

Order No. G030128

WARRANTY DEED

For Value Received

MOUNTAIN AND VALLEY PROPERTIES, LP, an Idaho limited partnership

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

NORTH SNAKE GROUND WATER DISTRICT,

the grantee(s), whose current address is

152 East Main St., Jerome, ID 83338

the following described premises, to-wit:

See Attached Exhibit "A"

Instrument # 200218
GOODING, GOODING, IDAHO
2003-04-16 12:26:25 No. of Pages: 2
Recorded for: GOODING TITLE
HELEN EDWARDS Fee: 6.00
Ex-Officio Recorder Deputy *Penny Watson*

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all claims whatsoever.

Dated: April 11, 2003

MOUNTAIN AND VALLEY PROPERTIES, L.P.
AN IDAHO LIMITED PARTNERSHIP,
BY IT'S SOLE GENERAL PARTNER:

HABITAT HOLDINGS, L.L.C.,
AN IDAHO LIMITED LIABILITY COMPANY

John A. Sandy
JOHN A. SANDY, Manager

STATE OF IDAHO

: ss

COUNTY OF GOODING

On This 15th day of April, in the year 2003, before me, a Notary Public in and for said State, personally appeared JOHN A. SANDY, known or identified to me to be the Manager of HABITAT HOLDINGS, L.L.C., that executed the instrument or the person who executed the instrument on behalf of said limited liability company which is the general partner of MOUNTAIN AND VALLEY PROPERTIES, LP and on behalf of the general partner subscribed said partnership name to the foregoing instrument and acknowledged to me that such limited liability company executed the same in said partnership name.

WITNESS my hand and official seal.
Notary Public of Idaho
Residing at Twin Falls, Idaho
Commission Expires: July 25, 2008

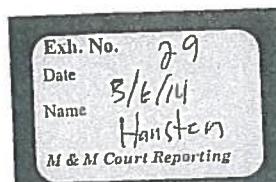
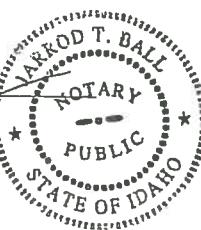


EXHIBIT A
G030128

Parcel No. 1

Township 8 South, Range 14 East, Boise Meridian, Gooding County, Idaho

Section 5: Part of the S $\frac{1}{4}$ described as follows:

Beginning at the Southeast corner of said Section 5;

Thence South 89°55'56" West along the South boundary of the SE $\frac{1}{4}$ a distance of 663.29 feet to the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5;

Thence North 00°01'24" East along the West boundary of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5 a distance of 1319.18 feet to the Northwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5;

Thence South 89°49'50" West along the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 5 a distance of 1977.28 feet to the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5;

Thence South 00°34'19" West along the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 a distance of 400.00 feet;

Thence South 89°49'50" West a distance of 500.00 feet;

Thence North 00°34'19" East parallel with the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 a distance of 400.00 feet;

Thence North 43°56'01" East a distance of 367.94 feet;

Thence South 80°19'20" East a distance of 15.85 feet;

Thence North 82°08'33" East a distance of 150.80 feet;

Thence North 23°19'31" East a distance of 135.68 feet;

Thence North 61°53'25" East a distance of 266.85 feet;

Thence North 11°29'01" East a distance of 114.72 feet;

Thence North 78°18'30" West a distance of 464.21 feet;

Thence North 10°30'50" East a distance of 455.43 feet;

Thence North 54°42'58" East a distance of 186.40 feet to a point on the West boundary of the SE $\frac{1}{4}$ of Section 5;

Thence North 00°34'19" East along the West boundary of the SE $\frac{1}{4}$ of Section 5 a distance of 21.98 feet to the Northwest corner of the SE $\frac{1}{4}$ of Section 5;

Thence North 89°43'38" East along the North boundary of the SE $\frac{1}{4}$ of Section 5 a distance of 2619.60 feet to the Northeast corner of the SE $\frac{1}{4}$ of Section 5;

Thence South 00°09'32" East along the East boundary of the SE $\frac{1}{4}$ of Section 5 a distance of 2640.72 feet to the Point of Beginning.

SUBJECT TO: A 25.00 foot wide County Road Easement along the most Southerly boundary.

14.0 sw from
farmer's herd
went to the
NE $\frac{1}{4}$ SE $\frac{1}{4}$

Order No. G030128

WARRANTY DEED

For Value Received

JOHN A. SANDY and ROBIN J. SANDY, husband and wife

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

NORTH SNAKE GROUND WATER DISTRICT,

the grantee(s), whose current address is

152 East Main St., Gooding, ID 83338

the following described premises, to-wit:

See Attached Exhibit "A"

Instrument # 200219
GOODING, GOODING, IDAHO
2003-04-16 12:26:37 No. of Pages: 4
Recorded for: GOODING TITLE
HELEN EDWARDS Fee: 12.00
Ex-Officio Recorder Deputy *Penny Watson*

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) 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 he/she/they will warrant and defend the same from all claims whatsoever.

Dated: April 11, 2003

John A. Sandy
JOHN A. SANDY

Robin J. Sandy
ROBIN J. SANDY

STATE OF IDAHO
ss
COUNTY OF *Gooding*

On This 15th day of April, in the year 2003, before me, a Notary Public in and for said State, personally appeared JOHN A SANDY and ROBIN J. SANDY, known or identified to me 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 of Idaho
Residing at Twin Falls, Idaho
Commission Expires: July 25, 2008

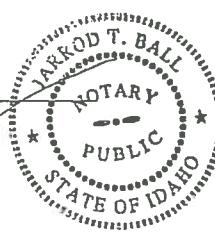


EXHIBIT A
G030128

Parcel No. 1

Township 8 South, Range 14 East of the Boise Meridian, Gooding County, Idaho

Sections 5: A parcel of land in the South one-half being more particularly described as follows:

COMMENCING at the Southeast corner of Section 5, from which the South One Quarter (1/4) corner of said Section 5 bears South 89°55'65" West, 2,653.16 feet;
THENCE South 89°55'56" West along the South boundary of the Southeast Quarter of Section 5 for a distance of 663.29 feet to the Southeast corner of the West one half of the Southeast Quarter of the Southeast Quarter of Section 5 and being the TRUE POINT OF BEGINNING;
THENCE continuing South 89°55'56" West along the South boundary of the Southeast Quarter of Section 5 for a distance of 1,960.43 feet to a point on the centerline of an existing paved County road, said point being on the arc of a curve right;
THENCE Northwesterly along the centerline of the County road on the arc of the curve right for a distance of 151.95 feet to the point of tangency, said arc having a radius of 400.00 feet and a chord bearing and distance of North 60°54'56" West, 151.03 feet;
THENCE North 50°01'59" West along the centerline of the County road for a distance of 268.24 feet;
THENCE leaving the centerline of the County road on a bearing of North 39°58'01" East a distance of 399.47 feet;
THENCE North 50°29'14" West for a distance of 569.45 feet;
THENCE North 45°17'50" West for a distance of 129.67 feet;
THENCE North 22°59'23" West for a distance of 323.17 feet;
THENCE North 15°42'47" East for a distance of 187.21 feet;
THENCE North 70°11'07" East for a distance of 165.72 feet;
THENCE North 70°44'50" East for a distance of 175.39 feet;
THENCE South 80°19'20" East for a distance of 107.00 feet;
THENCE South 43°56'0" West for a distance of 367.94 feet;
THENCE South 00°34'19" West for a distance of 400.00 feet;
THENCE North 89°49'50" East for a distance of 500.00 feet to a point on the East boundary of the Southeast Quarter of the Southwest Quarter of Section 5;
THENCE North 00°34'19" East along the East boundary of the Southeast Quarter of the Southwest Quarter of Section 5 for a distance of 400.00 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 5;
THENCE North 89°49'50" East along the North boundary of the South half of the Southeast Quarter of Section 5 for a distance of 1,977.28 feet to the Northeast corner of the West one half of the Southeast Quarter of the Southeast Quarter of Section 5;
THENCE South 00°01'25" West along the East boundary of the West one half of the Southeast Quarter of the Southeast Quarter of Section 5 for a distance of 1,319.18 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1. A 25.0 foot wide County road easement along the most Southwesterly boundary of the before described parcel.
2. A 20.0 foot wide easement for the use and maintenance of an existing irrigation ditch, said easement being centered on the following described line:

COMMENCING at a point of the South boundary of the Southwest Quarter Southeast Quarter of Section 5 that is located South 89°55'56" West 1,833.14 feet from the Southeast corner of Section 5 and being the TRUE POINT OF BEGINNING:
THENCE North 23°30'03" West, 14.33 feet;
THENCE North 55°32'38" West, 68.16 feet;
THENCE North 39°06'30" West, 155.61 feet;
THENCE North 38°18'05" West, 53.86 feet;
THENCE North 52°28'52" West, 147.37 feet;

THENCE North 43°21'20" West, 54.69 feet;
THENCE South 80°10'35" West, 71.31 feet;
THENCE South 73°43'05" West, 67.34 feet;
THENCE South 57°25'39" West, 100.65 feet;
THENCE South 69°39'59" West, 72.71 feet;
THENCE South 76°42'26" West, 136.04 feet;
THENCE North 87°17'41" West, 87.83 feet;
THENCE North 65°11'45" West, 137.21 feet;
THENCE North 80°17'28" West, 116.97 feet to a point on the Westerly boundary of the before described parcel and being the TERMINUS POINT of said easement.

RESERVING UNTO THE GRANTOR:

A 20.0 foot wide access easement for the purpose of ingress and egress, said easement being adjacent to and on the East side of the following described line:

COMMENCING at the Southwest corner of the before described parcel;
THENCE North 39°58'01" East for a distance of 25.0 feet to a point on the Northerly easement boundary of the existing county road and being the TRUE POINT OF BEGINNING;
THENCE continuing North 39°58'01" East for a distance of 374.47 feet;
THENCE North 50°29'14" West for a distance of 569.45 feet;
THENCE North 45°17'50" West for a distance of 129.67 feet;
THENCE North 22°59'23" West for a distance of 323.17 feet;
THENCE North 15°42'47" East for a distance of 187.21 feet;
THENCE North 70°11'07" East for a distance of 165.72 feet;
THENCE North 70°44'50" East for a distance of 175.39 feet to the TERMINUS POINT of said easement.

Said easement is intended to run with the land and be binding upon the heirs, assigns and devisees of the Grantor and Grantee herein.

Parcel No. 2

I think this road should be kept open
Township 10 South, Range 14 East of the Boise Meridian, Gooding County, Idaho.

Section 8: That part of the Northeast Quarter being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8, from which the North one quarter (1/4) of Section 8 bears South 89°55'56" West 2,653.16 feet;
THENCE South 89°55'56" West along the South boundary of the Northeast Quarter of Section 8 for a distance of 1,326.58 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8 and being the TRUE POINT OF BEGINNING;
THENCE South 61°03'20" West for a distance of 482.62 feet to a point on the centerline of an existing County Road, said point being on the arc of curve left;
THENCE Northwesterly along the centerline of the County road and on the arc of the curve left for a distance of 91.71 feet, said arc having a radius of 320.80 feet and a chord bearing and distance of North 67°53'12" West, 90.87 feet;
THENCE North 76°01'43" West along the centerline of the county road for a distance of 785.49 feet to the point of curvature of a curve right;
THENCE Northwesterly along the centerline of the County Road and on the arc of the curve right for a distance of 29.53 feet to a point on the North boundary of the Northeast Quarter of Section 8, said arc having a radius of 400.00 feet and a chord bearing and distance of North 73°54'48" West, 29.53 feet;
THENCE North 89°55'56" East along the North boundary of the Northeast Quarter of Section 8 for a distance of 1,297.14 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1. A 25.0 foot wide County Road Easement along the Southwesterly boundary of the before described parcel.
2. A 20.0 foot wide easement for the use and maintenance of an existing irrigation ditch, said easement being centered on the following described line:

COMMENCING at a point that is located South 61°03'20" West, 350.62 feet from the Northeast corner of the before described parcel and being the TRUE POINT OF BEGINNING;
THENCE North 50°12'25" West, 38.97 feet;
THENCE North 78°39'40" West, 39.07 feet;