R = 1291.38 feet) chord bears S55°14'23"W 1492.19 feet; thence N89°09'30"W 205.23 feet; thence N74°12'50"W 473.28 feet; thence N56°41'43"W 765.98 feet; thence N14°47'26"W 392.01 feet to the South 1/4 corner of said Section 24; thence S89°41'43"W 1312.73 feet along said Section line to the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 24; thence N00°00'05"W 1317.36 feet along the West line of said SE 1/4 to the Northwest corner of said SE 1/4; thence N89°42'07"E 1244.10 feet along the North line of said SE 1/4 to a point on a curve; thence along said curve to the right 1286.84 feet; (Curve Data: Delta = 46°54'34", R = 1571.76 feet) chord bears N48°39'24"E 1251.20 feet; thence S88°21'30"E 1751.82 feet to the East line of said Section 24; thence S00°07'54"E 2083.94 feet along said Section line to the Point of Beginning.

Parcel contains 193.93 acres, and is subject to Rights-of-Way and Easements of record.

EXHIBIT C

Fields #6, #7, and #8

Part of Section 25, Township 7 North, Range 41 East, B.M., and part of Sections 19 and 30, Township 7 North, Range 42 East, B.M., all situated in Fremont County, Idaho. More particularly described as:

Commencing at a recovered Department of the Interior, Bureau of Reclamation (BOR) Brass Cap, inscribed L.S. 699, marking the West 1/4 corner of said Section 19, and running thence N89°35'19"E 2565.64 feet along the North line of the SW 1/4 of said Section 19, to the Center 1/4 corner of said Section 19; thence S00°07'38"W 2626.69 feet along the East line of said SW 1/4 to a recovered Department of the Interior (BOR) Brass Cap marking the South 1/4 corner of said Section 19; thence S00°51'34"E 1128.65 feet (shown of record to be S00°50'33"E 1150.00 feet); thence S89°19'16"W 900.00 feet; thence S53°33'32"W 2070.06 feet to the recovered remains of a Department of the Interior (BOR) Right-of-Way Marker, coincident with the East line of said Section 25; thence S00°07'54"E 300.00 feet along said Section line to a recovered Department of the Interior (BOR) Brass Cap marking the East 1/4 corner of said Section 25; thence S89°53'51"W 2619.51 feet along the South line of the NE 1/4 of said Section 25 to the Center 1/4 corner of said Section 25; thence N00°17'09"W 2634.02 feet along the West line of said NE 1/4 to the North 1/4 corner of said Section 25; thence S14°47'26"E 392.01 feet; thence S56°41'43"E 765.98 feet; thence S74°12'50"E 473.28 feet; thence S89°09'30"E 205.23 feet to a point on a curve, said curve being coincident with the outer irrigation limit of an existing irrigation pivot; thence along said curve to the right 1590.91 feet; (Curve Data: Delta = 70°35'07", R = 1291.38 feet) chord bears N55°14'23"E 1492.19 feet to the East line of said Section 25; thence N00°07'54"W 89.85 feet along said Section line to the Southwest corner of said Section 19; thence N00°07'54"W 2638.54 feet along the West line of said Section 19 to the Point of Beginning.

Parcel contains 372.72 acres and is subject to Rights-of-Way and Easements of record.

