

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 24 2015

DEPT OF WATER RESOURCES
SOUTHERN REGION

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-104	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-105A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11387	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-11394	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Spring of Gladness Ranch, Inc., an Idaho corporation
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John I. and Kristy M. Molyneux
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 10407 Highway 75 Bellevue ID 83313
Mailing address City State ZIP
- (208) 788-2450 jkmoly@basicisp.net
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):
 ☐ \$25 per *undivided* water right.
 ☐ \$100 per *split* water right.
 ☐ 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] _____ _____
 Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by DM Date 4-30-2015 Receipt No. SD34733 Receipt Amt. \$100 -

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

37-104

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 24 2015

DEPT OF WATER RESOURCES
SOUTHERN REGION

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-20578	Yes ☐	Yes ☐	37-20571	Yes ☐	Yes ☐
37-20584	Yes ☐	Yes ☐	37-22026	Yes ☐	Yes ☐
37-22030	Yes ☐	Yes ☐	37-22032	Yes ☐	Yes ☐
37-22036	Yes ☐	Yes ☐	37-22038	Yes ☐	Yes ☐
37-4421A	Yes ☐	Yes ☐	37-20581	Yes ☐	Yes ☐

2. Previous Owner's Name: John I. Molyneux, William L. Molyneux, C. E. Molyneux
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John I. Molyneux, Kristy Molyneux
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 10407 Hwy 75 Bellevue ID 83313
Mailing address City State ZIP
- 208-788-2450 jkmoly@basicisp.net
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: April 9, 2015
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: *John I. Molyneux* 4/20/2015
Signature of new owner/claimant Title, if applicable Date

Signature: *Kristy Molyneux* 4/20/2015
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 4.24.2015 Receipt No. 5034716 Receipt Amt. \$325 -

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 _____

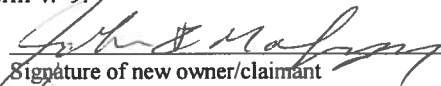
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-22028	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22034	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22040	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John I. Molyneux, William L. Molyneux, C. E. Molyneux
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John I. Molyneux, Kristy Molyneux
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 10407 Hwy 75 Bellevue ID 83313
Mailing address City State ZIP
- 208-788-2450 jkmoly@basicisp.net
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: April 9, 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:  4/20/2015
Signature of new owner/claimant Title, if applicable Date

Signature:  4/20/2015
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

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

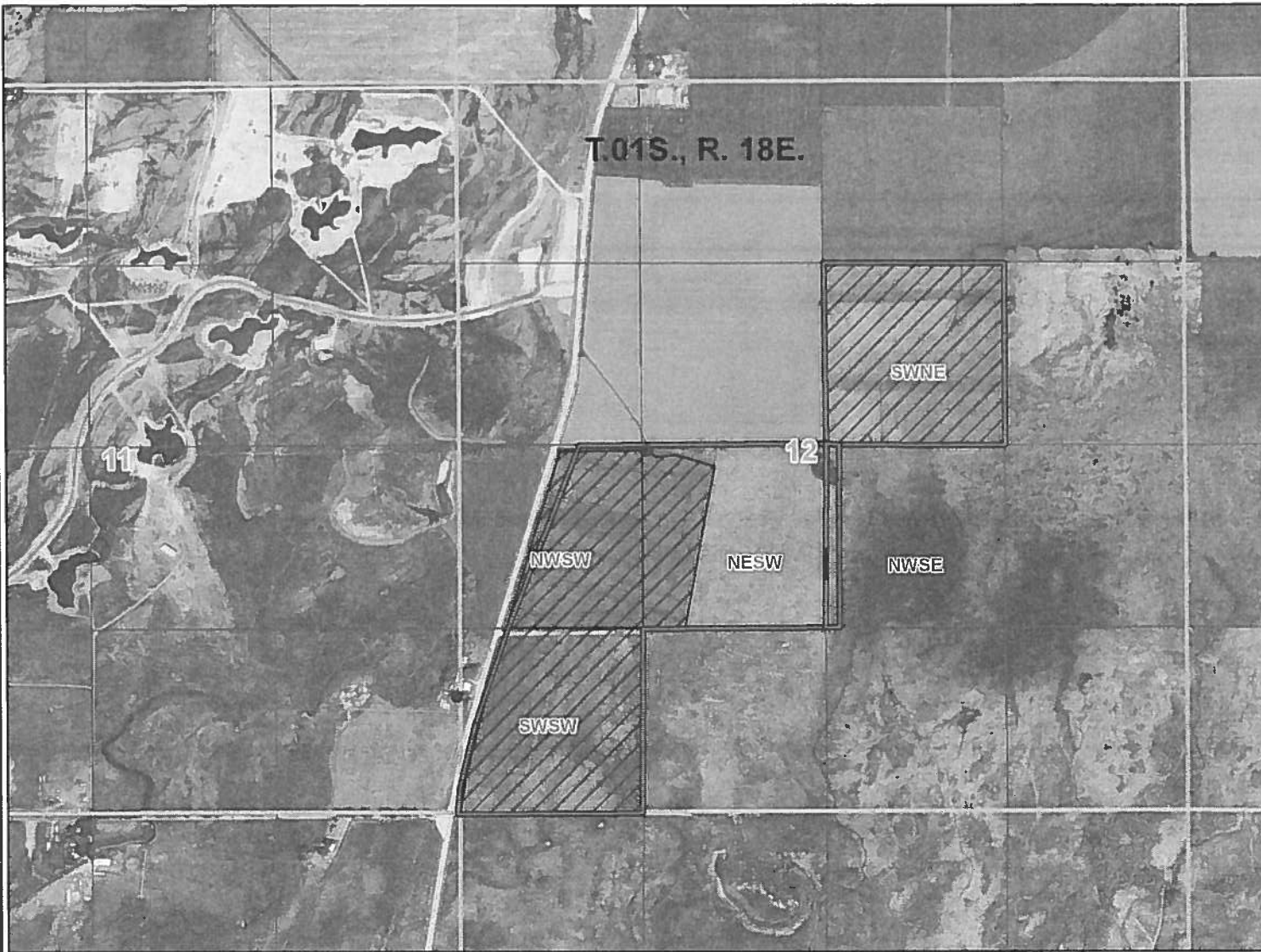
Name on W-9 _____ Approved by _____ Processed by _____ Date _____

SPRING OF GLADNESS - WATER RIGHTS, EAST OF STATE HIGHWAY 75:

BROCKWAY ENGINEERING PLLC- 3/12/12

*Water Rights Remaining- East of HWY 75, Spring of Gladness Ranch Inc.:

WATER RIGHT #	37-104	37-105A	37-11387	37-113
SOURCE	BIG WOOD RIVER	BIG WOOD RIVER	GROUND WATER	BIG WOOD
CURRENT OWNER	SPRING OF GLADNESS RANCH INC.	SPRING OF GLADNESS RANCH INC.	SPRING OF GLADNESS RANCH INC.	SPRING OF GLADNESS RANCH INC.
PRIORITY DATE	5/15/1882	5/31/1887	6/1/1950	9/1/1950
BASIS	DECREED	DECREED	DECREED	DECREED
USE	IRRIGATION, STOCK	IRRIGATION	IRRIGATION, STOCK- 150 range cattle	IRRIGATION, STOCK
Remaining Diversion Rate	1.14 CFS	4.55 CFS	1.94 CFS	1.28 CFS
Remaining Diversion Volume	N/A	N/A	252.0 AFA	N/A
Remaining Acre Limit	109.2 Acres	109.2 Acres	109.2 Acres	109.2 Acres
Combined Acre LIMIT	109.2 Acres			



0 500 1,000 2,000 Feet

SPRING OF GLADNESS RANCH
37-104, 37-105A, 37-11387, 37-11394
NAIP 2011 AERIAL

Legend

- Points of Diversion
- Spring_of_Gladness_Rar
- Remaining_WR_POU
- Section_Lines
- QQ lines

Brockway Engineering, PLLC
ALR - March 12, 2012

Electronically recorded – Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.



Instrument # 625769

HAILEY, BLAINE, IDAHO
04-09-2015 3:38:12 PM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee \$16.00
Ex-Officio Recorder Deputy: ds
Electronically Recorded by Simplifile

QUITCLAIM DEED

THIS INDENTURE, made this 6 day of April, 2015, between

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company, as **GRANTOR** and
John I. and Kristy M. Molyneux, husband and wife, as **GRANTEE(S)**

whose current address is 10407 Highway 75, Bellevue, ID 83313

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns, the following water rights appurtenant to all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

37-104 dated 5/15/1882 1.14 CFS
37-105A dated 5/31/1887 4.55 CFS
37-11387 dated 6/1/1950 1.94 CFS
37-11394 dated 9/1/1920 1.28 CFS

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

B.C. Exchange Accommodation Titleholder I, LLC
By: B.C. Exchange Corporation, its Member

A handwritten signature in black ink, appearing to read "Robert Korb", is written over a horizontal line.

By: Robert Korb, Its Secretary and Attorney at Law

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and a portion of Section 12, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey recorded March 14, 2012 as Instrument No. 595603, being more particularly described as follows:

Commencing at the Southeast corner of Section 11 and being the REAL POINT OF BEGINNING;
Thence South 89°47'47" West 13.70 feet along the South boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 to a point on the Easterly Right of Way of State Highway 75;
Thence North 09°49'29" East, 10.63 feet to a Highway Right of Way monument 50 feet right of Highway Station PS 510+07.3;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.14 feet that bears North 10°09'24" East, to a point 50 feet right of Highway Station PSC 512+07.3;
Thence 550.04 feet along a circular curve right with a central angle of 5°32'56", a radius of 5679.58 feet and a chord of 549.83 feet that bears North 13°35'43" East to a point 50 feet right of Highway Station PCS 517+65.6;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.09 feet that bears North 17°03'50" East to a point 50 feet right of Highway Station PT 519+65.6;
Thence North 17°19'20" East, 3.04 feet to a found Right of Way monument;
Thence North 17°19'20" East, 133.55 feet to a found Right of Way monument 50 feet right of Highway Station 521+02.5;
Thence North 68°54'44" West, 9.81 feet to a found Right of Way monument 40 feet right of Highway Station 521+02.5;
Thence North 17°23'21" East, 1667.97 feet along the Easterly Right of Way of State Highway 75 to a point on the Northerly boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12;
Thence North 89°49'24" East, 1906.73 feet along the North boundary of the SW $\frac{1}{4}$ of Section 12 to the Northeast corner thereof;
Thence North 00°11'05" West, 1320.86 feet along the West boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof;
Thence North 89°41'08" East, 1316.35 feet along the North boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northeast corner thereof;
Thence South 00°01'42" East, 1324.03 feet along the East boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southeast corner thereof;
Thence South 89°49'24" West, 1213.73 feet along the South boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 00°11'05" East, 1320.00 feet along a line 99.00 feet East of and parallel with the West boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and also being the Easterly boundary of Tax Lot No. 128;
Thence South 89°49'24" West, 99.00 feet along the Southerly boundary of said Tax Lot No. 128 to a point on the Westerly boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12;
Thence South 00°11'05" East, 4.10 feet along the Westerly boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Southwest corner thereof;
Thence South 89°45'17" West, 1325.40 feet along the South boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southwest corner thereof;
Thence South 00°04'06" East, 1325.69 feet along the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southeast corner thereof;
Thence South 89°41'11" West, 1328.10 feet along the South boundary of Section 12 to the Real Point of Beginning. (Tax Lot 8256)



WARRANTY DEED

Corporate

Spring of Gladness Ranch, Inc., an Idaho Corporation, a Corporation duly organized and existing under and by virtue of the laws of the State of Idaho, with its principal office at PO Box 102, Jerome, ID 83338

grantor, hereby CONVEYS or GRANTS and WARRANTS to

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company

grantee, whose current address is: 10407 Highway 75, Bellevue, ID 83313

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

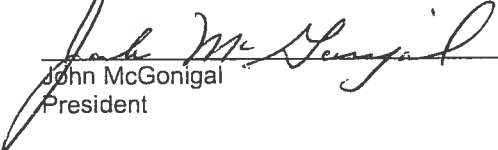
And as replacement property in an I.R.C. 1031 Tax Deferred Exchange

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto subscribed by its authorized officers, this 11 day of December, 2014.

SPRING OF GLADNESS RANCH, INC.



John McGonigal
President

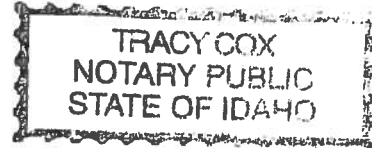
State of Idaho

County of Jerome

On this 11 day of December, 2014, before me, the undersigned, a Notary Public, in and for said State, personally appeared John McGonigal, known to me, and/or identified to me on the basis of satisfactory evidence, to be the President of the corporation that executed the instrument and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of it's board of directors and acknowledged to me that such corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Tracy Cox
Notary Public _____
Residing at: _____ County, Idaho
My Commission Expires: _____



Residing at: Buhl, Idaho
Commission Expires: 06-12-2018

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and a portion of Section 12, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey recorded March 14, 2012 as Instrument No. 595603, being more particularly described as follows:

Commencing at the Southeast corner of Section 11 and being the REAL POINT OF BEGINNING;
Thence South 89°47'47" West 13.70 feet along the South boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 to a point on the Easterly Right of Way of State Highway 75;
Thence North 09°49'29" East, 10.63 feet to a Highway Right of Way monument 50 feet right of Highway Station PS 510+07.3;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.14 feet that bears North 10°09'24" East, to a point 50 feet right of Highway Station PSC 512+07.3;
Thence 550.04 feet along a circular curve right with a central angle of 5°32'56", a radius of 5679.58 feet and a chord of 549.83 feet that bears North 13°35'43" East to a point 50 feet right of Highway Station PCS 517+65.6;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.09 feet that bears North 17°03'50" East to a point 50 feet right of Highway Station PT 519+65.6;
Thence North 17°19'20" East, 3.04 feet to a found Right of Way monument;
Thence North 17°19'20" East, 133.55 feet to a found Right of Way monument 50 right of Highway Station 521+02.5;
Thence North 68°54'44" West, 9.81 feet to a found Right of Way monument 40 feet right of Highway Station 521+02.5;
Thence North 17°23'21" East, 1667.97 feet along the Easterly Right of Way of State Highway 75 to a point on the Northerly boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12;
Thence North 89°49'24" East, 1906.73 feet along the North boundary of the SW $\frac{1}{4}$ of Section 12 to the Northeast corner thereof;
Thence North 00°11'05" West, 1320.86 feet along the West boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof;
Thence North 89°41'08" East, 1316.35 feet along the North boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northeast corner thereof;
Thence South 00°01'42" East, 1324.03 feet along the East boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southeast corner thereof;
Thence South 89°49'24" West, 1213.73 feet along the South boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 00°11'05" East, 1320.00 feet along a line 99.00 feet East of and parallel with the West boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and also being the Easterly boundary of Tax Lot No. 128;
Thence South 89°49'24" West, 99.00 feet along the Southerly boundary of said Tax Lot No. 128 to a point on the Weserly boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12;
Thence South 00°11'05" East, 4.10 feet along the Westerly boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Southwest corner thereof;
Thence South 89°45'17" West, 1325.40 feet along the South boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southwest corner thereof;
Thence South 00°04'06" East, 1325.69 feet along the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southeast corner thereof;
Thence South 89°41'11" West, 1328.10 feet along the South boundary of Section 12 to the Real Point of Beginning. (Tax Lot 8256)



QUITCLAIM DEED

THIS INDENTURE, made this 11th day of December, 2014, between

Spring of Gladness Ranch, Inc., an Idaho Corporation, as **GRANTOR** and

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company, as **GRANTEE(S)**

whose current address is 10407 Highway 75, Bellevue, ID 83313

WITNESS, that said Grantor(s), for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns, the following water rights appurtenant to all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

37-104 dated 5/15/1882 1.14 CFS
37-105A dated 5/31/1887 4.55 CFS
37-11387 dated 6/1/1950 1.94 CFS
37-11394 dated 9/1/1920 1.28 CFS

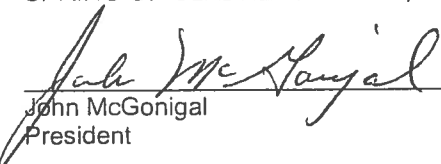
SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SPRING OF GLADNESS RANCH, INC.



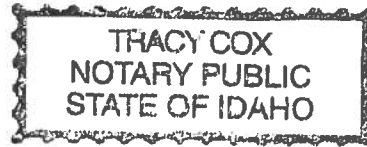
John McGonigal
President

State of Idaho
County of Jerome

On this 11th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John McGonigal, known to me, and or identified to me on the basis of satisfactory evidence, to be the President of the corporation that executed the instrument and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and acknowledged to me that such corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Tracy Cox
Notary Public
Residing at: Residing at: Buhl, Idaho
My Commission Expires: 06-12-2018



Residing at: Buhl, Idaho
Commission Expires: 06-12-2018

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and a portion of Section 12, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey recorded March 14, 2012 as Instrument No. 595603, being more particularly described as follows:

Commencing at the Southeast corner of Section 11 and being the REAL POINT OF BEGINNING;
Thence South 89°47'47" West 13.70 feet along the South boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 to a point on the Easterly Right of Way of State Highway 75;
Thence North 09°49'29" East, 10.63 feet to a Highway Right of Way monument 50 feet right of Highway Station PS 510+07.3;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.14 feet that bears North 10°09'24" East, to a point 50 feet right of Highway Station PSC 512+07.3;
Thence 550.04 feet along a circular curve right with a central angle of 5°32'56", a radius of 5679.58 feet and a chord of 549.83 feet that bears North 13°35'43" East to a point 50 feet right of Highway Station PCS 517+65.6;
Thence along a 0.5° spiral curve right with a central angle of 1° and a chord of 199.09 feet that bears North 17°03'50" East to a point 50 feet right of Highway Station PT 519+65.6;
Thence North 17°19'20" East, 3.04 feet to a found Right of Way monument;
Thence North 17°19'20" East, 133.55 feet to a found Right of Way monument 50 right of Highway Station 521+02.5;
Thence North 68°54'44" West, 9.81 feet to a found Right of Way monument 40 feet right of Highway Station 521+02.5;
Thence North 17°23'21" East, 1667.97 feet along the Easterly Right of Way of State Highway 75 to a point on the Northerly boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12;
Thence North 89°49'24" East, 1906.73 feet along the North boundary of the SW $\frac{1}{4}$ of Section 12 to the Northeast corner thereof;
Thence North 00°11'05" West, 1320.86 feet along the West boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof;
Thence North 89°41'08" East, 1316.35 feet along the North boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northeast corner thereof;
Thence South 00°01'42" East, 1324.03 feet along the East boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Southeast corner thereof;
Thence South 89°49'24" West, 1213.73 feet along the South boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 00°11'05" East, 1320.00 feet along a line 99.00 feet East of and parallel with the West boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 and also being the Easterly boundary of Tax Lot No. 128;
Thence South 89°49'24" West, 99.00 feet along the Southerly boundary of said Tax Lot No. 128 to a point on the Weserly boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12;
Thence South 00°11'05" East, 4.10 feet along the Westerly boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the Southwest corner thereof;
Thence South 89°45'17" West, 1325.40 feet along the South boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southwest corner thereof;
Thence South 00°04'06" East, 1325.69 feet along the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12 to the Southeast corner thereof;
Thence South 89°41'11" West, 1328.10 feet along the South boundary of Section 12 to the Real Point of Beginning. (Tax Lot 8256)

Electronically recorded – Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Instrument # 624951

HAILEY, BLAINE, IDAHO
03-04-2015 1:15:02 PM No. of Pages 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee \$16.00
Ex-Officio Recorder Deputy JB
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company as to an undivided 11.5% interest and John I Molyneux and Kristy M. Molyneux, husband and wife as to an undivided 88.5% interest as tenants in common

the Grantee, whose current address is: 10407 Highway 75, Bellevue, ID 83313

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

And as replacement property in an I.R.C. 1031 Tax Deferred Exchange

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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 and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 26th day of February, 2015.

B.C. Exchange Accommodation Titleholder I, LLC
By: B.C. Exchange Corporation, its Member

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

By: Robert Korb, Its Secretary and Attorney at Law

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Instrument # 625768

HAILEY, BLAINE, IDAHO
04-09-2015 3:39:12 PM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$16.00
Ex-Officio Recorder Deputy: ds
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

B.C. Exchange Accommodation Titleholder I, LLC, an Idaho limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

John I. Molyneux and Kristy M. Molyneux, husband and wife

the Grantee, whose current address is: 10407 Highway 75, Bellevue, ID 83313

its remaining 11.5% interest in and to the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

And as replacement property in an I.R.C. 1031 Tax Deferred Exchange

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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 and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

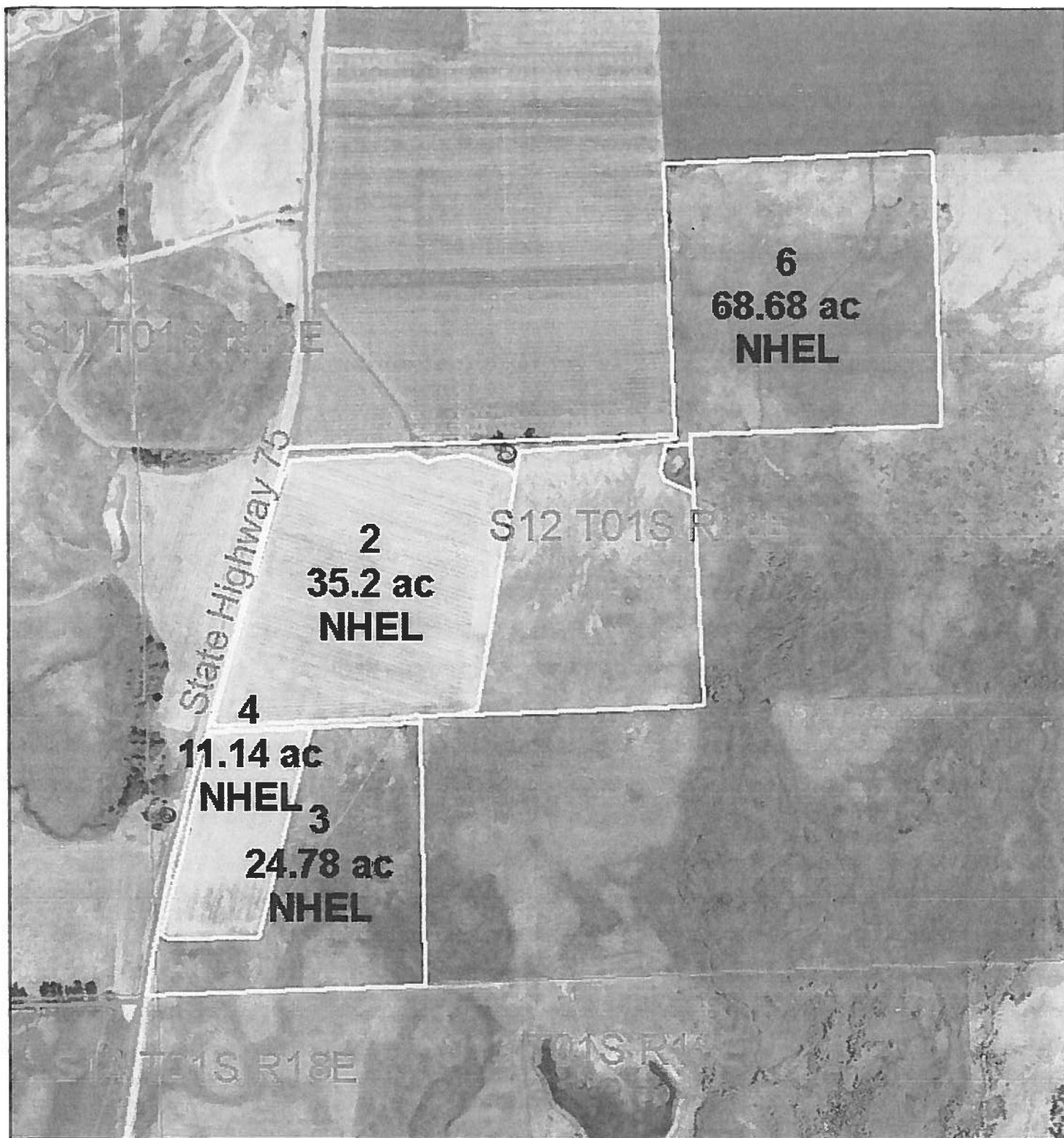
Dated this 6 day of April, 2015.

B.C. Exchange Accommodation Titleholder I, LLC

By: B.C. Exchange Corporation, its Member

A handwritten signature in black ink, appearing to read "Robert Korb", is written over a horizontal line.

By: Robert Korb, its Secretary and Attorney at Law



United States Department of Agriculture
Farm Service Agency

Farm: 160
Tract: 884

Blaine County, ID
2013 Imagery

January 13, 2014

1 inch = 664 feet



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map and acreage is for FSA purposes. No warranty is made for any other use.

Electronically recorded — Do not
remove the county stamped first
page as it is now incorporated as
part of the original document.

Instrument # 625794

HAILEY, BLAINE, IDAHO
04-13-2015 9:56:25 AM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$16.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile



GIFT DEED

FOR VALUE RECEIVED

Clarence E. and Katharine Molyneux, husband and wife; and William L. Molyneux, an unmarried man

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

John I. Molyneux and Kristy M. Molyneux, husband and wife

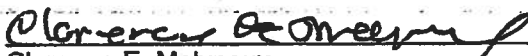
GRANTEE(S) whose current address is: 10407 Hwy 75, Bellevue, ID 83313

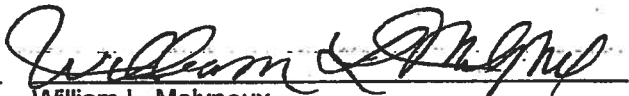
the following described premises, to-wit:

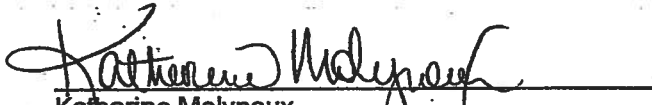
SEE EXHIBIT "A" ATTACHED HERETO

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

Dated this 15th day of April, 2015.


Clarence E. Molyneux

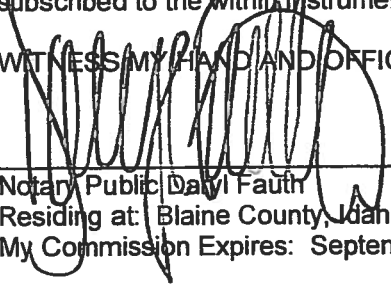

William L. Molyneux


Katharine Molyneux

State of Idaho
County of Blaine

On this 04 day of April, 2015, before me, the undersigned, a Notary Public, in and for said State, personally appeared Clarence E. Molyneux, William L. Molyneux, and Katharine Molyneux, known to me, and/or identified 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



Notary Public Daryl Fauth
Residing at: Blaine County, Idaho
My Commission Expires: September 24, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 1 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 1: SW¼SE¼

Section 12: N¼NE¼

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 36: A parcel of land within Section 36, Township 1 North, Range 18 East, B.M., Blaine County, Idaho and being more particularly described as follows:

Beginning at the South one-quarter (S ¼) corner of said Section 36, which lies south 89°45'43" West 2642.64 feet of the South East (SE) corner of said Section 36, as shown on the Record of survey for Bill Molyneux Instrument No. 427527 and being the POINT OF BEGINNING for this description;

Thence North 89°55'20" West 2634.13 feet along the Boise Meridian (Base Line Rd) to its intersection with the Easterly right-of-way of State Highway 75;

Thence 425.21 feet along a curve concave Westerly and following the Easterly right-of-way of State Highway 75 having a radius of 3856.73 feet, a chord bearing of North 03°00'30" East, a chord length of 425.00 feet, and a delta angle of 06°19'01" to the Idaho Transportation Department (ITD) Station Point of curvature (P.C.) 314+02.7;

Thence North 00°09'00" West 2186.92 feet along the Easterly right-of-way of State Highway 75 to ITD Station Point of Tangency (P.T.) 292+17.6;

Thence 28.68 feet along a curve concave Easterly having a radius of 1863.64 feet, a chord bearing of North 00°17'27" East, a chord length of 28.68 feet, and a delta angle of 00°52'54" along the Easterly right-of-way of State Highway 75 to its intersection with the North boundary of the South-West one-quarter (SW¼) of said Section 36;

Thence South 89°54'47" East 1274.24 feet to the Center West one-sixteenth corner (CW 1/16) of said Section 36;

Thence South 89°54'52" East 1329.83 feet to the Center one-quarter corner (C ¼) of said Section 36;

Thence South 00°17'22" East 2639.70 feet along the Westerly boundary of Ringneck Acres Subdivision to the South one-quarter corner (S ¼) of said Section 36 and the POINT OF BEGINNING. (Tax Lot 8345 fka 7614)

GIFT DEED

For value received A. W. MOLYNEUX and MAXINE MOLYNEUX, husband and wife, herein after called the Grantor, do hereby convey, release, remise and forever gift unto John I. Molyneux and Kristy Molyneux, husband and wife, whose address is 10407 Highway 75, Bellevue, ID 83313, hereinafter called the Grantee, 70% interest, being all of the Grantor's interest, in the following described premises situated in Blaine County, Idaho, to-wit:

Exhibit "A" attached hereto

Instrument # 467435

HAILEY, BLAINE, IDAHO

2002-07-01

11:40:00 No. of Pages: 2

Recorded for : KRISTY MOLYNEUX

MARSHA RIEMANN

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: MISC DEEDS

Together with their appurtenances.

Dated June 24, 2002.

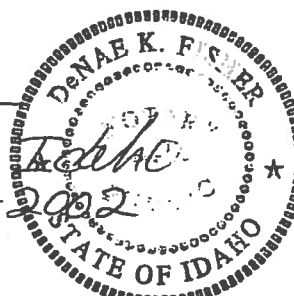
A. W. Molyneux
A. W. Molyneux

Maxine Molyneux
Maxine Molyneux

STATE OF IDAHO
County of Blaine

ON June 24, 2002, before me a Notary Public of said State, personally appeared A. W. Molyneux and Maxine Molyneux, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Dekae Fisher
Notary Public for Idaho
Residing at: Kimberly, Idaho
Commission Expires: 11-13-2002



Legal Description

Exhibit "A"

Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho
Section 1: Lots 1 and 2 and all that portion of Lot 3, east of State Highway 75 (tax lot 1394), N1/2SE1/4, SE1/4SE1/4, all that portion of the NE1/4SW1/4 East of State Highway 75 (tax lot 1392)

Section 12: E1/2 NW1/4, all that portion of the SW1/4NW1/4 East of State Highway 75 (tax lot 1386), all that portion of the NW1/4NW1/4 East of State Highway 75 (tax lot 1388)

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS:

A parcel of land situated in a portion of Government Lot 3, Section 1, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, described as follows:

Beginning at the Southwest corner of Section 36, Township 1 North, Range 18 East, Boise Meridian as shown on Project No. 122-b on file in the office of the Transportation Department, Division of Highways, in Shoshone, Idaho;

Thence North 89°30'50" East, 14.52 feet to a point on the North boundary of Section 1, Township 1 South, Range 18 East, Boise Meridian and being centerline of the Baseline Road.
Thence South 0°29'10" East 25.00 feet to a point on the Southerly right-of-way boundary of said Baseline Road 40.00 feet left of State Highway 75 Station 318+48.88 and being the true point of beginning;

Thence North 89°30'50" East along the said southerly boundary of Baseline Road, 26.00 feet to the point being 65.83 feet left of said SH 75 Station 319+62.70;

Thence South 19°11'04" West 121.12 feet to a point on the Easterly Right-of-way boundary of said SH 75 and being 40.00 feet left of station 319+62.70;

Thence along the existing Easterly right-of-way boundary of said SH 75 along a curve left for a length of 115.00 feet to a radius of 3,859.73 feet to the True Point of Beginning.

THIS DEED IS BEING RE-RECORDED -
TO CORRECT THE LEGAL DESCRIPTION
ON QUITCLAIM DEED, RECORDED
March 28, 2012, as instrument
No. 595963

Instrument # 598807

HAILEY, BLAINE, IDAHO
6-27-2012 04:25:00 No. of Pages: 3
Recorded for : KRISTY MOLYNEUX
JOLYNN DRAGE Fee: 16.00
Ex-Officio Recorder Deputy
Index to: CORRECTION DEED

ym pp

QUITCLAIM DEED

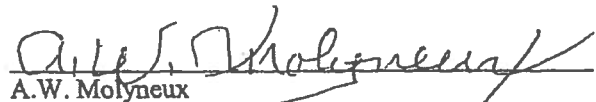
A. W. Molyneux (also shown of record as Alma W. Molyneux) and Maxine Molyneux, husband and wife, hereinafter "Grantor," do release and forever quitclaim unto William L. Molyneux, as to an undivided one-third (1/3) interest; John I. Molyneux, as to an undivided one-third (1/3) interest; and Clarence E. Molyneux, as to an undivided one-third (1/3) interest, whose address is 10407 State Highway 75, Bellevue, ID 83313, hereinafter "Grantee," and to their heirs and assigns, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Blaine County, State of Idaho, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD, all singular the said premises, together with the appurtenances, unto Grantee, and to their heirs and assigns forever. This transfer includes any after acquired title.

The above described real property shall be the separate property of each Grantee, together with all subsequent income, rents, issues, profits, gains and appreciation thereon.

WITNESS the hand of said Grantor this 23 day of March, 2012.

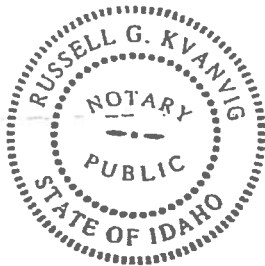

A.W. Molyneux


Maxine Molyneux

STATE OF IDAHO

COUNTY OF TETTER

On this 22 day of April, 2012, before me, the undersigned, a Notary Public for Idaho, personally appeared A. W. Molyneux and Maxine Molyneux, husband and wife, known or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.



Russell Kvanvig
Notary Public for Idaho

My Commission Expires on 8-12-17

QUITCLAIM DEED - 2

Exhibit "A"

"BYINGTON PLACE"

Township 1 North, Range 18 East, Boise Meridian, in Blaine County, Idaho

Section 38: All that portion of the NW 1/4 SW 1/4, East of the Sawtooth
Park Highway.

C.W.M.
W.M.

36 All that portion of the SW 1/4 SW 1/4, East of the Sawtooth
Park Highway.
E 1/2 SW.

Township 1 South, Range 18 East, Boise Meridian, in Blaine County, Idaho

Section 1: SW 1/4 SE 1/4

Section 12: N 1/2 NE 1/4

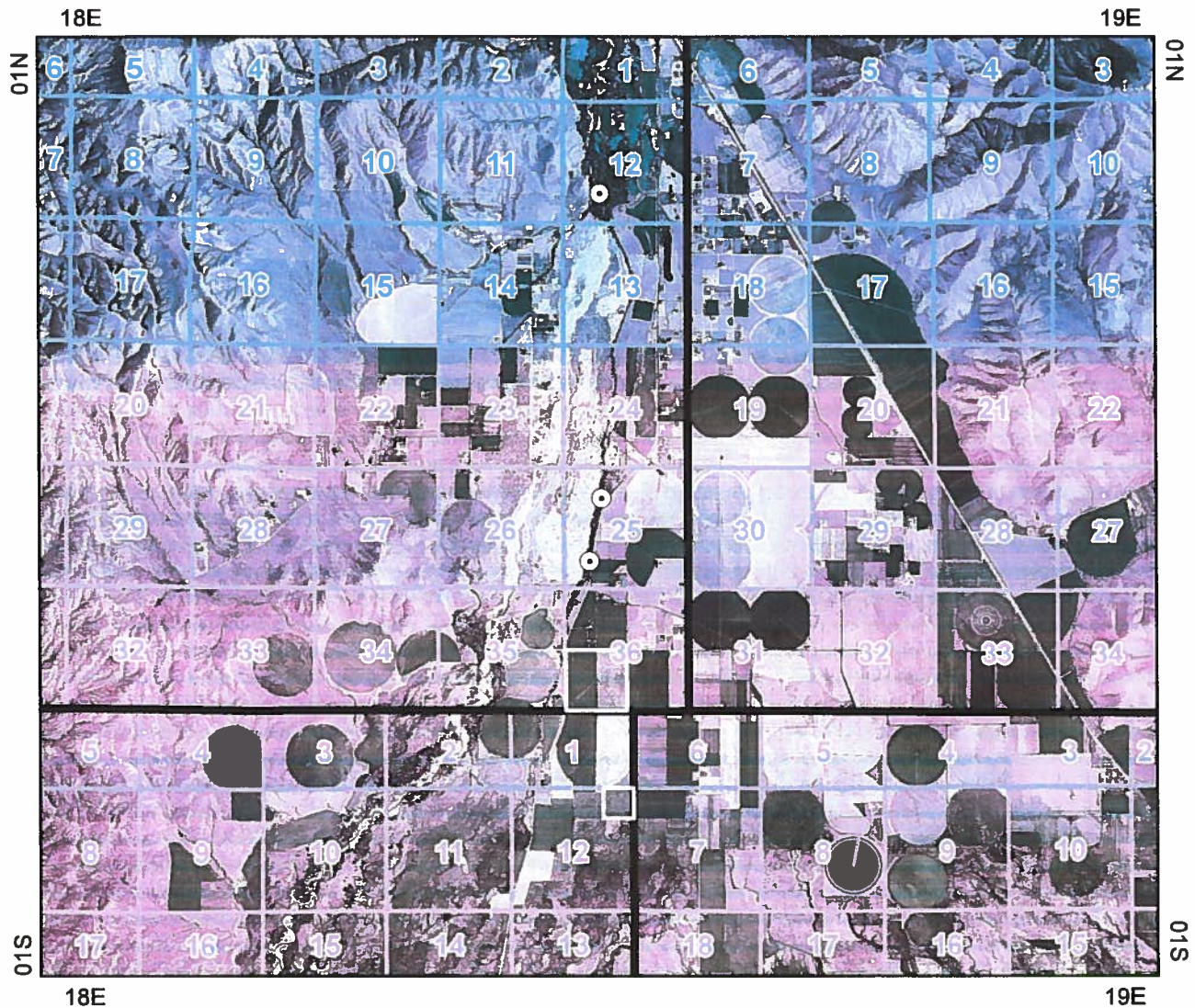
State of Idaho
Department of Water Resources

Water Right

37-20578

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

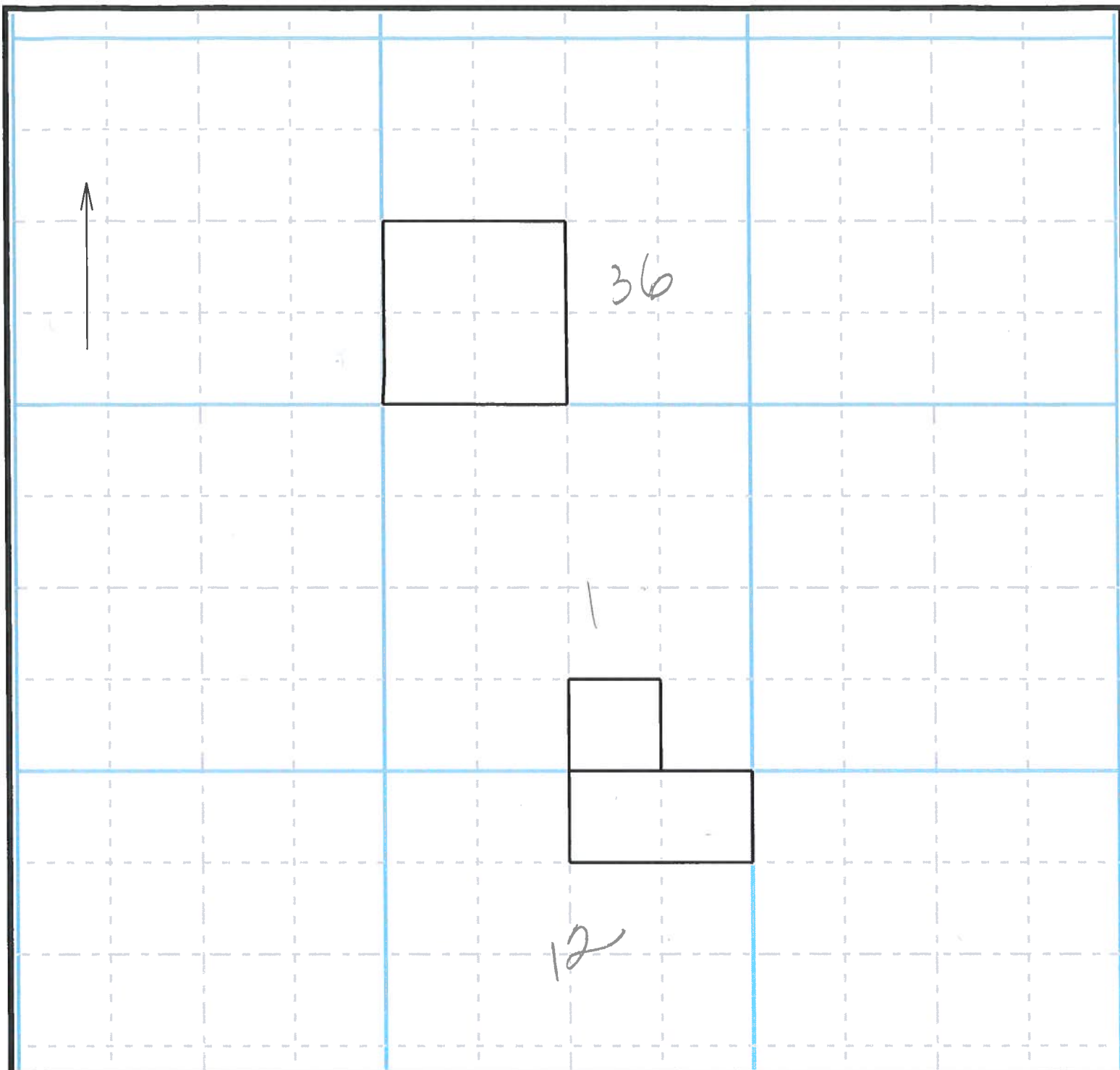


○ Point of Diversion

Place Of Use Boundary

■ Townships

□ PLS Sections



5/4/2015

Scale: 1 inch= 2000 feet

File:

Tract 1: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

Tract 2: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.

Tract 3: 158.1341 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10519 ft.

01 /ne,sw,se,1,1s,18e

02 s0w 1320.00

03 s90w 1320.00

04 n0e 1320.00

05 n90e 1320.00

06 @0

07 /ne,n,ne,12,1s,18e

08 s0w 1320.00

09 s90w 2640.00

10 n0e 1320.00

11 n90e 2640.00

12 @0

13 /se,sw,36,1n,18e

14 n89.5520w 2634.13

15 n03.0030e 425

16 n00.0900w 2186.92

17 n00.1727e 28.68

18 s89.5447e 1274.24

19 s89.5452e 1329.83

20 s00.1722e 2639.7