

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 12 2015

WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
2-63 ✓	Yes ☐	Yes ☐	57-2234 ✓	Yes ☐	Yes ☐
2-7032 ✓	Yes ☐	Yes ☐	57-2264 ✓	Yes ☐	Yes ☐
2-10313 ✓	Yes ☐	Yes ☐	57-2274 ✓	Yes ☐	Yes ☐
2-10503 ✓	Yes ☐	Yes ☐	57-2324 ✓	Yes ☐	Yes ☐
57-2224 ✓	Yes ☐	Yes ☐	See attached	Yes ☐	Yes ☐

2. Previous Owner's Name: Celia C. Draper and Charles Raymond Draper
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Celia C. Draper, TTE, The C. Raymond Draper Family Trust dated 11/22/1975 as amended
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 24964 Draper Lane Grand View ID 83624
Mailing address City State ZIP
- (208) 834-2245 _____
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: The trust acquired the rights 9-10-2015
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 2-63

8. Signature: Celia C. Draper Trustee 19 Oct. 2015
Signature of new owner/claimant Title, if applicable Date

Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 11/12/15 Receipt No. W043671 Receipt Amt. \$350⁰⁰
Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
Name on W-9 X Approved by [Signature] Processed by [Signature] Date 11/23/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
NOV 12 2015

WATER RESOURCES
WESTERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
57-4108 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-10579 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-10785 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-11846	Yes ☐	Yes ☐		Yes ☐	Yes ☐
sent A.O.P.	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Celia C. Draper and Charles Raymond Draper

Name of current water right holder/claimant

3. **New Owner(s)/Claimant(s):** Celia C. Draper, TTE, The C. Raymond Draper Family Trust dated 11/22/1975 as amended

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/or

24964 Draper Lane

Grand View

ID

83624

Mailing address

City

State

ZIP

(208) 834-2245

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: The trust acquired the rights 9-10-2015

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☒ Filing fee (see instructions for further explanation):
- o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: *John D. Draper* Trustee 19 Oct 2015
Signature of new owner/claimant Title, if applicable Date

Signature:

Signature of new owner/claimant _____

Title, if applicable

Date _____

For IDWR Office Use Only:

Received by SO Date 11/12/15

Receipt No. W04561

Receipt Amt. \$350

Active in the Water Supply Bank? Yes ☐ No ☒

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☒

Name on W-9 X

Approved by Processed by

Date 11/23/15

Instrument # 287731

MURPHY, OWYHEE, IDAHO

9-16-2015 01:46:08 PM No. of Pages: 3

Recorded for : HAWLEY TROXELL ENNIS & HAWLEY

ANGELA BARKELL

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY, CORRECTION

WHEN RECORDED

RETURN TO:

Jason Melville

Hawley Troxell Ennis & Hawley

P.O. Box 1617

Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust

Attn: Celia C. Draper, Trustee

24964 Draper Lane

Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287547 recorded 8-27-2015****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

The SW ¼, NE ¼ of Section 27, in Township Five South, Range Three East, B.M., Owyhee County, Idaho, including the hot springs thereon.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including the hot water well, swimming pool and motel.

Owyhee County Parcel No. RP05S03E271200 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 16th day of September, 2015.

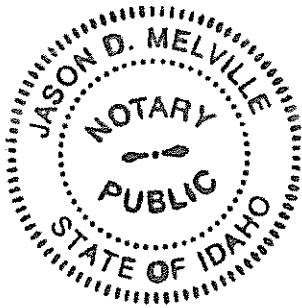
ESTATE OF CHARLES RAYMOND DRAPER

By: Celia C. Draper
Celia C. Draper, Personal Representative

Celia C. Draper
Celia C. Draper, individually

STATE OF IDAHO)
 : ss.
County of Owyhee)

On this 1st day of September, 2015, before me, the undersigned, a Notary Public, personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the estate of Charles Raymond Draper, and in her individual capacity, 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.



(Seal)

A handwritten signature in black ink, appearing to read "J. Melville", written over a horizontal line.

Notary Public for Idaho

Residing at: Bonnie Zenteno

My commission expires: 12/26/2015

Instrument # 287730

MURPHY, OWYHEE, IDAHO

9-16-2015 01:44:23 PM No. of Pages: 4

Recorded for : HAWLEY TROXELL ENNIS & HAWLEY

ANGELA BARKELL

Ex-Officio Recorder Deputy *[Signature]* Fee: 29.00

Index to: DEED, WARRANTY, CORRECTION

WHEN RECORDED

RETURN TO:

Jason Melville

Hawley Troxell Ennis & Hawley

P.O. Box 1617

Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust

Attn: Celia C. Draper, Trustee

24964 Draper Lane

Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287546 recorded 8-27-2015****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

See attached Exhibit 1; Owyhee County Parcel No. RP05S03E272300 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 10th day of September, 2015.

ESTATE OF CHARLES RAYMOND DRAPER

By: Celia C. Draper
Celia C. Draper, Personal Representative

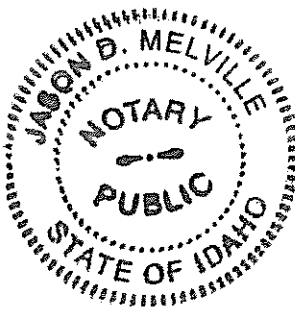
Celia C. Draper
Celia C. Draper, individually

STATE OF IDAHO)

: SS.

County of Owyhee)

On this 10 day of September, 2015, before me, the undersigned, a Notary Public, personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the estate of Charles Raymond Draper, and in her individual capacity, 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.



Notary Public for Idaho
Residing at: Bowle Junction
My commission expires: 12/26/2011

(Seal)

EXHIBIT 1 - LEGAL DESCRIPTION

PARCEL NO. 1:

A tract of land in the SE ¼ NE ¼ of Section 27, Township 5 South, Range 3 East, B. M., Owyhee County, Idaho, being a rectangular tract 208 feet by 238 feet more particularly described as follows:

Beginning at the East quarter corner of Section 27, T5S, R3E, B. M.; thence North 0° 04' East along the East Section line, a distance of 659 feet to a point; thence North 89° 56' West a distance of 100 feet to the True Point of Beginning; being on the West Right of Way line of the Grand View-Bruneau Highway; thence North 89° 56' West a distance of 238 feet to an iron pin; thence South 0° 04' West a distance of 208 feet to an iron pin; thence South 89° 56' East a distance of 238 feet to an iron pin; thence North 0° 04' East a distance of 208 feet to the Point of Beginning.

PARCEL NO. 2:

A tract of land in the SE ¼ NE ¼ of Section 27, Township 5 South, Range 3 East, B. M., Owyhee County, Idaho, being a rectangular tract 208 feet by 238 feet, more particularly described as follows:

Beginning at the East quarter corner of Section 27, T5S, R3E, B. M.; thence North 0° 04' East along the East section line of Section 27, a distance of 451 feet to a point, thence North 89° 56' West a distance of 100 feet to the True Point of Beginning; being on the West Right of Way line of the Grand View-Bruneau Highway; thence North 89° 56' West a distance of 238 feet to an iron pin; thence South 0° 04' West a distance of 208 feet to an iron pin; thence South 89° 56' East a distance of 238 feet to an iron pin on the West Right of Way line of the Grand View-Bruneau Highway; thence North 0° 04' East a distance of 208 feet to the Point of Beginning.

Instrument # 287728
MURPHY, OWYHEE, IDAHO
9-16-2015 01:39:22 PM No. of Pages: 4
Recorded for: HAWLEY TROXELL ENNIS & HAWLEY
ANGELA BARKELL
Ex-Officio Recorder Deputy *Angela Barkell*
Index to: DEED, WARRANTY, CORRECTION

WHEN RECORDED

RETURN TO:

Jason Melville
Hawley Troxell Ennis & Hawley
P.O. Box 1617
Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust
Attn: Celia C. Draper, Trustee
24964 Draper Lane
Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287545 recorded 8-27-2015****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

See attached Exhibit 1; Owyhee County Parcel No. RP05S03E227960 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

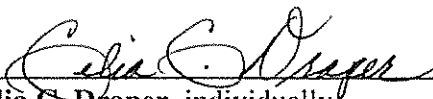
SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 10th day of September, 2015.

ESTATE OF CHARLES RAYMOND DRAPER

By: 
Celia C. Draper, Personal Representative


Celia C. Draper, individually

County of Owyhee)

On this 16 day of September, 2015, before me, the undersigned, a Notary personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the Charles Raymond Draper, and in her individual capacity, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public for Idaho
Residing at: Buze 2nd St
My commission expires: 12/26/2015

EXHIBIT 1 - LEGAL DESCRIPTION

A tract of land in the southeast quarter of Section 22 and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 27, Township 5 South, Range 3 East, B.M., more particularly described as follows:

Beginning at the northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, a brass cap, being the center quarter corner of Section 22, the true point of beginning;

Thence North 89° 56' east along the north boundary line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22 a distance of 1,228.7 feet to an iron pin;

Thence South 37° 10' east a distance of 267.5 feet to an iron pin;

Thence South 58° 15' east a distance of 407.2 feet to an iron pin;

Thence North 66° 45' east a distance of 305.8 feet, more or less, to the westerly right-of-way line of State Highway 45;

Thence southeasterly along said right-of-way on a 01° 30' curve to the right, having a central angle of 49° 15' and a radius of 3,819.72 feet a distance of 2,040 feet, more or less, to a right of way monument;

Thence South 0° 52' east along the west right-of-way line of State Highway 45 a distance of 325 feet, more or less, to an iron pin on the north boundary line of the Mountain Home Redi-Mix tract, said point being North 0° 52' west a distance of 67 feet and North 89° 08' west a distance of 100 feet from the section corner of Sections 22, 23, 26 and 27;

Thence North 89° 8' west a distance of 660 feet to an iron pin on the northwest corner of the Mountain Home Redi-Mix tract;

Thence South 0° 52' east a distance of 630 feet to an iron pin;

Thence North 89° 8' west a distance of 1,880 feet, more or less, to an iron pin on the west boundary line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 27;

Thence North 0° 52' west a distance of 563 feet, more or less, to the north quarter corner of Section 27;

Thence North 0° 52' west along the west boundary line of the southeast quarter of Section 22 a distance of 2,640 feet, more or less, to the point of beginning.

Instrument # 287727

MURPHY, OWYHEE, IDAHO

9-16-2015 01:34:11 PM No. of Pages: 7

Recorded for : HAWLEY TROXELL ENNIS & HAWLEY

ANGELA BARKELL

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY, CORRECTION

Fee: 28.00

WHEN RECORDED

RETURN TO:

Jason Melville

Hawley Troxell Ennis & Hawley

P.O. Box 1617

Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust

Attn: Celia C. Draper, Trustee

24964 Draper Lane

Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287550 recorded 8-27-2015****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

See attached Exhibit 1.; Owyhee County Parcel No. RP05S03E271850 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 10th day of September, 2015.

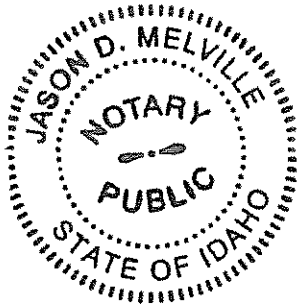
ESTATE OF CHARLES RAYMOND DRAPER

By: 
Celia C. Draper, Personal Representative


Celia C. Draper, individually

STATE OF IDAHO)
 : ss.
County of Owyhee)

On this 10 day of September, 2015, before me, the undersigned, a Notary Public, personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the estate of Charles Raymond Draper, and in her individual capacity, 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.



A handwritten signature in black ink, appearing to read "J. Melville", written over a horizontal line.

Notary Public for Idaho
Residing at: BOISE, Idaho
My commission expires: 12/26/2015

(Seal)

EXHIBIT 1 - LEGAL DESCRIPTION

Parcel 1

A tract of land in the Southeast quarter of the Northeast quarter, Section 27, Township 5 South, Range 3 East, Boise Meridian, being a rectangular tract of land 74 feet in width by 420 feet in length, and more particularly described as follows:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian;

Thence North 0° 4' East along the east section line of Section 27, a distance of 751 feet to a point;

Thence North 89° 56' West a distance of 362 feet to the true point of beginning;

Thence North 89° 56' West a distance of 420 feet to a point;

Thence South 0° 4' West 74 feet to a point;

Thence South 89° 56' East a distance of 420 feet to a point;

Thence North 0° 4' East 74 feet to the true point of beginning.

Also, a right of way and road easement for purposes of ingress and egress to and from said premises, which said right of way and easement is upon, over and across a strip of land 24 feet in width, being 12 feet on each side of the following described centerline, to-wit:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian; thence North 89° 56' West 100 feet to a point on the West right of way line of the Grand View-Bruneau Highway; thence North 0° 4' East 12 feet to the REAL POINT OF BEGINNING; thence North 89° 56' West 250 feet; thence North 0° 4' East 531 feet to a point which is the END POINT of said centerline and of said right of way and easement.

Also, the right to use for irrigation and heating purposes 5 miners inches of the flow of an artesian well in the Southwest quarter of the Northwest quarter of Section 26, Township 5 South, Range 3 East, Boise Meridian, located approximately 180 feet East of the West boundary line of said Section 26 and approximately 720 feet North of the East-West centerline of said Section 26, together with a proportionate interest in the easement of D.O. Bybee and Thelma C. Bybee for access to and for operation and maintenance of said well and for the construction, operation, maintenance and repair of a ditch or pipeline from said well for the conveyance and transmission of the waters thereof to the premises hereinbefore described and conveyed to the parties of the second part, which said easement was created by an Agreement dated the 6th day of December, 1966, between D.O. Bybee and Thelma C. Bybee, husband and wife, and Roberts-Bybee Joint

Adventure and the Estate of Verlin A. Roberts, deceased, and Owyhee County Grazing Association, Inc., and others, which said Agreement was recorded December 6, 1966, in Book 59 of Deeds at page 433, records of Owyhee County, Idaho.

Parcel 2

A tract of land in the Southeast quarter of the Northeast quarter, Section 27, Township 5 South, Range 3 East, Boise Meridian, being a rectangular tract of land 74 feet in width by 420 feet in length, and more particularly described as follows:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian;

Thence North 0° 4' East along the east section line of Section 27, a distance of 677 feet to a point;

Thence North 89° 56' West a distance of 362 feet to the true point of beginning;

Thence North 89° 56' West a distance of 420 feet to a point;

Thence South 0° 4' West 74 feet to a point;

Thence South 89° 56' East a distance of 420 feet to a point;

Thence North 0° 4' East 74 feet to the true point of beginning.

Also, a right of way and road easement for purposes of ingress and egress to and from said premises, which said right of way and easement is upon, over and across a strip of land 24 feet in width, being 12 feet on each side of the following described centerline, to-wit:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian; thence North 89° 56' West 100 feet to a point on the West right of way line of the Grand View-Bruneau Highway; thence North 0° 4' East 12 feet to the REAL POINT OF BEGINNING; thence North 89° 56' West 250 feet; thence North 0° 4' East 531 feet to a point which is the END POINT of said centerline and of said right of way and easement.

Also, the right to use for irrigation and heating purposes 5 miners inches of the flow of an artesian well in the Southwest quarter of the Northwest quarter of Section 26, Township 5 South, Range 3 East, Boise Meridian, located approximately 180 feet East of the West boundary line of said Section 26 and approximately 720 feet North of the East-West centerline of said Section 26, together with a proportionate interest in the easement of D.O. Bybee and Thelma C. Bybee for access to and for operation and maintenance of said well and for the construction, operation, maintenance and repair of a ditch or pipeline from said well for the conveyance and transmission of the waters thereof to the premises hereinbefore described and conveyed to the parties of the second part, which said easement was created by an Agreement dated the 6th day of December, 1966, between D.O. Bybee and Thelma C. Bybee, husband and wife, and Roberts-Bybee Joint

Adventure and the Estate of Verlin A. Roberts, deceased, and Owyhee County Grazing Association, Inc., and others, which said Agreement was recorded December 6, 1966, in Book 59 of Deeds at page 433, records of Owyhee County, Idaho.

Parcel 3

A tract of land in the Southeast quarter of the Northeast quarter, Section 27, Township 5 South, Range 3 East, Boise Meridian, particularly described as follows:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian;

Thence North 0° 4' East along the East section line of Section 27, a distance of 795 feet to a point on the centerline of the existing Grand View to Bruneau farm to market highway;

Thence North 89° 56' West a distance of 100 feet to the true point of beginning, being on the west right of way line of the Grand View to Bruneau farm to market highway;

Thence North 0° 4' East a distance of 208.7 feet to a point;

Thence North 89° 56' West a distance of 208.7 feet to a point;

Thence South 0° 4' West a distance of 208.7 feet to a point;

Thence South 89° 56' East a distance of 208.7 feet to the point of beginning.

Also, the right to use for irrigation and heating purposes ½ miners inch of the flow of an artesian well in the Southwest quarter of the Northwest quarter of Section 26, Township 5 South, Range 3 East, Boise Meridian, located approximately 180 feet East of the West boundary line of said Section 26 and approximately 720 feet North of the East-West centerline of said Section 26, together with a proportionate interest in the easement of D.O. Bybee and Thelma C. Bybee for access to and for operation and maintenance of said well and for the construction, operation, maintenance and repair of a ditch or pipeline from said well for the conveyance and transmission of the waters thereof to the premises hereinbefore described and conveyed to the parties of the second part, which said easement was created by an Agreement dated the 6th day of December, 1966, between D.O. Bybee and Thelma C. Bybee, husband and wife, and Roberts-Bybee Joint Adventure and the Estate of Verlin A. Roberts, deceased, and Owyhee County Grazing Association, Inc., and others, which said Agreement was recorded December 6, 1966, in Book 10 of Agreements at page 487, records of Owyhee County, Idaho (and Book 59 of Deeds at page 433, records of Owyhee County, Idaho).

Parcel 4

A tract of land in the Southeast quarter of the Northeast quarter, Section 27, Township 5 South, Range 3 East, Boise Meridian, being a rectangular tract of land 74 feet in width by 420 feet in length, and more particularly described as follows:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian;

Thence North 0° 4' East along the east section line of Section 27, a distance of 603 feet to a point;

Thence North 89° 56' West a distance of 362 feet to the true point of beginning;

Thence North 89° 56' West a distance of 420 feet to a point;

Thence South 0° 4' West 74 feet to a point;

Thence South 89° 56' East a distance of 420 feet to a point;

Thence North 0° 4' East 74 feet to the true point of beginning.

Also, a right of way and road easement for purposes of ingress and egress to and from said premises, which said right of way and easement is upon, over and across a strip of land 24 feet in width, being 12 feet on each side of the following described centerline, to-wit:

Beginning at the east quarter corner of Section 27, Township 5 South, Range 3 East, Boise Meridian; thence North 89° 56' West 100 feet to a point on the West right of way line of the Grand View-Bruneau Highway; thence North 0° 4' East 12 feet to the REAL POINT OF BEGINNING; thence North 89° 56' West 250 feet; thence North 0° 4' East 531 feet to a point which is the END POINT of said centerline and of said right of way and easement.

Also, the right to use for irrigation and heating purposes 5 miners inches of the flow of an artesian well in the Southwest quarter of the Northwest quarter of Section 26, Township 5 South, Range 3 East, Boise Meridian, located approximately 180 feet East of the West boundary line of said Section 26 and approximately 720 feet North of the East-West centerline of said Section 26, together with a proportionate interest in the easement of D.O. Bybee and Thelma C. Bybee for access to and for operation and maintenance of said well and for the construction, operation, maintenance and repair of a ditch or pipeline from said well for the conveyance and transmission of the waters thereof to the premises hereinbefore described and conveyed to the parties of the second part, which said easement was created by an Agreement dated the 6th day of December, 1966, between D.O. Bybee and Thelma C. Bybee, husband and wife, and Roberts-Bybee Joint Adventure and the Estate of Verlin A. Roberts, deceased, and Owyhee County Grazing Association, Inc., and others, which said Agreement was recorded December 6, 1966, in Book 59 of Deeds at page 433, records of Owyhee County, Idaho.

Instrument # 288053

MURPHY, OWYHEE, IDAHO

10-21-2015 01:12:37 PM No. of Pages: 4

Recorded for : HAWLEY TROXELL ENNIS & HAWLEY
ANGELA BARKELL Fee: 19.00

Ex-Officio Recorder Deputy *[Signature]*
Index to: DEED, WARRANTY, CORRECTION

WHEN RECORDED

RETURN TO:

Jason Melville
Hawley Troxell Ennis & Hawley
P.O. Box 1617
Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust
Attn: Celia C. Draper, Trustee
24964 Draper Lane
Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287729 recorded 9-16-2015 to correct the legal description****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

See attached Exhibit 1; Owyhee County Parcel No. RP05S03E277200 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 19th day of October, 2015.

ESTATE OF CHARLES RAYMOND DRAPER

By: 
Celia C. Draper, Personal Representative

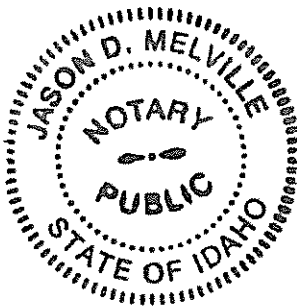

Celia C. Draper, individually

STATE OF IDAHO)

: ss.

County of Owyhee)

On this 19 day of October, 2015, before me, the undersigned, a Notary Public, personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the estate of Charles Raymond Draper, and in her individual capacity, 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.



(Seal)

A handwritten signature in dark ink, appearing to read "Jason D. Melville", written over a horizontal line.

Notary Public for Idaho

Residing at: Bowen Falls

My commission expires: 12/26/2015

EXHIBIT 1 - LEGAL DESCRIPTION

A 36.0 acre tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, T. 5 S., R. 3 E., B.M., Owyhee County, Idaho, described as follows:

All of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27 T. 5 S., R. 3 E. B.M.,

EXCEPT :

1. An approximate 4.0 acre tract in Northeast corner being beginning at the Northeast corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, T. 5 S., R. 3 E. B.M.,

Thence West along north boundary 420.0 feet;

Thence South 420.0 feet;

Thence East 420.0 feet to East boundary line of NE $\frac{1}{4}$ SE $\frac{1}{4}$;

Thence North 420.0 feet along east boundary of NE $\frac{1}{4}$ SE $\frac{1}{4}$ to point of beginning;

Together with a 12-foot right-of-way for a concrete ditch easement along the south side of NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, T. 5 S., R. 3 E., B.M.

2. A tract of land in the Southeast quarter of the Northeast quarter of Section 27, T. 5 S., R. 3 E., B.M., Owyhee County, Idaho, particularly described as follows:

Beginning at the east quarter corner of Section 27, T. 5 S., R. 3 E. B.M.;

Thence N. $0^{\circ} 4'$ E. along the east section line of Section 27 751.0 feet to a point on centerline of Bruneau-Grand View Highway;

Thence N. $89^{\circ} 56'$ W. 100 feet to the true point of beginning, being the west right-of-way line of said Highway,

Thence N. $89^{\circ} 56'$ W. 682.0 feet to a point;

Thence N. $0^{\circ} 04'$ E. 288.0 feet to a point;

Thence S. $89^{\circ} 56'$ E. 682.0 feet to a point on west right-of-way line of highway;

Thence S. $0^{\circ} 04'$ W. 35.3 feet along west right-of-way of highway to a point;

Thence N. $89^{\circ} 56'$ W. 208.7 feet to a point;

Thence S. $0^{\circ} 04'$ W. 208.7 feet to a point;

Thence S. $89^{\circ} 56'$ E. 208.7 feet to a point on west right-of-way line of highway

Thence S. $0^{\circ} 04'$ W. 44.0 feet along west right-of-way line of highway to point of beginning.

Instrument # 288052

MURPHY, OWYHEE, IDAHO

10-21-2015 01:00:58 PM No. of Pages: 5

Recorded for : HAWLEY TROXELL ENNIS & HAWLEY
ANGELA BARKELL Fee: 22.00

Ex-Officio Recorder Deputy *[Signature]*
Index to: DEED, WARRANTY, CORRECTION

WHEN RECORDED

RETURN TO:

Jason Melville

Hawley Troxell Ennis & Hawley

P.O. Box 1617

Boise, Idaho 83701-1617

SEND TAX NOTICES TO:

The C. Raymond Draper Family Trust

Attn: Celia C. Draper, Trustee

24964 Draper Lane

Grand View, Idaho 83624

****This Deed corrects and replaces Owyhee County Instrument No. 287726 recorded 9-16-2015 to correct the legal description****

CORRECTION WARRANTY DEED

GRANTORS:

Celia C. Draper, in her official capacity as Personal Representative of the ESTATE OF CHARLES RAYMOND DRAPER, Third Judicial District, Owyhee County, Idaho, Case No. CV 2015-0532 (Letters Testamentary recorded as Owyhee County Instrument No. 286709), and

Celia C. Draper, individually,

do hereby REMISE, RELEASE and forever TRANSFER AND CONVEY, unto

GRANTEE:

Celia C. Draper, Trustee, The C. Raymond Draper Family Trust, dated November 22, 1975, as amended, whose current address is 24964 Draper Lane, Grand View, Idaho 83624, and to Grantee's successors and assigns, all of Grantors' right, title and interest in and to the real property situated in Owyhee County, Idaho, more particularly described as follows:

See attached Exhibit 1; Owyhee County Parcel No. RP05S03E270150 A

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

CORRECTION WARRANTY DEED (Celia land 83 acres) - 1

42147.0002.7712318.1

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with said land.

The Grantors covenant with the Grantee, its successors and assigns, that the Grantee shall enjoy the quiet and peaceful possession of said premises; that the Grantors are lawfully seized of said premises in fee simple; and the Grantors warrant that the title to said premises is merchantable and free from all liens and encumbrances, excepting those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee, and that the Grantors will warrant and defend the same from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 19th day of October, 2015.

ESTATE OF CHARLES RAYMOND DRAPER

By: Celia C. Draper
Celia C. Draper, Personal Representative

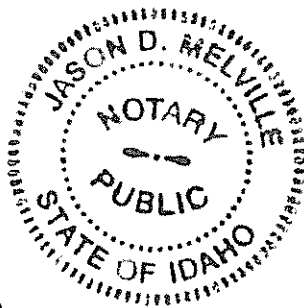
Celia C. Draper
Celia C. Draper, individually

STATE OF IDAHO)

: ss.

County of Owyhee)

On this 19 day of October, 2015, before me, the undersigned, a Notary Public, personally appeared **Celia C. Draper**, in her capacity as Personal Representative of the estate of Charles Raymond Draper, and in her individual capacity, 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.



(Seal)

A handwritten signature in cursive script, appearing to read "Jason D. Melville", written over a horizontal line.

Notary Public for Idaho

Residing at: Bowling Green

My commission expires: 12/26/2015

EXHIBIT 1 - LEGAL DESCRIPTION

IN TOWNSHIP 5 SOUTH, RANGE 3 EAST, B.M., OWYHEE COUNTY, IDAHO

SECTION 27: N $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$, LESS the following described parcels:

A tract of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 27, T5S, R3E, B.M., described as follows: Beginning at the East quarter corner of Sec. 27, T5S, R3E, B.M., thence North 0 degrees 4 minutes East along the East section line of Sec. 27, a distance of 751 feet to a point; thence North 89 degrees 56 minutes West a distance of 362 feet to the TRUE POINT OF BEGINNING; thence North 89 degrees 56 minutes West a distance of 420 feet to a point; thence South 0 degrees 4 minutes West 222 feet to a point; thence South 89 degrees 56 minutes East a distance of 420 feet to a point; thence North 0 degrees 4 minutes East 222 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT: A tract of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 27, T5S, R3E, B.M., described as follows: Beginning at the East quarter corner of Sec. 27, T5S, R3E, B.M., thence North 0 degrees 4 minutes East along the East section line of Sec. 27, T5S, R3E, 751 feet to a point on the centerline of the Bruneau-Grand View Highway; thence North 89 degrees 56 minutes West 100 feet to the TRUE POINT OF BEGINNING, being the West right-of-way line of said Highway; thence North 89 degrees 56 minutes West 682 feet to a point; thence North 0 degrees 4 minutes East 288 feet to a point; thence South 89 degrees 56 minutes East 682 feet to a point on the West right-of-way line of said Highway; thence South 0 degrees 4 minutes West a distance of 288 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT: A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 22 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 27, T5S, R3E, B.M., described as follows: Beginning at the section corner common to Sections 22, 23, 26 and 27, T5S, R3E, B.M., thence South 20 degrees 38 minutes West a distance of 281.1 feet to an iron pin in the West boundary line of the Bruneau-Grand View Highway, the TRUE POINT OF BEGINNING; thence North 0 degrees 52 minutes West along the West boundary line of said Highway a distance of 330 feet to an iron pin; thence North 89 degrees 8 minutes West a distance of 660 feet to an iron pin; thence South 0 degrees 52 minutes East a distance of 330 feet to an iron pin; thence South 89 degrees 8 minutes East a distance of 660 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT: A tract of land in the SE ¼ of Sec. 22 and the N ½ NE ¼ of Sec. 27, T5S, R3E, B.M., described as follows: Beginning at the Northwest corner of the NW ¼ SE ¼, Sec. 22, a brass cap, being the center quarter corner of Sec. 22, the TRUE POINT OF BEGINNING; thence North 89 degrees 56 minutes East along the North boundary line of the NW ¼ SE ¼, Sec. 22 a distance of 1,228.7 feet to an iron pin; thence South 37 degrees 10 minutes East a distance of 267.5 feet to an iron pin; thence South 58 degrees 15 minutes East a distance of 407.2 feet to an iron pin; thence North 66 degrees 45 minutes East a distance of 305.8 feet, more or less, to the Westerly right-of-way line of State Highway 78; thence Southeasterly along said right-of-way on a 01 degree 30 minute curve to the right, having a central angle of 49 degrees 15 minutes and a radius of 3,819.72 feet, a distance of 2,040 feet, more or less to a right-of-way monument; thence South 0 degrees 52 minutes East along the West right-of-way boundary line of said highway a distance of 325 feet, more or less, to an iron pin on the North boundary line of the Mountain Home Redi-Mix tract, said point being North 0 degrees 52 minutes West a distance of 67 feet and North 89 degrees 9 minutes West a distance of 100 feet from the section corner of Sections 22, 23, 26 and 27; thence North 89 degrees 8 minutes West a distance of 660 feet to an iron pin on the Northwest corner of the Mountain Home Redi-Mix tract; thence South 0 degrees 52 minutes East a distance of 630 feet to an iron pin; thence North 89 degrees 8 minutes West a distance of 1,880 feet, more or less, to an iron pin on the West boundary line of the NW ¼ NE ¼ of Sec. 27; thence North 0 degrees 52 minutes West a distance of 563 feet, more or less, to the North quarter corner of Sec. 27; thence North 0 degrees 52 minutes West along the West boundary line of the Southeast quarter of Sec. 22 a distance of 2,640 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO EXCEPT: A tract of land in the SE ¼ NE ¼ of Sec. 27, T5S, R3E, B.M., described as follows: Beginning at the East quarter corner of Sec. 27, T5S, R3E, B.M., thence North 0 degrees 4 minutes East along the East section line, a distance of 659 feet to a point; thence North 89 degrees 56 minutes West a distance of 100 feet to the TRUE POINT OF BEGINNING, being on the West right-of-way line of the Bruneau-Grand View Highway; thence North 89 degrees 56 minutes West a distance of 238 feet to an iron pin; thence South 0 degrees 4 minutes West a distance of 416 feet to an iron pin; thence South 89 degrees 56 minutes East a distance of 238 feet to an iron pin; thence North 0 degrees 4 minutes East a distance of 416 feet to the TRUE POINT OF BEGINNING.