

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

JUL 07 2015

DEPT OF WATER RESOURCES
SOUTHERN 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?
47-15248	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-15249	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-8322	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

APP
for
Permit

2. Previous Owner's Name: _____

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): _____

Lancaster Properties II LLC.

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or ☐ and/or

4029 N. 3300 E.

Twin Falls

ID

83301

Mailing address

City

State

ZIP

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

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 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 DW

Date

7-7-2015

Receipt No.

5034892

Receipt Amt.

\$50-

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

Processed by

Date

SUPPORT DATA

IN FILE #

47-15248

Case No. 67186sm

TitleFact, Inc.

163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
10:48:09 AM 06-30-2015
2015010613
NO. PAGES 2 FEE: \$13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED PHILIP DeNARDIS, also known as PHIL DeNARDIS, and ANN G. DeNARDIS, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called Grantee, whose address is: 4029 N. 3300 E, Twin Falls Idaho 83301, the following described premises in Twin Falls County, Idaho; to-wit:

PARCEL NO. 1

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South 875 feet, more-or-less;
THENCE East 370 feet, more-or-less;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

PARCEL NO. 4

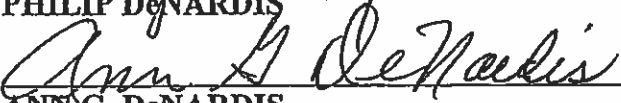
Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$
EXCEPT
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South along the North bank of the creek approximately 875 feet, more-or-less;
THENCE East approximately 370 feet;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

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

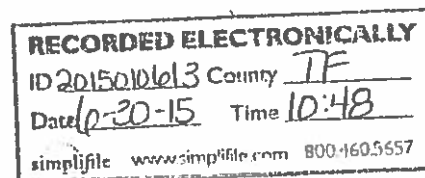
Dated: June 17, 2015



PHILIP DeNARDIS



ANN G. DeNARDIS



Case No. 67186sm

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED PHILIP DeNARDIS, also known as PHIL DeNARDIS, and ANN G. DeNARDIS, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called Grantee, whose address is: 4029 N. 3300 E, Twin Falls Idaho 83301, the following described premises in Twin Falls County, Idaho; to-wit:

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PARCEL NO. 2

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Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3

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Section 23: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:
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THENCE West approximately 370 feet, more-or-less;
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THENCE East 370 feet, more-or-less;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

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

Dated: June 17, 2015



PHILIP DeNARDIS


ANN G. DeNARDIS

STATE OF OREGON

County of Multnomah

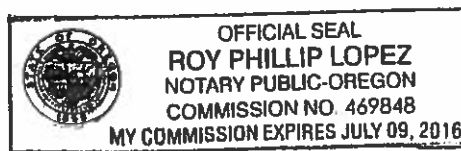
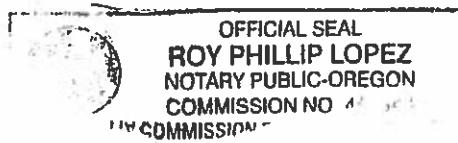
On this 22 day of June, 2015, before me, a Notary Public in and for said State, personally appeared Philip DeNardis and Ann G. DeNardis, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

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


Notary Public for Oregon

Residing at Portland, OR

Commission expires 7/9/2016



67186SM

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

WARRANTY DEED

FOR VALUE RECEIVED RENEE SUE LOTHROP, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

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TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

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THENCE South along the North bank of the creek approximately 875 feet, more-or-less;
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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

BY: Renee Sue Lothrop
RENEE SUE LOTHROP, Successor Trustee

STATE OF Idaho
County of Elmore

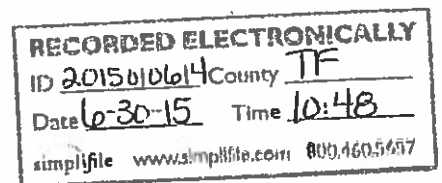
On this 23 day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Renee Sue Lothrop known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that she executed the same as such trustee.

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

Sadye Milford
Notary Public for Idaho
Residing at: Elmore County
My Commission expires: 11-08-2016



67186SM



TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

WARRANTY DEED

FOR VALUE RECEIVED RENEE SUE LOTHROP, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

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THENCE East approximately 370 feet;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

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

Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

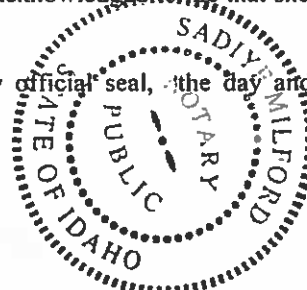
BY: Renee Sue Lothrop
RENEE SUE LOTHROP, Successor Trustee

STATE OF Idaho
County of Elmore

On this 23 day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Renee Sue Lothrop known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that she executed the same as such trustee.

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

Sadye Milford
Notary Public for Idaho
Residing at: Elmore County
My Commission expires: 11-08-2016



67186SM

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
10:48:18 AM 06-30-2015
2015010615
NO. PAGES 1 FEE: \$10.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED LISA LEAVELL DALGLEISH, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

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TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

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

Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

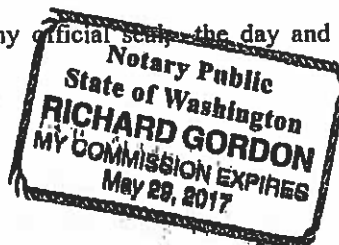
BY: Lisa Leavell Dalglish
LISA LEAVELL DALGLEISH, Successor Trustee

STATE OF WA
County of SNOHOMISH

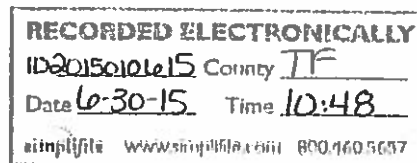
On this 23 day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Lisa Leavell Dalglish known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that she executed the same as such trustee.

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

Richard Gordon
Notary Public for WA STATE
Residing at: Snohomish WA
My Commission expires: 5/29/17



67186SM



TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

WARRANTY DEED

FOR VALUE RECEIVED LISA LEAVELL DALGLEISH, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

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Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

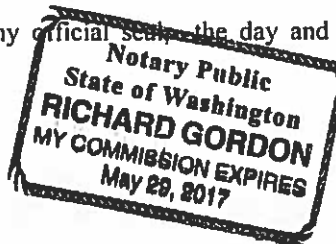
BY: *Lisa Leavell Dalgleish*
LISA LEAVELL DALGLEISH, Successor Trustee

STATE OF WA
County of SNOHOMISH

On this 23 day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Lisa Leavell Dalgleish known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that she executed the same as such trustee.

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

Richard Gordon
Notary Public for WA STATE
Residing at: Snohomish WA
My Commission expires: 5/29/17



67186SM

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
10:48:22 AM 06-30-2015
2015010616
NO. PAGES 1 FEE: \$10.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

WARRANTY DEED

FOR VALUE RECEIVED WILLIAM GORDAN LEAVELL, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

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THENCE East 370 feet, more-or-less;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

PARCEL NO. 4

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$
EXCEPT
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South along the North bank of the creek approximately 875 feet, more-or-less;
THENCE East approximately 370 feet;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

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

Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

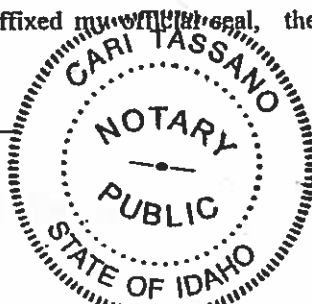
BY: *William Gordon Leavell*
WILLIAM GORDAN LEAVELL, Successor Trustee

STATE OF Idaho
County of Custer

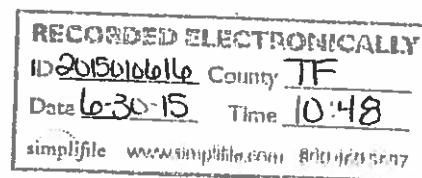
On this 22nd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared William Gordon Leavell known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that he executed the same as such trustee.

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

Cari Tassano
Notary Public for State of Idaho
Residing at: Starke, Idaho
My Commission expires: 5/27/2020



67186SM



TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

WARRANTY DEED

FOR VALUE RECEIVED WILLIAM GORDAN LEAVELL, Successor Trustee of THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010 hereinafter called the grantor, hereby grants, bargains, sells and conveys unto LANCASTER PROPERTIES II, LLC, an Idaho Limited Liability Company, hereinafter called grantee, whose address is:, 4029 N. 3300 E., Twin Falls Idaho 83301 the following described premises, in Twin Falls County, Idaho, to-wit:

PARCEL NO. 1

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South 875 feet, more-or-less;
THENCE East 370 feet, more-or-less;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

PARCEL NO. 4

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$
EXCEPT
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South along the North bank of the creek approximately 875 feet, more-or-less;
THENCE East approximately 370 feet;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

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

Dated: June 17, 2015

THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010

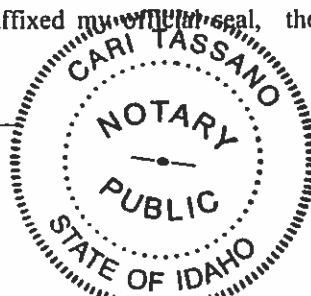
BY: William Gordon Leavell
WILLIAM GORDAN LEAVELL, Successor Trustee

STATE OF Idaho
County of Custer

On this 22nd day of June, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared William Gordon Leavell known to me to be the Successor Trustee of the trust that executed this instrument, or the person who executed the instrument on behalf of said trust, and acknowledged to me that he executed the same as such trustee.

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

Cari Tassano
Notary Public for State of Idaho
Residing at: Star
My Commission expires: 5/27/2020



67186sm

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
10:48:04 AM 06-30-2015
2015010612
NO. PAGES 2 FEE: \$13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

QUITCLAIM DEED

For Value Received **PHILIP DeNARDIS, individually, and PHILIP DeNARDIS, as Successor Co-Trustee of THE ALICE DENARDIS SECOND AMENDED TRUST DATED NOVEMBER 18, 1996**, does hereby convey, remise and forever quit claim unto **THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010** whose address is: 15737 N.E. Pkwy, Portland, Oregon 97230, the following described premises, to-wit:

PARCEL NO. 1

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South 875 feet, more-or-less;
THENCE East 370 feet, more-or-less;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

PARCEL NO. 4

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$
EXCEPT
BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
THENCE West approximately 370 feet, more-or-less;
THENCE South along the North bank of the creek approximately 875 feet, more-or-less;
THENCE East approximately 370 feet;
THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

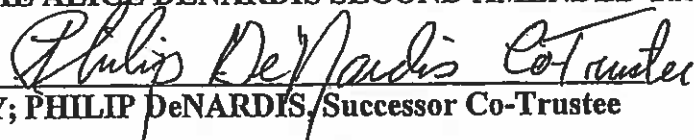
together with their appurtenances.

Dated: June 17, 2015



PHILIP DeNARDIS

THE ALICE DENARDIS SECOND AMENDED TRUST DATED NOVEMBER 18, 1996



BY; PHILIP DeNARDIS, Successor Co-Trustee

67186sm

TitleFact, Inc.

163 Fourth Avenue North

P.O. Box 486

Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

RECORDED ELECTRONICALLY	
ID <u>2015010612</u>	County <u>TF</u>
Date <u>6-30-15</u>	Time <u>10:48</u>
simplifile www.simplifile.com 800.460.5657	

QUITCLAIM DEED

For Value Received **PHILIP DeNARDIS, individually, and PHILIP DeNARDIS, as Successor Co-Trustee of THE ALICE DENARDIS SECOND AMENDED TRUST DATED NOVEMBER 18, 1996**, does hereby convey, remise and forever quit claim unto **THE WILLIAM G. LEAVELL TRUST ESTABLISHED DECEMBER 9, 2010** whose address is: 15737 N.E. Pkwy, Portland, Oregon 97230, the following described premises, to-wit:

PARCEL NO. 1

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 2

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho
Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 3

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 23: That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ described as follows:

BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;

THENCE West approximately 370 feet, more-or-less;

THENCE South 875 feet, more-or-less;

THENCE East 370 feet, more-or-less;

THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: Easement from W.L. Norris and Eliza Norris, husband and wife, to W.E. Stockton and A.F. Beecham recorded February 24, 1920, as Instrument No. 118756, records of Twin Falls County, Idaho.

PARCEL NO. 4

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT

BEGINNING at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;

THENCE West approximately 370 feet, more-or-less;

THENCE South along the North bank of the creek approximately 875 feet, more-or-less;

THENCE East approximately 370 feet;

THENCE North approximately 875 feet, more-or-less, to the POINT OF BEGINNING.

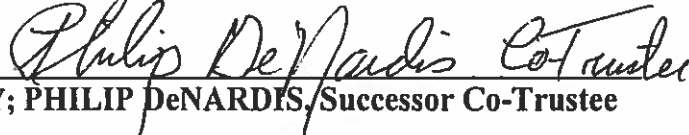
together with their appurtenances.

Dated: June 17, 2015



PHILIP DeNARDIS

THE ALICE DENARDIS SECOND AMENDED TRUST DATED NOVEMBER 18, 1996



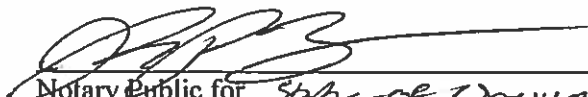
BY: PHILIP DeNARDIS, Successor Co-Trustee

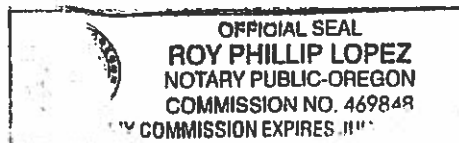
* * * * *

STATE OF Oregon
County of Multnomah

On this 22 day of June, 2015, before me, a Notary Public in and for said State, personally appeared Philip DeNardis, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

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

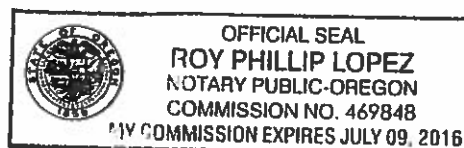

Notary Public for State of Oregon
Residing at Portland, Oregon
Commission expires: 7/9/2016



STATE OF Oregon
County of Multnomah

On the 22 day of June, 2015, before me, a Notary Public in and for said State, personally appeared Philip DeNardis, known or identified to me to be the Successor Co-Trustee of the Allice Denardis Second Amended Trust Dated November 18, 1996 that executed this instrument, or the person who executed the instrument on behalf of said Trust, and acknowledged to me that he executed the same as such Successor Co-Trustee.


Notary Public for State of Oregon
Residing in Portland, Oregon
Commission Expires 7/9/2016



RECORDED FOR:
WRIGHT BROS
4:44:56 pm 07-25-2011
2011-013763
NO. PAGES: 4 FEE: \$19.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: HUNTER

all

(Space above reserved for Recorder's Office)

QUITCLAIM DEED

FOR VALUE RECEIVED, **HELENA C. LEAVELL, TRUSTEE OF THE LEAVELL LIVING TRUST, DATED MARCH 2, 1995**, hereinafter called the "Grantor," hereby conveys, remises, releases, and forever quitclaims unto **HELENA C. LEAVELL, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE WILLIAM G. LEAVELL TRUST, DATED DECEMBER 9, 2010** whose mailing address is 25091 S. Central Pt. Rd., Canby, OR 97013, hereinafter called the "Grantee," that property located in Twin Falls County, Idaho, more particularly described as follows:

See Exhibit A attached hereto.

TOGETHER with all improvements thereon and appurtenances thereto.

This deed is intended to convey to the Grantee all right, title and interest of the Grantor in and to said property, now owned or hereafter acquired.

DATED this 22 day of July, 2011.

"GRANTOR"

**THE LEAVELL LIVING TRUST, DATED
MARCH 2, 1995**

By: Helena C. Leavell, Trustee
Helena C. Leavell, Trustee

STATE OF Oregon)
) ss:
County of Clackamas)

On this 22 day of July, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HELENA C. LEAVELL**, known or identified to me to be the person listed above and the Trustee of **THE LEAVELL LIVING TRUST, DATED MARCH 2, 1995**, and who acknowledged to me this day under oath that she executed the same on behalf of such entity as her free and voluntary act and deed.

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


NOTARY PUBLIC FOR Oregon
Residing at: Oregon City, OR.
Commission expires: January 31, 2014

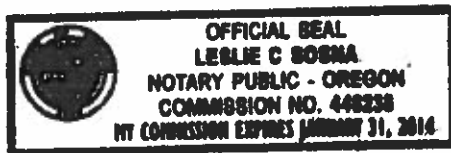


Exhibit A

**TOWNSHIP 9 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, TWIN FALLS
COUNTY, IDAHO**

Section 23: That portion of the SW1/4 of the NE1/4 beginning at the Northeast corner of the Southwest quarter of the Northeast quarter,
Thence West approximately 370 feet, more or less;
Thence South 875 feet, more or less;
Thence East 370 feet, more or less;
Thence North approximately 875 feet, more or less, to THE POINT OF BEGINNING.

Parcel
3

Together with an easement and right of way for road over and across the following courses:
Beginning at a point of the North boundary of the SE1/4NE1/4 of Section 23, Township 9 South, Range 14 East of the Boise Meridian, where the county road crosses the North boundary line of the SE1/4NE1/4;
Thence West 379 feet more or less to the Northwest corner of the SE1/4NE1/4;
Thence South 50 feet;
Thence East 390 feet more or less to the West boundary of the county road;
Thence Northwesterly, along the county road 75 feet, more or less to the PLACE OF BEGINNING.

AND

The SW1/4NE1/4 and the SE1/4NW1/4

Except:

Parcel
4

Beginning at the Northeast corner of the SW1/4NE1/4;
Thence West approximately 370 feet, more or less;
Thence South along the North bank of the creek approximately 875 feet, more or less;
Thence East approximately 370 feet;
Thence North approximately 875 feet, more or less, to the POINT OF BEGINNING.

AND

Parcel
1 + 2

The NE1/4SW1/4 and the NW1/4SE1/4

AND

The East 20 feet of the NE1/4 of the NW1/4 of Section 23, Township 9 South, Range 14 East of the Boise Meridian. This grant is for the purpose of a right-of-way for a road to be used in connection with the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of said Section 23 and for the benefit of the owners of the last mentioned tract.

See book 69 page 142

all

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
11:43am Feb. 04, 1999
1999-002226
No. of Pages: 2 Fee: \$6.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: BN

Misc # 3364

QUITCLAIM DEED

For Value Received PHILIP DENARDIS, a married man

do hereby convey, release, remise and forever quit claim unto PHILIP DENARDIS AND
ANN G. DENARDIS, husband and wife
whose address is: 15737 N.E. Rose Pkwy, Portland, OR 97223

the following described premises situated in Twin Falls County, Idaho, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS INSTRUMENT FILED FOR
RECORD BY FIRST AMERICAN TITLE
CO. AS AN ACCOMMODATION ONLY. IT
HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO ITS EFFECT
UPON THE TITLE.

together with their appurtenances.

Dated: JANUARY 11 1999

Philip Denardis
PHILIP DENARDIS

STATE OF ~~IDAHO~~ OREGON)
COUNTY OF ~~EMERSON~~ MULTNOMAH)

On this 11th of JANUARY 1999, before me, the undersigned, a Notary Public in and
for said State, personally appeared
PHILIP DENARDIS personally known
to me (or 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.

WITNESS my hand and official seal.
[Signature]
Notary Public
Residing at: PORTLAND, OR
My commission expires: 2-28-01

OFFICIAL SEAL
LINDA L MC GETTIGAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 061109
MY COMMISSION EXPIRES FEB. 28, 2001

EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County, Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; Thence West approximately 370 feet, more or less; Thence South 875 feet, more or less; Thence East 370 feet, more or less; Thence North approximately 875 feet, more or less, to THE POINT OF BEGINNING.

Together with an easement and right of way for road over and across the following courses:
Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 9 South, Range 14 East of the Boise Meridian, where the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West 379 feet more or less to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence South 50 feet; Thence East 390 feet more or less to the West boundary of the county road; Thence Northwesterly, along the county road 75 feet, more or less to the PLACE OF BEGINNING.

AND

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West approximately 370 feet, more or less; Thence South along the North bank of the creek approximately 875 feet, more or less; Thence East approximately 370 feet; Thence North approximately 875 feet, more or less, to the POINT OF BEGINNING.

AND

Township 9 South, Range 14 East Boise Meridian, Twin Falls County, Idaho

Section 23: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE CO. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

TOTAL P.03

1210

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO. M
11:50am Jan. 19, 1999
1999-001060
No. of Pages: 2 Fee: \$5.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

T-23952DJT E16745RG

QUITCLAIM DEED

For Value Received

PHIL DENARDIS, a married man as his sole and separate property

do hereby convey, release, remise and forever quit claim unto

PHILIP DENARDIS, a married man, as to an undivided one-half interest;
and WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees, as their
successors in trust under the Leavell Living Trust, dated March 2, 1995,
as to an undivided one-half interest

whose address is: C/O Philip Denardis
15737 N.E. Rose Pkwy
Portland, OR 97223

the following described premises situated in Twin Falls County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: January 11, 1999

Phil Denardis
Phil Denardis

STATE OF OREGON)

COUNTY OF Washington) ss)

On this 11 of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared PHIL DENARDIS, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public
Residing at: Portland, OR
My commission expires: 2-28-01



EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County,
Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the
Northeast corner of the Southwest quarter of the Northeast quarter;
Thence West approximately 370 feet, more or less;
Thence South 875 feet, more or less;
Thence East 370 feet, more or less;
Thence North approximately 875 feet, more or less, to THE POINT OF
BEGINNING.

Together with an easement and right of way for road over and across
the following courses:

Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section
23, Township 9 South, Range 14 East of the Boise Meridian, where
the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence West 379 feet more or less to the Northwest corner of the
SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 50 feet;
Thence East 390 feet more or less to the West boundary of the
county road;
Thence Northwesterly, along the county road 75 feet, more or less
to the PLACE OF BEGINNING.

all

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
11:48am Jan. 19, 1999
1999-001058
No. of Pages: 2 Fee: \$8.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

T-23952 E16745RG

QUITCLAIM DEED

For Value Received ANN G. DENARDIS, wife of Grantee herein

do hereby convey, release, remise and forever quit claim unto

PHIL DENARDIS, ALSO KNOWN AS

PHILIP DENARDIS, a married man as his sole and separate property

whose address is: 15737 N.E. Rose Pkwy, Portland, OR 97223

the following described premises situated in Twin Falls County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: January 19, 1999

Ann G. DeNardis
Ann G. DeNardis

STATE OF OREGON

COUNTY OF MULTNOMAH

)
: ss
)

On this 2nd of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared ANN G. DENARDIS, personally known to me (or 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.

WITNESS my hand and official seal.

Alan R. Sanchez
Notary Public

Residing at: MULTNOMAH COUNTY, OR

My commission expires: 3/9/2001



EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County, Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; Thence West approximately 370 feet, more or less; Thence South 875 feet, more or less; Thence East 370 feet, more or less; Thence North approximately 875 feet, more or less, to THE POINT OF BEGINNING.

Together with an easement and right of way for road over and across the following courses:

Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 9 South, Range 14 East of the Boise Meridian, where the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West 379 feet more or less to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence South 50 feet; Thence East 390 feet more or less to the West boundary of the county road; Thence Northwesterly, along the county road 75 feet, more or less to the PLACE OF BEGINNING.

AND

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West approximately 370 feet, more or less; Thence South along the North bank of the creek approximately 875 feet, more or less; Thence East approximately 370 feet; Thence North approximately 875 feet, more or less, to the POINT OF BEGINNING.

AND

Township 9 South, Range 14 East Boise Meridian, Twin Falls County, Idaho

Section 23: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

1210

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
11:48am Jan. 18, 1999
1999-001057
No. of Pages: 3 Fee: \$9.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

T-23952DJT E16745RG

QUITCLAIM DEED

For Value Received

PHILIP DENARDIS, a married man, as to an undivided one-half interest;
and WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees, as their
successors in trust under the Leavell Living Trust, dated March 2, 1995,
as to an undivided one-half interest

do hereby convey, release, remise and forever quit claim unto

PHIL DENARDIS, a married man as his sole and separate property

whose address is: 15737 N.E. Rose Pkwy
Portland, OR 97223

the following described premises situated in Twin Falls County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: January 11, 1999

Philip Denardis
Philip Denardis

THE LEAVELL LIVING TRUST DATED March 2, 1995

By: William G. Leavell, Trustee
William G. Leavell, Trustee

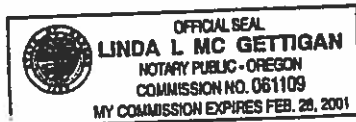
By: Helena C. Leavell, Trustee
Helena C. Leavell, Trustee

STATE OF OREGON

COUNTY OF Washington)
: ss)

On this 11 of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP DENARDIS, personally known to me (or 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.

WITNESS my hand and official seal.



[Signature]
Notary Public
Residing at: Portland, OR
My commission expires: 2-28-01

STATE OF OREGON

COUNTY OF Washington)
: ss)

On this 11 of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM G. LEAVELL and HELENA C. LEAVELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustee(s) under the Leavell Living Trust, dated March 2, 1995, and acknowledged to me that he/she/they executed the same as such Trustee(s).

WITNESS my hand and official seal.



[Signature]
Notary Public
Residing at: Portland, OR
My commission expires: 2-28-01

EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County,
Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the
Northeast corner of the Southwest quarter of the Northeast quarter;
Thence West approximately 370 feet, more or less;
Thence South 875 feet, more or less;
Thence East 370 feet, more or less;
Thence North approximately 875 feet, more or less, to THE POINT OF
BEGINNING.

Together with an easement and right of way for road over and across
the following courses:
Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section
23, Township 9 South, Range 14 East of the Boise Meridian, where
the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence West 379 feet more or less to the Northwest corner of the
SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 50 feet;
Thence East 390 feet more or less to the West boundary of the
county road;
Thence Northwesterly, along the county road 75 feet, more or less
to the PLACE OF BEGINNING.

all

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
11:44am Jan. 13, 1999
1999-001056
No. of Pages: 3 Fee: \$1.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: BR

T-23952DJT E16745RG

WARRANTY DEED

For Value Received PHILIP DENARDIS, a married man, as to an undivided one-third interest; and TERESA J. CLEMENS, Trustee of the Teresa J. Clemens Revocable Living Trust, as to an undivided one-third interest; AND WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees or their successors in trust under the Leavell Living Trust, dated March 2, 1995, as to an undivided one-third interest

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

PHILIP DENARDIS, a married man, as to an undivided one-half interest; and WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees, as their successors in trust under the Leavell Living Trust, dated March 2, 1995, as to an undivided one-half interest

whose address is: C/O Philip DeNardis
15737 N.E. Rose Pkwy
Portland, OR 97223

Hereinafter called the Grantee, the following described premises situated in Twin Falls County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 12, 1999

PHILIP DENARDIS

TERESA J. CLEMENS REVOCABLE LIVING TRUST

By: Teresa J. Clemens
Teresa J. Clemens, Trustee

THE LEAVELL LIVING TRUST DATED March 2, 1995

By: _____
William G. Leavell, Trustee

By: _____
Helena C. Leavell, Trustee

STATE OF OREGON

)
: ss
)

COUNTY OF _____

On this _____ of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP DENARDIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Notary Public
Residing at:
My commission expires:

STATE OF OREGON

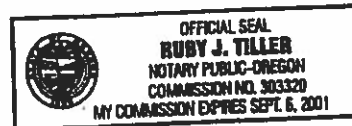
)
: ss
)

COUNTY OF Harney

On this 12th of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared TERESA J. CLEMENS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as Trustee of the Teresa J. Clemens Revocable Living Trust, and acknowledged to me that she executed the same as such Trustee.

WITNESS my hand and official seal.

Ruby J. Tiller
Notary Public
Residing at: Burns, OR
My commission expires: 9-6-2001



STATE OF OREGON

)
: ss
)

COUNTY OF _____

On this _____ of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM G. LEAVELL and HELENA C. LEAVELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument as Trustee(s) under the Leavell Living Trust, dated March 2, 1995, and acknowledged to me that they executed the same as such Trustee(s).

WITNESS my hand and official seal.

Notary Public
Residing at:
My commission expires:

EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County, Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; Thence West approximately 370 feet, more or less; Thence South 875 feet, more or less; Thence East 370 feet, more or less; Thence North approximately 875 feet, more or less, to THE POINT OF BEGINNING.

Together with an easement and right of way for road over and across the following courses:

Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 9 South, Range 14 East of the Boise Meridian, where the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West 379 feet more or less to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence South 50 feet; Thence East 390 feet more or less to the West boundary of the county road; Thence Northwesterly, along the county road 75 feet, more or less to the PLACE OF BEGINNING.

AND

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West approximately 370 feet, more or less; Thence South along the North bank of the creek approximately 875 feet, more or less; Thence East approximately 370 feet; Thence North approximately 875 feet, more or less, to the POINT OF BEGINNING.

AND

Township 9 South, Range 14 East Boise Meridian, Twin Falls County, Idaho

Section 23: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

all

Twin Falls County, Idaho
Recorded for:
FIRST AMERICAN TITLE CO.
11:43am Jan. 19, 1999
1999-001055
No. of Pages: 3 Fee: \$9.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: BN

T-23952DJT E16745RG

WARRANTY DEED

For Value Received PHILIP DENARDIS, a married man, as to an undivided one-third interest; and TERESA J. CLEMENS, Trustee of the Teresa J. Clemens Revocable Living Trust, as to an undivided one-third interest; AND WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees or their successors in trust under the Leavell Living Trust, dated March 2, 1995, as to an undivided one-third interest

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

PHILIP DENARDIS, a married man, as to an undivided one-half interest; and WILLIAM G. LEAVELL and HELENA C. LEAVELL, Trustees, as their successors in trust under the Leavell Living Trust, dated March 2, 1995, as to an undivided one-half interest

whose address is: C/O Philip DeNardis
15737 N.E. Rose Pkwy
Portland, OR 97223

Hereinafter called the Grantee, the following described premises situated in Twin Falls County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: January 11, 1999

Philip DeNardis
PHILIP DENARDIS

TERESA J. CLEMENS REVOCABLE LIVING TRUST

By: Teresa J. Clemens, Trustee

THE LEAVELL LIVING TRUST DATED March 2, 1995

By: William G. Leavell, Trustee By: Helena C. Leavell, Trustee
William G. Leavell, Trustee Helena C. Leavell, Trustee

STATE OF OREGON

COUNTY OF

Washington

On this 11 of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP DENARDIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Notary Public

Residing at: Portland OR

My commission expires: 2-28-01



STATE OF OREGON

COUNTY OF

On this _____ of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared TERESA J. CLEMENS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as Trustee of the Teresa J. Clemens Revocable Living Trust, and acknowledged to me that she executed the same as such Trustee.

WITNESS my hand and official seal.

Notary Public

Residing at:

My commission expires:

STATE OF OREGON

COUNTY OF

Washington

On this 11th of January, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared WILLIAM G. LEAVELL and HELENA C. LEAVELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument as Trustee(s) under the Leavell Living Trust, dated March 2, 1995, and acknowledged to me that they executed the same as such Trustee(s).

WITNESS my hand and official seal.

Notary Public

Residing at: Portland, OR

My commission expires: 2-28-01

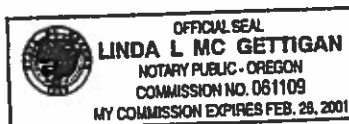


EXHIBIT "A"

Township 9 South, Range 14, East Boise Meridian, Twin Falls County, Idaho

Section 23: That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; Thence West approximately 370 feet, more or less; Thence South 875 feet, more or less; Thence East 370 feet, more or less; Thence North approximately 875 feet, more or less, to THE POINT OF BEGINNING.

Together with an easement and right of way for road over and across the following courses:

Beginning at a point of the North boundary of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 9 South, Range 14 East of the Boise Meridian, where the county road crosses the North boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West 379 feet more or less to the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; Thence South 50 feet; Thence East 390 feet more or less to the West boundary of the county road; Thence Northwesterly, along the county road 75 feet, more or less to the PLACE OF BEGINNING.

AND

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence West approximately 370 feet, more or less; Thence South along the North bank of the creek approximately 875 feet, more or less; Thence East approximately 370 feet; Thence North approximately 875 feet, more or less, to the POINT OF BEGINNING.

AND

Township 9 South, Range 14 East Boise Meridian, Twin Falls County, Idaho

Section 23: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

*Not long enough
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GRANT DEED

We, Helena DeNardis Leavell, of 25091 So. Central Pt. Rd., Canby, OR 97013, and Teresa DeNardis Clemens, of 763 Ponderosa Village, Burns, OR 97720, as co-trustees of the Alice DeNardis Second Amended Trust u/t/d November 18, 1996, grant to William G. Leavell and Helena C. Leavell, Trustees, or their successors in trust, under the Leavell Living Trust, dated March 2, 1995, and any amendments thereto, c/o Helena DeNardis Leavell, 25091 So. Central Pt. Rd., City of Canby, State of Oregon, an undivided one third interest in the following described real property situated in the County of Twin Falls, State of Idaho:

Parcel 1:

Section 23, Township 9 South, Range 14 E.B.M., in Twin Falls County, Idaho, that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ consisting of approximately 7 acres, more or less and being the homestead, yards, barns, corrals, and some farm and orchard land, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter, thence West approximately 370 feet, more or less, thence South 875 feet, more or less, thence east 370 feet, more or less, thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 2:

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho.

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$
EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence West approximately 370 feet, more or less,
Thence South along the North bank of the creek approximately 875 feet, more or less;
Thence East approximately 370 feet;
Thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 3:

NE $\frac{1}{4}$ of the SW $\frac{1}{4}$
and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

All in Section 23 Township 9 South, Range 14 E.B.M., in Twin Falls County, Idaho

GRANT DEED - 1

Felton &
Felton
Attorneys
At Law
Buhl, Idaho

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Together with all improvements, appurtenances and hereditaments thereunto belonging or in anywise appertaining including all water rights.

WITNESS my hand this 17th day of March, 1998.

Alice DeNardis Second Amended Trust

By Helena DeNardis Leavell
Helena DeNardis Leavell
Co-Trustee

By Teresa DeNardis Clemens
Teresa DeNardis Clemens
Co-Trustee

Felton &
Felton
Attorneys
At Law
Boise, Idaho

GRANT DEED - 2

IDAHO COUNTY, IDAHO
RECORDED FOR: FELTON
APR - 8 A 11:27
ROBERT S. FORT
900

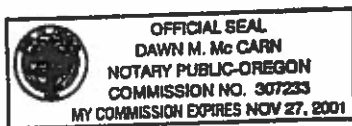
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STATE OF OREGON)
) ss.
County of Clackamas)

On this 17th day of March, 1998, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared Helena
DeNardis Leavell, known or identified to me to be the person whose name is
subscribed to the foregoing instrument as co-trustee of the Alice DeNardis Second
Amended Trust, and acknowledged to me that she executed the same.

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

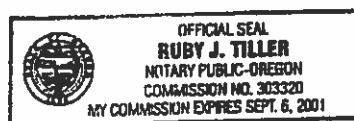


Dawn M. McCann
Notary Public for State of Oregon
Residing at Oregon City, Oregon
My Commission Expires: 11-27-2001

STATE OF OREGON)
) ss.
County of Harney)

On this 24th day of March, 1998, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared Teresa DeNardis
Clemens, known or identified to me to be the person whose name is subscribed to the
foregoing instrument as co-trustee of the Alice DeNardis Second Amended Trust, and
acknowledged to me that she executed the same.

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



Ruby J. Tillier
Notary Public for State of Oregon
Residing at Burns, Oregon
My Commission Expires: 9-6-2001

GRANT DEED - 3

all

GRANT DEED

We, Helena DeNardis Leavell, of 25091 So. Central Pt. Rd., Canby, OR 97013, and Teresa DeNardis Clemens, of 763 Ponderosa Village, Burns, OR 97720, as co-trustees of the Alice DeNardis Second Amended Trust u/t/d November 18, 1996, grant to Teresa J. Clemens, Trustee, of the Teresa J. Clemens Revocable Living Trust, of 763 Ponderosa Village, City of Burns, State of Oregon, an undivided one third interest in the following described real property situated in the County of Twin Falls, State of Idaho:

Parcel 1:

Section 23, Township 9 South, Range 14 E.B.M., in Twin Falls County, Idaho, that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ consisting of approximately 7 acres, more or less and being the homestead, yards, barns, corrals, and some farm and orchard land, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter, thence West approximately 370 feet, more or less, thence South 875 feet, more or less, thence east 370 feet, more or less, thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 2:

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho.

Section 23: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence West approximately 370 feet, more or less,

Thence South along the North bank of the creek approximately 875 feet, more or less;

Thence East approximately 370 feet;

Thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 3:

NE $\frac{1}{4}$ of the SW $\frac{1}{4}$
and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$

All in Section 23 Township 9 South, Range 14 E.B.M., in Twin Falls County, Idaho;

GRANT DEED - 1

Felton &
Felton
Attorneys
At Law
3uhl, Idaho

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Together with all improvements, appurtenances and hereditaments
thereunto belonging or in anywise appertaining including all water
rights.

WITNESS my hand this 30th day of March, 1998.

Alice DeNardis Second Amended Trust

By Helena DeNardis Leavell
Helena DeNardis Leavell
Co-Trustee

By Teresa DeNardis Clemens
Teresa DeNardis Clemens
Co-Trustee

FALLS COUNTY, IDAHO
RECORDED FOR: FELTON
APR - 6 A 11:27 1998006292
ROBERT S. FORT
900 DEPT. FF

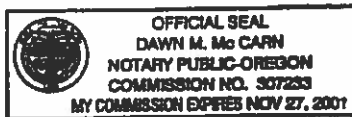
GRANT DEED - 2

Felton &
Felton
Attorneys
At Law
Buhl, Idaho

1 STATE OF OREGON)
2) ss.
3 County of Clackamas

4 On this 30th day of March, 1998, before me, the undersigned,
5 a Notary Public in and for said County and State, personally appeared Helena
6 DeNardis Leavell, known or identified to me to be the person whose name is
7 subscribed to the foregoing instrument as co-trustee of the Alice DeNardis Second
8 Amended Trust, and acknowledged to me that she executed the same.

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



Dawn M. McCane
Notary Public for State of Oregon
Residing at Oregon City, Oregon
My Commission Expires: 11-27-2001

STATE OF OREGON)
) ss.
County of Harney

On this 24th day of March, 1998, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared Teresa DeNardis
Clemens, known or identified to me to be the person whose name is subscribed to the
foregoing instrument as co-trustee of the Alice DeNardis Second Amended Trust, and
acknowledged to me that she executed the same.

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



Ruby J. Tillier
Notary Public for State of Oregon
Residing at Burns, Oregon
My Commission Expires: 9-6-2001

GRANT DEED - 3

all

GRANT DEED

We, Helena DeNardis Leavell, of 25091 So. Central Pt. Rd., Canby, OR 97013, and Teresa DeNardis Clemens, of 763 Ponderosa Village, Burns, OR 97720, as co-trustees of the Alice DeNardis Second Amended Trust u/t/d November 18, 1996, grant to Phillip DeNardis, of 15737 N.E. Rose Parkway, City of Portland, County of Multnomah, State of Oregon, dealing in his sole and separate property, an undivided one third interest in the following described real property situated in the County of Twin Falls, State of Idaho:

Parcel 1:

Section 23, Township 9 South, Range 14 E.B.M., in Twin Falls County, Idaho, that portion of the Southwest ¼ of the Northeast ¼ consisting of approximately 7 acres, more or less and being the homestead, yards, barns, corrals, and some farm and orchard land, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter, thence West approximately 370 feet, more or less, thence South 875 feet, more or less, thence east 370 feet, more or less, thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 2:

Township 9 South, Range 14, East, Boise Meridian, Twin Falls County, Idaho.

Section 23: The SW¼NE¼ and the SE¼NW¼

EXCEPT:

Beginning at the Northeast corner of the SW¼NE¼;

Thence West approximately 370 feet, more or less,

Thence South along the North bank of the creek approximately 875 feet, more or less;

Thence East approximately 370 feet;

Thence North approximately 875 feet, more or less, to the point of beginning.

Parcel 3:

NE¼ of the SW¼

and NW¼ of the SE¼

All in Section 23 Township 9 South, Range 14 E.B.M. in Twin Falls County, Idaho;

GRANT DEED - 1

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Together will all improvements, appurtenances and hereditaments
thereunto belonging or in anywise appertaining including all water
rights.

WITNESS my hand this 17th day of March, 1998.

Alice DeNardis Second Amended Trust

By Helena DeNardis Leavelle
Helena DeNardis Leavelle
Co-Trustee

By Teresa DeNardis Clemens
Teresa DeNardis Clemens
Co-Trustee

GRANT DEED - 2

IDAHO COUNTY, IDAHO
RECORDED FOR: Felton
13 APR - 8 AM '98 1998006291
ROBERT S. FOOT
: 900 JH

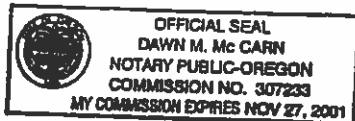
Felton &
Felton
Attorneys
At Law

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STATE OF OREGON)
) ss.
County of Clackamas

On this 17th day of March, 1998, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared Helena
DeNardis Leavell, known or identified to me to be the person whose name is
subscribed to the foregoing instrument as co-trustee of the Alice DeNardis Second
Amended Trust, and acknowledged to me that she executed the same.

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

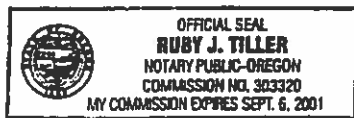


Dawn M McCarn
Notary Public for State of Oregon
Residing at Oregon City, Oregon
My Commission Expires: 11-27-2001

STATE OF OREGON)
) ss.
County of Harney

On this 24th day of March, 1998, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared Teresa DeNardis
Clemens, known or identified to me to be the person whose name is subscribed to the
foregoing instrument as co-trustee of the Alice DeNardis Second Amended Trust, and
acknowledged to me that she executed the same.

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



Ruby J Tillier
Notary Public for State of Oregon
Residing at Oreos, Oregon
My Commission Expires: 9-6-2001

GRANT DEED - 3

AMENDED WARRANTY DEED

FOR VALUE RECEIVED, ALICE DENARDIS, the grantor, does hereby grant, bargain, sell and convey unto the Alice DeNardis Trust, and Father Francis DeNardis and Alice DeNardis, Co-Trustees of the Alice DeNardis Trust or their duly appointed successors, the grantees, the following described premises, to-wit:

Section 23, Township 9 South, Range 14 E.B.M.

The Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter, EXCEPTING THEREFROM, a certain parcel of land consisting of seven (7) acres, more or less, consisting of the homestead, yards, barns, corrals, and some farmland which is described and referred to in the Last Will and Testament of the Grantor, Alice DeNardis, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; thence west approximately 370 feet, more or less; thence south along the North bank of the creek approximately 875 feet, more or less, thence east approximately 370 feet, more or less; thence north approximately 875 feet, more or less, TO THE POINT OF BEGINNING.

TOGETHER WITH 43 shares of Twin Falls Canal Company Water Stock, which is appurtenant to the land herein granted.,

SUBJECT ONLY to the easements and restrictions of record as of the 24th day of January, 1989.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances except as

above described, and that she will warrant and defend the same from all lawful claims whatsoever.

DATED this 8th day of Sept, 1995.

Alice Denardis
ALICE DENARDIS

STATE OF IDAHO)
County of Cassia) ss.

On this 8th day of September, 1995, before me a notary public in and for said state, personally appeared ALICE DENARDIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



(SEAL)

[Signature]
Notary Public for Idaho
Residing at: Bear River, Idaho
My Commission Expires: 6-98

TWIN FALLS COUNTY, IDAHO
CORREDED FOR:

1995 DEC -7 P 4:36

ROBERT S. FORT
OFFICIO RECORDER

2 - FEE: 600 DEPUTY: UF

AMENDED WARRANTY DEED

1995019074

Jarvis Annest

LAW OFFICE OF JAMES ANNEST
James Annest Attorney
1742 Overland Avenue
P.O. Box 686
Burley, ID 83318
Telephone: (208) 678-7493

TWIN FALLS COUNTY, IDAHO
RECORDED FOR: ANNIS

OCT -5 A 9 51

19930146791

Attorney for Petitioner: ROBERT S. FORT

EX-OFFICIO RECORDER

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT
FEE: 1.75 DEPUTY: J. H. H. H.
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In the Matter of the Estate

of

JOHN DeNARDIS, JR

Deceased.

Case No. SP 90-582

PERSONAL REPRESENTATIVE'S
WARRANTY DEED

NOW THEREFORE. the undersigned Personal Representative of the Estate of JOHN DeNARDIS. deceased. the Grantor herein. pursuant to the authority conferred upon him by those certain Letters of Testamentary of the Magistrate Division of the District Court of the State of Idaho in the County of Twin Falls. a copy of which said Letters of Testamentary are attached hereto and made a part hereof, and in consideration thereof. and consistent with the Agreement of Alice DeNardis attached, do by these presence, distribute, transfer and convey to the Alice DeNardis Family Trust as Grantee, herein all of the right, title and interest and estate in fee simple of the said estate of John DeNardis. deceased. held by him at the time of his death and all right, title and interest that said estate may have acquired by operation of law or otherwise other than

PERSONAL REPRESENTATIVE'S
WARRANTY DEED

-1-

Should
be NESW &
NWSE

4800

7800

Legal
is
wrong

~~James Annest~~

Baptist

and in addition to that of the decedent at the time of his death. which is particularly described as follows. to-wit:

NE 1/4 of the SW 1/4 and
NE 1/4 of the SE 1/4
All in Section 23 Township 9 Range 14 EBM
Together will all improvements, appurtenances and hereditaments thereunto belonging or in anywise appertaining, including all water rights.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with appurtenance, unto the GRANTEE to have and to hold unto itself and to its beneficiaries their heirs and assigns forever; and the said GRANTOR warrants that the title to the above described property shall be free and clear of any claim, legal or equitable, except as provided herein, or of any person claiming under or through John DeNardis, deceased, or the estate of John DeNardis.

IN WITNESS WHEREOF, GRANTOR, the duly appointed qualified and acting Personal Representative of the Estate of John DeNardis, deceased, as aforesaid have hereunder set his hand and seal the 2 day of April, 1993.

Rev. Francis E. DeNardis
FATHER FRANCIS DeNARDIS

LAW OFFICE OF JAMES ANNEST
James Annest Attorney
1742 Overland Avenue
P.O. Box 660
Burley, Idaho 83318
(208)678-7783

Attorney for Petitioner.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In the Matter of the Estate	)	
	)	Case No.
of	)	
	)	
JOHN DeNARDIS,	)	LETTERS TESTAMENTARY
	)	
Deceased.	)	
-----	)	

The will of John DeNardis having been admitted to informal probate, Francis DeNardis is hereby appointed personal representative of the estate.

WITNESS: _____, Magistrate of
the District Court, County of Twin Falls, State of Idaho, with
the seal of the Court affixed the 21 day of August, 1991.


Magistrate

STATE OF IDAHO)
) ss.
County of Twin Falls)

I, Francis DeNardis, hereby accept the duties of personal representative of the estate of John DeNardis, deceased, and so solemnly swear that I will perform, according to law, the duties of personal representative of the estate of John DeNardis, deceased.

Francis E. DeNardis
JOHN DeNARDIS

SUBSCRIBED AND SWORN to before me this 31 day
of August, 1990.

[Signature]
Magistrate

State of Idaho,
County of Twin Falls, ss.

hereby certify the foregoing to be a full, true
and correct copy of the original on file in the
above entitled action.

RICHARD A. PENCE
CLERK OF THE DISTRICT COURT
[Signature]
DEPUTY MAGISTRATE DIVISION

AGREEMENT OF ALICE DeNARDIS

This Agreement made this 2nd day of April, 1993.
between Alice DeNardis, the sole distributee of the Estate of
John DeNardis, deceased, party of the first part, and Father
Francis DeNardis, the duly qualified, appointed and acting
Personal Representative of the Estate of John DeNardis,
deceased, party of the second part, both of whom reside at Buhl
in the County of Twin Falls, Idaho.

W I T N E S S E T H

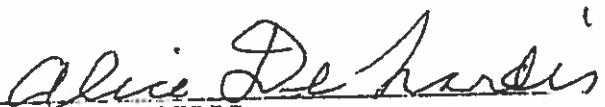
WHEREAS, the party of the first part is the sole
distributee of the assets of the Estate of John DeNardis,
deceased, and

WHEREAS, it is her desire that said assets be distributed
directly to her family Trust, and

WHEREAS, the Personal Representative has no objection to
the distribution of said assets directly to the family Trust of
Alice DeNardis.

THEREFORE: it is hereby agreed, that all of the assets of
the John DeNardis Estate, which are distributable upon closing
of said Estate, be distributed to the Alice DeNardis Trust and
shall be held by said Trust and distributed therefrom in
accordance with the terms and provisions of the Trust.

IN WITNESS WHEREOF the parties have affixed their hand and
seal this 2nd day of April, 1993.


ALICE DeNARDIS

Rev Francis E. DeNardis
FATHER FRANCIS DeNARDIS

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 22 day of April, 19 , before me a notary public in and for said state, personally appeared ALICE DeNARDIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

[Signature]
Notary Public for Idaho
(SEAL)
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 22 day of April, 19 , before me a notary public in and for said state, personally appeared FRANCIS DeNARDIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

(SEAL)

[Signature]
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

AGREEMENT OF ALICE DeNARDIS

1210

WARRANTY DEED

For Value Received I, Alice DeNardis of Buhl, Twin Falls County, Idaho,

the grantor do hereby grant, bargain, sell and convey unto the Alice DeNardis Trust, and Helena DeNardis Leavell, and Teresa DeNardis Clemens, Co-trustees of the Alice DeNardis Trust

the grantee the following described premises, to-wit:

Section 23, Twn. 9 S, Range 14 E.B.N. in Twin Falls County, Idaho, that portion of the Southwest 1/4 of the Northeast 1/4, consisting of approximately 7 acres, more or less, and being the homestead, yards, barns, corrals, and some farm and orchard land, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter, thence West approximately 370 feet, more or less, thence South 875 feet, more or less, thence East 370 feet, more or less, thence North approximately 875 feet, more or less, TO THE POINT OF BEGINNING.

TWIN FALLS COUNTY, IDAHO
RECORDED FOR

1995 DEC -7 P 4:36

19950190731

ROBERT S. FORT
CLERK OF RECORD

FEE: 300 DEPUTY LF

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee s, and with the said Grantee s, that she is the owner in fee simple of said premises; that said premises are free from all incumbrances except as above described, and that she will warrant and defend the same from all lawful claims whatsoever.
Dated: September 8, 1995

Alice DeNardis

STATE OF IDAHO, COUNTY OF CASSIA:

On this 8th day of Sept. 1995, before me, a notary public in and for said State, personally appeared Alice DeNardis

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Residing at Buhl, Idaho. Comm. Expires Dec. 1998

QUITCLAIM DEED

For Value Received

John Baptist DeNardis JR

4800
7800

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto Mrs. John DeNardis

Alice or John's wife?

Hereinafter called the grantees, the following described premises, in Twin Falls County, Idaho to-wit:

PARCEL 1:

The Northeast quarter of the Southwest quarter of Section 23, Township 9, Range 14 E.B.M.

} Alice already owned through John's 1936 - Deed

and

PARCEL 2:

The Northwest quarter of the Southeast quarter of Section 23, Township 9, Range 14 E.B.M.

TOGETHER WITH all water rights, improvements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantees, and the grantor's heirs and assigns forever.

Dated: Nov. 6, 1989

John B. DeNardis

Instrument No.

STATE OF IDAHO, COUNTY OF

On this 6th day of November, 1989, before me, a notary public in and for said State, personally appeared John Baptist DeNardis

known 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
Residing at _____, Idaho.

In my office and recorded in Book _____, Page _____
Fee \$ 3.00
Return to _____

001-516

State of Idaho
County of Twin Falls
I hereby certify that the within and recorded at request of
John Baptist DeNardis
NOV 07 1989

962237

WARRANTY DEED

For Value Received Alice DeNardis

the grantor do es hereby grant, bargain, sell and convey unto the Alice DeNardis Trust, and Father Francis DeNardis and Alice DeNardis, Co-Trustees of the Alice DeNardis Trust or their duly appointed successors the grantees, the following described premises, to-wit:

Section 23, Township 9 South, Range E.B.M.

The Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter, EXCEPTING THEREFROM, a certain parcel of land consisting of seven (7) acres, more or less, consisting of the homestead, yards, barns, corrals, and some farmland which is described and referred to in the Last Will and Testament of the Grantor, Alice DeNardis, beginning at the Northeast corner of the Southwest quarter of the Northeast quarter; thence west along the south bank of the creek approximately 370 feet, more or less; thence northerly along the west bank of the creek approximately 875 feet; more or less; thence east approximately 370 feet, more or less; thence south approximately 875 feet, more or less, TO THE POINT OF BEGINNING.

TOGETHER WITH 43 shares of Twin Falls Canal Company Water Stock, which is appurtenant to the land herein granted.

SUBJECT ONLY to the easements and restrictions of record at the date of this conveyance.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantees that she is the owner in fee simple of said premises; that said premises are free from all incumbrances except as above described, and that she will warrant and defend the same from all lawful claims whatsoever.

Dated This 24th day of January, 1989.

Alice DeNardis

STATE OF IDAHO, COUNTY OF CASSIA Twin Falls:
On this _____ day of January, 1989, before me, a
notary public in and for said State, personally appeared

Alice DeNardis and
Father Francis DeNardis

known to me to be the persons whose name are subscribed to the
within instrument and acknowledged to me that they executed the same

Residing at Burley Idaho Comm Expires 6-15-92

State of Idaho
County of Twin Falls
I hereby certify that this
instrument has been recorded at
Twin Falls, Idaho for record at
request of
Alice DeNardis
2-2-89
FEB 1 1989
In my office and recorded
in Book _____ Page _____
RICHARD A. PRICE
County Clerk
300 Deputy

920530