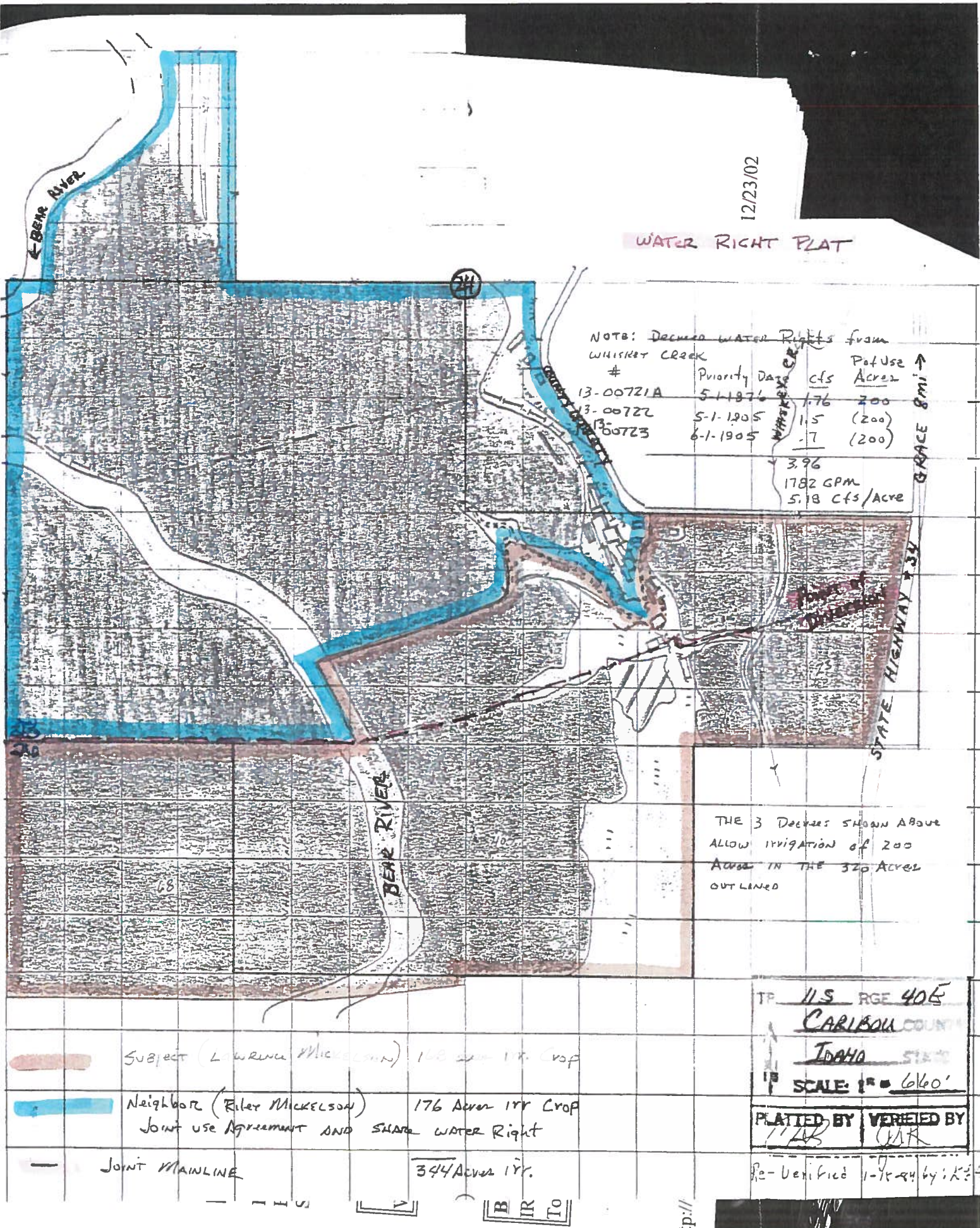


APR 22 2015

12/23/02

WATER RIGHT PLAT



NOTE: Deeded Water Rights from WHISKEY CREEK

#	Priority Date	cfs	Pot Use Acres
13-00721A	5-1-1876	1.76	200
13-00722	5-1-1905	1.5	(200)
13-00723	6-1-1905	.7	(200)
		3.96	
		1782 GPM	
		5.18 cfs/Acre	

GRACE 8mi ↑

STATE HIGHWAY 34

THE 3 DEEDS SHOWN ABOVE
ALLOW IRRIGATION OF 200
ACRES IN THE 320 ACRES
OUTLINED

TP. 11S RGE 40E
CARIBOU COUNTY
IDAHO 51200
SCALE: 1" = 6600'
PLATTED BY: [Signature] VERIFIED BY: [Signature]
Re-verified 1-18-04 by: [Signature]

SUBJECT (Lawrence Mickelson) 176 Acre 1yr Crop

Neighbor (Riley Mickelson) 176 Acre 1yr Crop
JOINT USE AGREEMENT AND SHARE WATER RIGHT

JOINT MAINLINE 344 Acre 1yr.

http://

Instrument # 173823

2005-07-28

02:35:37 No. of Pages: 1

Recorded for : ALLIANCE TITLE

CARIBOU COUNTY CLERK

Ex-Officio Recorder Deputy

Index to WARRANTY DEED

Fee: 3.00

J. Wolf

WARRANTY DEED

Order No.: 3080540126

FOR VALUE RECEIVED

Max T Nichols and Teri Nichols, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Antone R. Mickelson, a married man

whose current address is

712 South 58th Ave
Yakima, WA 98908

the grantee(s), the following described premises, in Caribou County, Idaho, TO WIT:

A parcel of land located in Section 25 of Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho, and further described as follows:

Beginning at the Northwest corner of said Section 25;

Thence South 1452 feet along the West line of said Section 25;

Thence East 2250 feet more or less (1752 feet by record) to the centerline of the Bear River;

Thence meandering along the said centerline Northerly to the intersection with the North line of said Section 25;

Thence West 2000 feet more or less to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 7-22-05

Max T. Nichols

Max T. Nichols

Teri L. Nichols

Teri Nichols

State of Idaho

County of

Caribou

ss.

On this 22nd day of July, in the year 2005, before me, a Notary Public in and for said state, personally appeared Max T. Nichols and Teri Nichols, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Instrument # 193803

CARIBOU COUNTY

7-2-2014 02:59:27 No. of Pages: 2

Recorded for : FIRST AMERICAN TITLE COMPANY

VEDA MASCARENAS Fee: 13.00

Ex-Officio Recorder Deputy

Index to WARRANTY DEED

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 3
Soda Springs, ID 83276

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **504940 (ch)**

Date: **June 25, 2014**

For Value Received, **Antone R. Mickelson, a married man, as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Gem Valley Land & Livestock, L.C., a Limited Liability Company**, hereinafter called the Grantee, whose current address is **12474 West Ginger Creek Dr., Boise, Idaho 83713**, the following described premises, situated in **Caribou County, Idaho**, to-wit:

Caribou County, Idaho:

A parcel of land located in Section 25 of Township 11 South, Range 40 East of the Boise Meridian, Caribou County, Idaho, and further described as follows:

**Beginning at the Northwest corner of said Section 25;
Thence South 1452 feet along the West line of said Section 25;
Thence East 2250 feet, more or less (1752 feet by record) to the centerline of the Bear River;
Thence meandering along the said centerline Northerly to the intersection with the North line of said Section 25;
Thence West 2000 feet, more or less,
to the Point of Beginning.**

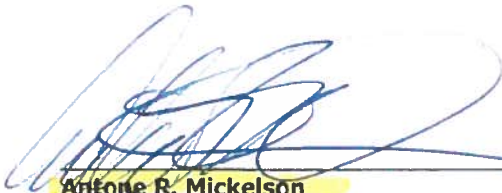
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its 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.

Date: 06/25/2014

Warranty Deed
- continued

File No.: 504940 (ch)


Antone R. Mickelson



STATE OF Washington)
SS.
COUNTY OF Yakima)

On this 28 day of June, 2014, before me, a Notary Public in and for said State, personally appeared **Antone R. Mickelson**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.


Notary Public of the State of Washington
Residing at: Yakima
Commission Expires: Oct 19, 2016