

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 18 2015
Department of Water Resources
Eastern 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?
15-7223 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
15-7350 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
15-7351 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
15-7352 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Tripple R Development LLC, Peoa River Valley Ranch Land LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Peoa River Valley Ranch LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3970 E Hwy 36 Malad City ID 83252
Mailing address City State ZIP
- 208-766-5211 simpson.sbars@gmail.com
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: May 19, 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: *[Signature]* Manager/member 5-28-15
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by *[Signature]* Date 10/18/2015 Receipt No. E041157 Receipt Amt. \$25

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

Name on W-9 _____ Approved by *[Signature]* Processed by *[Signature]* Date 10/20/2015

IN FILE # 15-7223

E041156 \$25 - E041435 \$50

SCANER

When recorded mail to:
Peoa River Valley Ranch, LLC
% Jared Simpson
3970 E Hwy 36
Malad City, ID 83252

Microfilm No. **153107**
13 Day OCTOBER 20 15
At 2:50 O'clock P
Matthew L. Carter
Oneida Co. Recorder
Fee \$ 13.00 Deputy
Recorded at Request of
Tina Simpson

WATER QUIT CLAIM DEED

**Peoa River Valley Ranch Land, LLC
AND Triple R Development, LLC**

Grantor(s) of Los Altos, County of Santa Clara, State of CA,
hereby Quit Claims to:

Peoa River Valley Ranch, LLC,

Grantee(s) of Malad City, County of ~~Oneida~~, State of ~~Idaho~~, for the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following
described water for land in ~~Oneida~~ County, State of ~~ID~~:

Water Rights # 15-7223, 15-7351 & 15-7353, effective as of May 19, 2015.

Witness, the hand(s) of said grantor(s), this October 9, 2015.

Peoa River Valley Ranch Land, LLC

BY: Lawrence V. Riches
Lawrence V. Riches, Manager

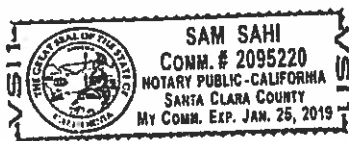
Triple R Development, LLC

BY: Lawrence V. Riches
Lawrence V. Riches, Manager

LLC ACKNOWLEDGMENT - MEMBER (S)

STATE OF CACOUNTY OF SANTA CLARA

On Oct 9, 2015, personally appeared before me **Lawrence V. Riches**, who, being by me duly sworn, did say that he is the Manager/Member 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.



Notary Public: _____

Residing: _____

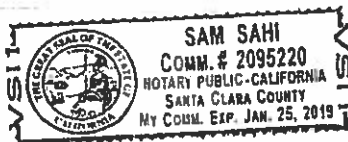
Commission Expiration: _____

SANTA CLARA
JAN 25, 2019

LLC ACKNOWLEDGMENT - MEMBER (S)

STATE OF CACOUNTY OF SANTA CLARA

On Oct 9, 2015, personally appeared before me **Lawrence V. Riches**, who, being by me duly sworn, did say that he is the Manager/Member of **Triple R Development, 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.



Notary Public: _____

Residing: _____

Commission Expiration: _____

SANTA CLARA
JAN 25, 2019

NTO-70831

BILL OF SALE

Know all men by these presents:

That Peoa River Valley Ranch Land, LLC and Kevin and Melissa Riches Revocable Trust, dated July 19, 2001 and Riches Family Trust, dated June 12, 1998 and Ted Helvey and Michelle Helvey and Garth E. Pickett and Kathleen R. Pickett the seller(s), for and in consideration of the sum of ten dollars and other good and valuable considerations, to them in hand paid by Peoa River Valley Ranch, LLC the buyer(s), the receipt whereof is hereby acknowledged, have bargained, sold, assigned and transferred, and by these presents do bargain, sell, assign and transfer unto said buyer(s) that certain personal property now at:

Oneida County, Oneida County, Malad City, ID 83252

Particularly described as follows:

AS PER REAL ESTATE PURCHASE CONTRACT

All water appurtenant to the property including but not limited to IDWR# 15-7223
23.35 Shares Samaria Lake Irrigation Co
14.675 Shares Samaria Water Irrigation Co

and the seller(s) upon the consideration recited above warrants ownership of and good title to said property, the right to sell the same and that there are no liens, encumbrances or charges thereon or against the same and to defend the title and possession transferred to the buyer(s) against all lawful claims.

In witness whereof, we have hereunto set our hands this May 13, 2015

Peoa River Valley Ranch, LLC

By: Jared Simpson, Member/Manager

By: Tina Simpson, Member/Manager

Peoa River Valley Ranch Land, LLC

By: Lawrence V. Riches, Manager

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

By: Lawrence Victor Riches, Jr., Trustee

By: Carolyn C. Riches, Trustee

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

Kevin G. Riches, Trustee

Melissa Bredt Riches, Trustee

Garth E. Pickett

Kathleen R. Pickett

Ted Helvey

Michelle Helvey

NTO-70831

BILL OF SALE

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Oneida County, Oneida County, Malad City, ID 83252

Particularly described as follows:

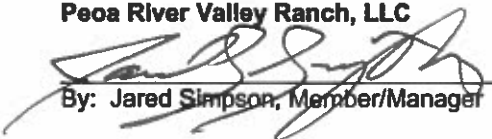
AS PER REAL ESTATE PURCHASE CONTRACT

All water appurtenant to the property including but not limited to IDWR# 15-7223
23.35 Shares Samaria Lake Irrigation Co
14.675 Shares Samaria Water Irrigaion Co

and the seller(s) upon the consideration recited above warrants ownership of and good title to said property, the right to sell the same and that there are no liens, encumbrances or charges thereon or against the same and to defend the title and possession transferred to the buyer(s) against all lawful claims. .

In witness whereof, we have hereunto set our hands this May 13, 2015

Peoa River Valley Ranch, LLC


By: Jared Simpson, Member/Manager


By: Tina Simpson, Member/Manager

Peoa River Valley Ranch Land, LLC

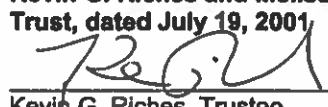
By: Lawrence V. Riches, Manager

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

By: Lawrence Victor Riches, Jr., Trustee

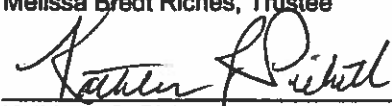

By: Carolyn C. Riches, Trustee

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


Kevin G. Riches, Trustee


Melissa Bradt Riches, Trustee


Garth E. Pickett


Kathleen R. Pickett

Ted Helvey

Michelle Helvey

NTO-70831
Peoa River Valley Ranch, LLC
3970 East Hwy 36
Malad City, ID 83252

A TRUE COPY
CERTIFIED THIS 19 DAY OF May 2015
NORTHERN TITLE COMPANY
Wendy Ruff
WARRANTY DEED

Microfilm No. 152511
Day May 20 15
At 1:30 O'clock p.m.
Dea Butt
Oneida Co. Recorder
Fees \$ 37.00
Recorded at Request of Northern Title Co. Deputy

PARCEL 1 & 2: Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust, dated June 12, 1998, AND Kevin G. Riches and Melissa Bredt Riches, Co-Trustees of the Kevin and Melissa Riches Revocable Trust, dated July 19, 2001, AND Garth E. Pickett and Kathleen R. Pickett, Husband and Wife, AND Ted Helvey and Michelle Helvey, Husband and Wife

Parcel 3: Peoa River Valley Ranch Land, LLC

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

Peoa River Valley Ranch, LLC

Grantee(s) principally of Malad City, County of Oneida, State of ID 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.

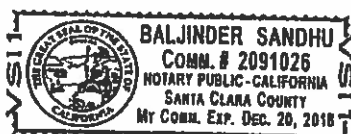
Witness, the hand(s) of said Grantor(s), and dated May 12th, 2015.

[Signature]
Peoa River Valley Ranch Land, LLC
By: Lawrence V. Riches, Manager

State of: California)
County of: Santa Clara)ss:

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

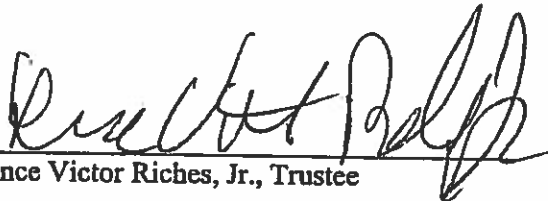
On May 12th, 2015, 2015, personally appeared before me Lawrence V. Riches, who, being by me duly sworn, did say that he is the Manager/Member of Peoa River Valley Ranch Land, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Baljinder Sandhu
Notary Public:
Residing: MORGAN HILL, CALIF
Commission Expiration: Dec 20th, 2018

Signature and Acknowledgements:

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



Lawrence Victor Riches, Jr., Trustee

Carolyn C. Riches, Trustee

State of: California)
County of: Santa Clara)ss:

On this 12th day of MAY, 2015, before me, a Notary Public in and for said State, personally appeared **Lawrence Victor Riches, Jr. and Carolyn C. Riches**, known to me to be the Trustee(s) of the **Riches Family Trust, dated June 12, 1998**, and the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same as such Trustee(s).

Notary Public:
Residing:
Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of SANTA CLARA)

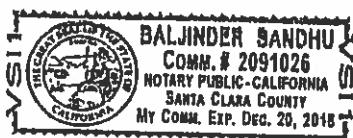
On MAY 12th, 2015 before me, BALJINDER SANDHU - NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared LAWRENCE V. 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 Baljinder Sandhu
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signature and Acknowledgements:

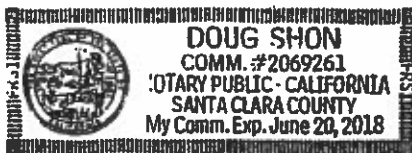
Lawrence Victor Riches, Jr. and Carolyn C. Riches, Trustees of the Riches Family Trust,
dated June 12, 1998

Lawrence Victor Riches, Jr., Trustee

Carolyn C. Riches
Carolyn C. Riches, Trustee

State of: California)
County of: Santa Clara)ss:

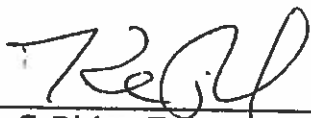
On this 12th day of May, 2015, before me, a Notary Public in and for said State,
personally appeared ~~Lawrence Victor Riches, Jr.~~ and Carolyn C. Riches, known to me to be
the Trustee(s) of the Riches Family Trust, dated June 12, 1998, and the persons whose names
15 ~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the
same as such Trustee(s).



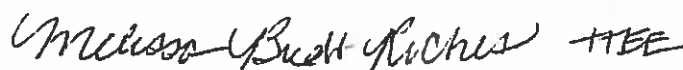
Doug Shon
Notary Public: DOUG SHON
Residing: LOS ALTOS, CA
Expires: 6-20-2018

Signature and Acknowledgements:

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



Kevin G. Riches, Trustee

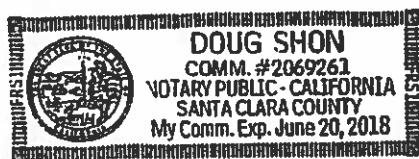


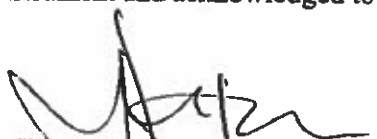
Melissa Bredt Riches, Trustee



State of: California)
County of:)ss:

On this 13th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Kevin G. Riches and Melissa Bredt Riches**, known to me to be the Trustee(s) of the **Kevin and Melissa Riches Revocable Trust, dated July 19, 2001**, and the persons whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same as such Trustee(s).




Notary Public: DOUG SHON
Residing: Los Altos, CA
Expires: 6-20-2018

Signature and Acknowledgements:
 Garth E. Pickett and Kathleen R. Pickett

Garth E. Pickett

Garth E. Pickett

Kathleen R. Pickett

Kathleen R. Pickett

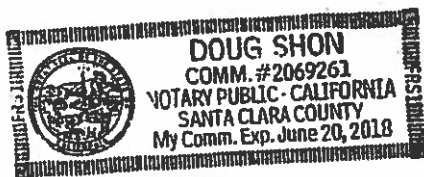
State of: California

STATE OF CALIFORNIA
 COUNTY OF SANTA CLARA

County of:

)ss:

On this 13th day of May, in the year of 2015, before me the undersigned, a Notary Public, personally appeared Garth E. Pickett and Kathleen R. Pickett, 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.



Notary Public:

Residing:

My commission expires on:

Doug Shon

Los Altos, CA

6-20-2018

152511

Signature and Acknowledgements:
Ted Helvey and Michelle Helvey

Ted Helvey

Michelle Helvey

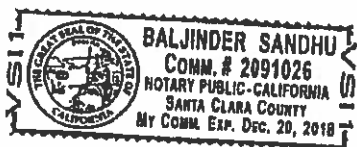
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California

County of: SANTA CLARA

)ss:

On this 12th day of MAY, in the year of 2015, before me the undersigned, a Notary Public, personally appeared Ted Helvey and Michelle Helvey, 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.



Baljinder Sandhu
Notary Public:
Residing: MORGAN HILL, CALIF
My commission expires on: Dec 20th, 2018

Exhibit "A"**PARCEL 1**

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST AND SECTION 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25 FROM WHICH THE SOUTHEAST CORNER OF SECTION 25 BEARS SOUTH 00°22'29" EAST 2632.69 FEET; THENCE NORTH 494.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAMARIA ROAD.

THENCE NORTH 69°19'48" WEST 288.69 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING.

THENCE NORTH 26°15'00" EAST 259.48 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 27°37'05" EAST 111.48 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 61°56'48" EAST 292.35 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 06°07'03" WEST 86.02 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 23°52'53" WEST 248.48 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP SET ON SAID RIGHT OF WAY LINE;

THENCE NORTH 69°19'48" WEST 336.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING. T-5501

PARCEL 2

A PARCEL OF LAND LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST AND SECTIONS 19 AND 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25, FROM WHICH THE NORTHEAST CORNER OF SECTION 25 BEARS NORTH 00° 02' 42" WEST 2635.10 FEET;

THENCE NORTH 00° 02' 42" WEST 477.73 FEET (NORTH 474.10 FEET BY RECORD) TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD;

THENCE NORTH 69° 31' 32" WEST 420.74 FEET (NORTH 70° 00' WEST 430.15 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735", THE TRUE POINT OF BEGINNING;

THENCE NORTH 26° 27' 21" EAST 1611.86 FEET (NORTH 28° 13' EAST 1616.55 FEET BY RECORD) ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 71° 26' 02" WEST 830.42 FEET (NORTH 71° 30' WEST 850.00 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 23° 19' 44" EAST 2424.61 FEET (NORTH 22° 55' 30" EAST 2445.9 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 14° 29' 40" EAST 37.30 FEET TO THE SOUTHERLY DEED LINE OF THE PARCEL OF LAND OWNED BY MARCENE H. AND THOMAS C. WILLIAMS AS RECORDED UNDER INSTRUMENT NUMBER 135471 IN THE OFFICIAL RECORDS OF ONEIDA COUNTY;

THENCE SOUTH 62° 06' 00" EAST 1055.72 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 49° 08' 30" EAST 1124.96 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 45° 10' 00" EAST 81.05 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
 THENCE NORTH 87° 55' 22" EAST 52.50 FEET (EAST 80.00 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 18° 52' 57" EAST 1208.23 FEET (NORTH 17° 21' 50" EAST 1211.98 FEET BY RECORD) ALONG SAID FENCE LINE TO A FOUND 1" PIPE;
 THENCE SOUTH 81° 35' 58" EAST 421.78 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
 THENCE SOUTH 81° 35' 58" EAST 732.42 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 00° 08' 35" EAST 1047.29 FEET (SOUTH 1° 17' EAST 1047 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 89° 00' 44" WEST 2406.84 FEET (SOUTH 87° 58' WEST 2410.00 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 00° 21' 45" WEST 1282.01 FEET (SOUTH 00° 37' EAST 1283 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 87° 56' 36" EAST 982.03 FEET (NORTH 86° 53' EAST 980.5 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 31° 26' 00" WEST 2299.03 FEET (SOUTH 30° 30' WEST 2303.00 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET ON SAID NORTH RIGHT OF WAY LINE OF A COUNTY ROAD;
 THENCE NORTH 69° 31' 32" WEST 1343.26 FEET (NORTH 70° 00' WEST 1390.39 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE NORTH 23° 52' 53" EAST 247.45 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE NORTH 06° 07' 03" EAST 86.02 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE NORTH 61° 56' 48" WEST 292.35 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE SOUTH 27° 27' 39" WEST 113.01 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE SOUTH 26° 18' 39" WEST 258.07 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735 SET ON SAID NORTH RIGHT OF WAY LINE;
 THENCE NORTH 69° 31' 32" WEST 132.86 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. RUNNING THENCE SOUTH 16 RODS:
 THENCE SOUTH 86° WEST 41 RODS 11 FEET; THENCE SOUTH 6°10' EAST 35 RODS 11 FEET; THENCE SOUTH 20°15' WEST 117 RODS 8 FEET TO A POINT 5 RODS 8 FEET SOUTH OF THE CENTER OF SAID SECTION 30; THENCE NORTH 5 RODS 8 FEET;
 THENCE SOUTH 20°15' WEST 28 RODS 6 FEET; THENCE NORTH 69°30' WEST 74 RODS 8 FEET; THENCE EAST 15 RODS; THENCE NORTH 29°15' EAST 112 RODS 8 FEET; THENCE WEST 58 RODS 6 FEET; THENCE NORTH 60 RODS 12-1/2 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE EAST 148 RODS TO THE POINT OF BEGINNING.

question legal

SUBJECT TO AN ACCESS EASEMENT 2 RODS WIDE LOCATED ADJACENT TO A CANAL RUNNING NORTHWESTERLY ACROSS PROPERTY.

EXCEPTING THEREFROM

A parcel of land located in Section 30, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho and further described as follows:

Beginning at the Northeast corner of said Section 30 from which the North quarter corner of Section 30 bears South 89° 47' 19" West 2631.98 feet;
 Thence South 89° 46' 02" West 1293.02 feet along a fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 00° 49' 44" West 279.11 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 89° 08' 27" West 724.27 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 11° 37' 46" East 166.93 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 07° 10' 36" East 140.14 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 10° 10' 43" East 238.99 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735, the True Point of Beginning;
 Thence South 44° 50' 53" East 39.45 feet to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 21° 35' 57" West 744.08 feet along a fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence North 68° 47' 58" West 26.49 feet to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence North 20° 52' 12" East 760.09 feet to the True Point of Beginning.

ALSO;

BEGINNING 80 RODS WEST TO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO; THENCE RUNNING NORTH 37 RODS 11-1/2 FEET; THENCE SOUTH 87° 15' WEST 80-1/4 RODS; THENCE SOUTH 34 RODS; THENCE EAST 80 RODS TO THE POINT OF BEGINNING. SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED JANUARY 11, 2007 UNDER INSTRUMENT NO. 140256.

ALSO;

EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

When recorded mail to:
LAWRENCE VICTOR RICHES
10410 WEST LOYOLA DRIVE
LOS ALTOS HILLS, CA 94024

140259

ACCOMMODATION

WARRANTY DEED

Microfilm No. **144906**
24 Day September 2009
At 3:00 O'clock P M
Devin A. Johnson
Oneida Co. Recorder
Fee \$ 9.00 Recorded at Request of Northrup Title Company
Deputy

TRIPLE R. DEVELOPMENT, LLC A Utah Limited Liability Company, AN UNDIVIDED 60%
INTEREST, of PEOA, County of SUMMIT, State of UT
AND
LAWRENCE VICTOR RICHES AND CAROLYN C. RICHES, TRUSTEES OF THE RICHES
FAMILY TRUST, DATED JUNE 12, 1998, AN UNDIVIDED 40% INTEREST, of LOS ALTOS,
County of SANTA CLARA, State of CA, Grantor(s)

do 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 TED HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, of Los Altos, CA
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 IDWR WATER RIGHT NO. 15-4035, .05 cfs WATER
CANYON SPRINGS, PRIORITY DATE 4/18/1888

Subject to easements, restrictions and rights of way of record, and taxes for the year 2009 and
thereafter.

Witness, the hand(s) of said Grantor(s), this August - 17, 2009.

TRIPLE R DEVELOPMENT, LLC, A Utah Limited Liability Company,

720
BY: KEVIN RICHES
ITS: MANAGER

LAWRENCE VICTOR RICHES AND CAROLYN C. RICHES, TRUSTEES OF THE RICHES
FAMILY TRUST, DATED JUNE 12, 1998

Lawrence V. Riches
LAWRENCE VICTOR RICHES
TRUSTEE

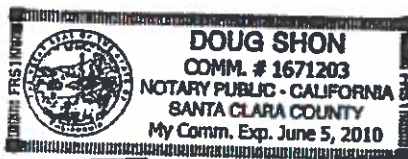
Carolyn C. Riches
CAROLYN C. RICHES
TRUSTEE

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

)
ss:

On 17th Aug, 2009, 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.



Notary Public:

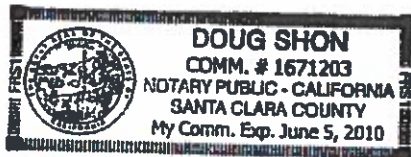
Residing: Los Altos, CA.
Expires: 6-5-10

State of:
County of:

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

)
ss:

On this 17th day of Aug, 2009, before me, a Notary Public in and for said State, personally appeared **LAWRENCE VICTOR RICHES AND CAROLYN C. RICHES**, known to me to be the Trustee(s) of **THE RICHES FAMILY TRUST, DATED JUNE 12, 1998** and the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as such Trustee(s).



Notary Public:

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

"EXHIBIT A"

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST AND SECTION 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25 FROM WHICH THE SOUTHEAST CORNER OF SECTION 25 BEARS SOUTH $00^{\circ} 22' 29''$ EAST 2632.69 FEET;

THENCE NORTH 494.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAMARIA ROAD.

THENCE NORTH $69^{\circ} 19' 48''$ WEST 288.69 FEET ALONG SAID RIGHT OF WAY LINE TO A $5/8$ " REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735", SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING;

THENCE NORTH $26^{\circ} 15' 00''$ EAST 259.48 FEET ALONG SAID FENCE LINE TO A $5/8$ " REBAR WITH CAP;

THENCE NORTH $27^{\circ} 37' 05''$ EAST 111.48 FEET ALONG SAID FENCE LINE TO A $5/8$ " REBAR WITH CAP;

THENCE SOUTH $61^{\circ} 56' 48''$ EAST 292.35 FEET TO A $5/8$ " REBAR WITH CAP;

THENCE SOUTH $06^{\circ} 07' 03''$ WEST 86.02 FEET TO A $5/8$ " REBAR WITH CAP;

THENCE SOUTH $23^{\circ} 52' 53''$ WEST 248.48 FEET ALONG A FENCE LINE TO A $5/8$ " REBAR WITH CAP SET ON SAID RIGHT OF WAY LINE;

THENCE NORTH $69^{\circ} 19' 48''$ WEST 336.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING. T-5501

NTO-58476
Thomas C. Williams
2643 West Samaria Rd
Malad City, ID 83252

Microfilm No. 147366	Microfilm No. 147273
3 Day October 2011	12 Day September 2011
At 11:10 O'clock A	At 9:40 O'clock A
Vita Bott Onion Co. Recorder	Malcolm Murphy Onion Co. Recorder
Fee \$ 22.00	Fee \$ 22.00
Recorded at Request of Northern Title	Recorded at Request of Northern Title Co

WARRANTY DEED

*Re-recording to correct name, Kathleen R. Pickett

Lawrence V. Riches and Carolyn Riches, husband and wife; and Kevin G. Riches and Melissa B. Riches, husband and wife; and Garth E. Pickett and Kathleen B. Pickett, husband and wife; and Ted Helvey and Michelle Helvey, husband and wife; and PEOA River Valley Ranch, LLC

Grantor(s) whose principle address is 10410 West Loyola Drive, Los Altos, County of Santa Clara, State of California, hereby **CONVEY AND WARRANT** to

Thomas C. Williams and Marcene L. Williams, husband and wife as Community Property with Right of Survivorship

Grantee(s) of Malad City, County of Oneida, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

A parcel of land located in Section 25, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and further described as follows:
Beginning at the East quarter corner of said Section 25 from which the Northeast corner of Section 25 bears North 00° 02' 42" West 2635.10 feet;
thence North 00° 02' 42" West 413.67 feet (North 447.5 feet by record) along the East line of said Section 25 to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 4735" set on the South right of way line of a County Road;
thence North 69° 31' 32" West 912.63 feet (North 70° 00' West 908 feet by record) along said right of way line to a 5/8" rebar with cap;
thence South 14° 37' 35" West 283.04 feet (South 13° 51' West 315.4 feet by record) to a 5/8" rebar with cap;
thence South 59° 40' 25" East 260.00 feet (South 60° 27' East 260 feet by record) to a 5/8" rebar with cap;
thence South 30° 29' 05" West 878.70 feet (South 29° 42' 30" West 878.7 feet by record) to a 5/8" rebar with cap;
thence North 61° 13' 28" West 207.10 feet (North 62° 00' West 346.6 feet by record) to a found 5/8" rebar with cap labeled, PLS 4735 set at a fence corner;
thence South 00° 14' 03" West 1002.98 feet along a fence line to a found 5/8" rebar with cap labeled, PLS 4735 set at a fence corner;
thence North 89° 26' 02" East 1333.92 feet along a fence line to a found 1" pipe set at a fence corner;
thence North 89° 26' 02" East 8.38 feet to a 5/8" rebar with cap set on said East line of Section 25;
thence North 00° 22' 07" West 1319.53 feet along said East line to the true point of beginning.

Grantor(s) will retain all irrigation rights including 2/7th interest in the irrigation well and pump known as the Hughes pump; shares of the capital stock of the Samaria Water and Irrigation Co., and in Aldridge and Big Canyon. The Grantor(s) will convey the 1/2 interest in stock water right in Water Canyon to the Grantee(s) (as referenced in QC Deed recorded under instrument No. 137548).

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

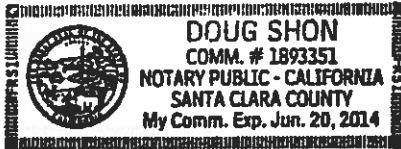
Witness, the hand(s) of said Grantor(s), this September 3, 2011.

Lawrence V. Riches
Lawrence V. Riches

Carolyn Riches
Carolyn Riches

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

On September 3, 2011, 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

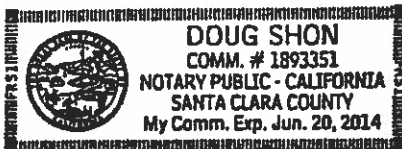
Witness, the hand(s) of said Grantor(s), this 9-6, 2011.

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 6th September 2011, personally appeared before me Kevin B. Riches and Melissa B. Riches, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Doug Shon
Notary Public

Witness, the hand(s) of said Grantor(s), this

09/06/2011, 2011.

Garth E. Pickett

Kathleen B. Pickett

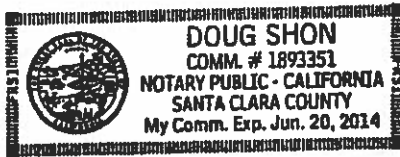
KRP

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

)ss:

On 6 September, 2011, personally appeared before me Garth E. Pickett and Kathleen B. Pickett, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

Witness, the hand(s) of said Grantor(s), this

3 Sept, 2011.

Ted Helvey

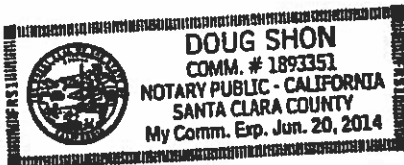
Michelle Helvey

State of
County of

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

)ss:

On September 3, 2011, personally appeared before me Ted Helvey and Michelle Helvey, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

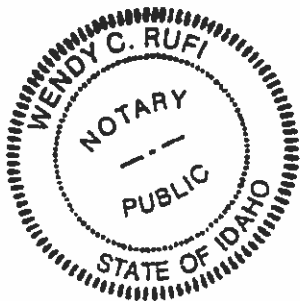
Witness, the hand(s) of said Grantor(s), this September 9, 2011.

Peoa River Valley Ranch, LLC

[Signature]
By: Jared Simpson, Manager

State of ID)
County of Oneida)ss:

On Sept 9th, 2011, personally appeared before me Jared Simpson, who, being by me duly sworn, did say that he is the Manager/Member of Peoa River Valley Ranch, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Wendy C. Ruffi
Notary Public:

Residing: Downey ID
Exp: 2-28-2017