

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JAN 12 2015
Department of Water Resources
Eastern 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?
29-328A ^{<328A}	Yes ☒ ¹⁴¹³²	Yes ☐		Yes ☐	Yes ☐
29-13469 ^{<13469}	Yes ☒ ¹⁴¹³³	Yes ☐		Yes ☐	Yes ☐
29-10377	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-10378	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kenneth Williams Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Arthur B. Martinez, Lorrie A. Martinez
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 300 South 5800 West Plaisant View ±D 83252
Mailing address City State ZIP
- 801-529-3360 gabjm1958@yahoo.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 3 Dec 2014
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: Arthur B. Martinez Title, if applicable: _____ Date: 30 Dec 2014
 Signature: Lorrie Martinez Title, if applicable: _____ Date: 30 Dec. 2014

For IDWR Office Use Only:

Received by: [Signature] Date: 1/12/2015 Receipt No. E040552 Receipt Amt. \$100.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by: [Signature] Processed by: [Signature] Date: 1/22/2015

WARRANTY DEED 2-1

455277

Project No. I-15-1(36)21
Parcel No. 16

Access Rights ☒ Negative Easements ☒

THIS INDENTURE, Made this 24th day of September, 1968, between

KENNETH M. WILLIAMS and DONNA B. WILLIAMS, his wife

Grantors, and the State of Idaho, by and through the Idaho Board of Highway Directors, Grantee.

WITNESSETH: That the Grantors, for and in consideration of TEN and NO/100 -- Dollars, paid to them, receipt whereof is acknowledged, have granted, bargained, sold, and conveyed and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, in fee simple, the land described in Schedule A attached hereto and made a part hereof and situated in the County of Bannock, State of Idaho.

TOGETHER with all rights of access between the right of way of the said project and the remaining contiguous real property belonging to the Grantors, except for:

Grantors agree that no building or structures, except irrigation or drainage structures, will be permitted to be constructed within 20 feet of the right of way of the said project.

Grantors convey unto the Grantee the right to prohibit junkyards on any of their remaining land within 1000 feet of the right of way of the said project, and the right to prohibit advertising signs, displays and devices within 660 feet thereof; provided that advertising relating to business conducted on any of the Grantors remaining land be permitted not closer than 20 feet therefrom, but only on land utilized exclusively for said business.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee and its successors and assigns forever. And the Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Kenneth M. Williams
Donna B. Williams

STATE OF IDAHO)
County of Bannock) ss.

On this 24th day of September, 1968, before me, the undersigned a Notary Public in and for said State, personally appeared

KENNETH M. WILLIAMS and DONNA B. WILLIAMS, his wife

known 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 affixed my official seal the day and year in this certificate first above written.

CORPORATE SEAL

(SEAL)

Richard D. Stout
Notary Public for State of Idaho
Residing at Pocatello

2-2
SCHEDULE AWARRANTY DEED FROM KENNETH M.
WILLIAMS TO STATE OF
IDAHO 455277Sheet 1 of 1

Project No. I-15-1(36)21

Parcel No. 16

Land situated in Bannock County.

A triangular parcel of land being on the Northwestern side of the center line of Interstate 15 Project No. I-15-1(36)21 Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 12 South, Range 36 East, Boise Meridian, described as follows, to-wit:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 12 South, Range 36 East, Boise Meridian; thence North 89°52'44" West along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 103.12 feet to a point in a line parallel with and 150.0 feet Northwesterly from the centerline and opposite Station 593+57.46 of said Interstate 15, Project No. I-15-1(36)21 Highway Survey; thence North 20°13'44" East along said parallel line 298.98 feet to a point in the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ and opposite Station 596+56.44 of said Highway Survey; thence South 0°02'17" West along said East line 280.45 feet to the PLACE OF BEGINNING.

Highway Station Reference: 593+57.46 to 596+56.44.

The area above described contains approximately 0.42 acres.

The bearings as shown in the above land description, unless otherwise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the East Zone of Idaho. To convert to geodetic bearings, a correction of 0°01'21" must be subtracted from all Northeast and Southwest bearings and added to all Northwest and Southeast bearings.

small corner
of SENW by
I-15.

455277

RECORDED AT REQUEST OF

Pocatello Title Co.

OCT 28 3 30 PM '68

OFFICIAL RECORD BK. NO. 224
BANNOCK COUNTY, IDAHO
CHRYSTIE SPILAKER, RECORDER
FEE 2.10 DEPUTY MB

V5

1-30213-4

WARRANTY DEED

605556

For Value Received

KENNETH M. WILLIAMS AND DONNA B. WILLIAMS, HUSBAND AND WIFE

the grantor S, do hereby grant, bargain, sell and convey unto

V. DEE JUSTESEN AND SARAH A. JUSTESEN, HUSBAND AND WIFE

Route #1, Downey, Idaho 83234
whose current address is

the grantee, the following described premises, in Bannock County Idaho, to wit:

Township 12 South, Range 36 E.B.M., Bannock County, Idaho,
Section 12: Commencing at the Southwest corner of the SW1/4
NW1/4 of said Section; Thence North 1550 feet; Thence East 470
feet, more or less, to the center of the existing county road;
Thence Southwesterly following the center of said road to the
South line of the SW1/4 NW1/4 of said Section, said point
being 300 feet, more or less, East of the Point of Beginning;
Thence West 300 feet, more or less, to the Point of Beginning...

Also together with 1/8 of 1/4 of 1/6 of the Flow of Birch Creek...

Fergus property
Now part of
29-328B?

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,
their heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantee S, that they the owners in fee simple of said premises; that they are free
from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: July 25, 1978

Kenneth M. Williams

Kenneth M. Williams

Donna B. Williams
Donna B. Williams

STATE OF IDAHO, COUNTY OF

On this 2nd day of August, 1978,
before me, a notary public in and for said State, personally
appeared

KENNETH M. WILLIAMS AND DONNA B.
WILLIAMS, husband and wife

NOTARY SEAL

known to me to be the personS whose name S are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Joe S Kennedy

Notary Public
Idaho

Residing at *Boise*
Comm. Expires *Lifetime*

605556

NO
RECORDED AT REQUEST

Am. Land Title Co.

AUG 3 12 33 PM '78

OFFICIAL RECORD EX. NO. 323
BANNOCK COUNTY, IDAHO
TIN 1411 RECORDER
FF 1.00 REF. 1411

697511

THIS INDENTURE, made this First day of August, 1982, between Kenneth M. and Donna B. Williams

of Downey County of Bannock State of Idaho
the party of the first part and Melvin E. and Shawna W. Kirkpatrick
P.O. Box 353 of Downey
County of Bannock State of Idaho, the party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of one and no/ 100 Dollars

lawful money of the United States of America, to party of the first part in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM, unto the said party of the second part, and to party of the second part's heirs and assigns, forever, all the following described real estate, situated in Downey County of Bannock State of Idaho, to-wit:

Township 12, Range 36 East of the Boise Meridian, Bannock County, Idaho.

Section 12: Beginning at a point 1200 feet east of the NW corner of section 12, and running thence east 330 feet, thence south 660 feet, thence west 330 feet, thence north 660 feet to the point of beginning. Containing 5 acres more or less.

Ericksen Proper
R4473002603
5 acres

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

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to party of second part's heirs and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Kenneth M. Williams
Donna B. Williams
Shawna W. Kirkpatrick

STATE OF IDAHO,

County of Bannock
On this 8th day of November in the year 1982, before me Jessie Lorenson, a Notary Public in and for said State, personally appeared Shawna W. Kirkpatrick
M.E. Kirkpatrick

known to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that they executed the same.

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

NOTARY SEAL

Jessie Lorenson
Notary Public for the State of Idaho,
Residing at Downey, Idaho.

697511

RECORDED AT REQUEST
Shawna Kirkpatrick

Nov 8 4 06 PM '82

387
ANDERSON RECORDS
FEB 2 00 3 33 PM

QUITCLAIM DEED**FOR VALUE RECEIVED**

KENNETH MARK WILLIAMS and DONNA MARIE WILLIAMS, husband and wife,
do hereby convey, release, remise and forever quit claim unto

KENNETH MARK WILLIAMS and DONNA MARIE WILLIAMS, Trustees of the **KENNETH MARK WILLIAMS FAMILY TRUST** by trust Agreement dated the 17th day of April, 1992.

whose current address is: 26132 S. Downata Rd., Downey, ID 83234
the following described premises, in Bannock County, Idaho, to-wit:

See Exhibit "A" attached hereto

THE APPOINTED CO-SUCCESSOR TRUSTEES ARE **DAVID WILLIAMS** and **MELONIE WILLIAMS**.

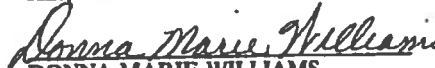
THE CO-SUCCESSOR TRUSTEES SHALL HAVE ALL RIGHTS TO TRANSFER THE PROPERTY HEREIN SET FORTH PURSUANT TO THE TRUST AGREEMENT.

THE SUCCESSOR OR CHANGE OF TRUSTEE MAY BE EVIDENCED BY DEED OR AMENDMENT TO TRUST AGREEMENT OR AFFIDAVIT OF DEATH.

Together with appurtenances.

DATED: APRIL 17, 1992.


KENNETH MARK WILLIAMS


DONNA MARIE WILLIAMS

STATE OF IDAHO)
)
County of Franklin)

On this 17th day of April, 1992, before me the undersigned, a Notary Public in and for said State, personally appeared, **KENNETH MARK WILLIAMS** and **DONNA MARIE WILLIAMS**, 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.


NOTARY PUBLIC for State of Idaho
Residing at: Preston, Idaho
Comm. Expires: 2/19/93

NOTARY SEAL

EXHIBIT A

Real Property located in Bannock County, Idaho

(Store)

North 20 ft. of Lot 19, Lot 20 and South 5 ft. of Lot 21 Block 40, Townsite of Downey.

(Home and 12 Acres)

A parcel of land located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 12 South, Range 37 East of the Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at a point South 554.70 feet from the Northeast corner of Section 14, Township 12 South, Range 37 East of the Boise Meridian, thence North 40°11'30" East 725.06 feet along existing fence; thence South 40°42'03" East 448.05 feet along existing fence; thence South 23°52'56" West along North edge of gully 654.94 feet; thence South 31°53'18" West 386.76 feet along existing gully; thence North 68°44'51" West 311.75 feet to a fence line, which is also the West line of Section 13; thence North 600.00 feet along existing fence to point of beginning.

(Farm)

Township 12 South, Range 36 East of the Boise Meridian
Section 2: SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 3: Lot 7

Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$, and Also commencing at the Northwest corner of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11; thence running East to the Northeast corner of SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 11; thence South 210 feet; thence West to a point 210 feet South of the point of beginning; thence North 210 feet to the place of beginning.

EXCEPTING THEREFROM: A 3.0 acre parcel of land, situated in the Northwest quarter, Northeast quarter more particularly described as follows: Commencing at a found brass cap monument marking the North quarter corner, Section 11, Township 12 South, Range 36 East, Boise Meridian, said corner being recorded as Instrument 599072, records of said Bannock County; thence South 89°26'53" East a distance of 357.61 feet on a line towards a found brass cap monument marking the Northeast corner of said Section 11 and said line being the basis of all bearings presented in this description, to a $\frac{1}{2}$ x24-inch iron pin with a yellow plastic cap

EXHIBIT "A" Cont.

inscribed "ESG LS 4430" set this survey said point being the Point of Beginning; thence South $0^{\circ}33'07''$ West a distance of 615.27 feet to a $\frac{1}{2}$ x24-inch iron pin with a yellow plastic cap inscribed "ESG LS 4430" set this survey; thence South $89^{\circ}26'53''$ East a distance of 212.39 feet to a $\frac{1}{2}$ x24-inch iron pin with a yellow plastic cap inscribed "ESG LS 4430" set this survey; thence North $0^{\circ}33'07''$ East a distance of 615.27 feet to a point on the North line of said Section 11, said point being marked with a $\frac{1}{2}$ x24-inch iron pin with a yellow plastic cap inscribed "ESG LS 4430" set this survey; thence North $89^{\circ}26'53''$ West a distance of 212.39 feet to the point of beginning containing 3.0 acres.

Section 12: NW $\frac{1}{4}$

EXCEPTING THEREFROM: Commencing at the SW corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section; thence North 1550 feet; thence East 470 feet more or less to the center of the existing county road; thence Southwesterly following the center of said road to the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section, said point being 300 feet more or less East of the point of beginning; thence West 300 feet more or less to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point 1200 feet East of the Northwest corner of Section 12, and running thence East 330 feet; thence South 660 feet; thence West 330 feet; thence North 660 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: A triangular parcel of land being on the Northwestern side of the center line of Interstate 15 Project No. I-15-1(36)21 Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 12 South, Range 36 East of the Boise Meridian described as follows, to wit:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 12 South, Range 36 East, Boise Meridian; thence North $89^{\circ}52'44''$ West along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 103.12 feet to a point in a line parallel with and 150.0 feet Northwesterly from the centerline and opposite Station 593+57.46 of said interstate 15, Project No. I-15-1(36)21 Highway Survey; thence North $20^{\circ}13'44''$ East along said parallel line 298.98 feet

Fergus

Erickson

State of
Idaho

4-4

92005838

EXHIBIT "A" Cont.

to a point in the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ and
opposite Station 596+56.44 of said Highway Survey;
thence South 0°02'17" West along said East line
280.45 feet to the Place of Beginning.

92005838

NO. 92005838
RECORDER AT FEQU ST. OF

STEVEN R. FULLER
'92 APR 20 P3:40

SPECIAL RECORDING NO. 561.
RECORDED BY LARRY W. BROWN
LARRY W. BROWN, RECORDER
FEE 12.00 DEPUTY tb ck

ACCEPTED & APPROVED BY

RB B&B
95017480

20975-FA

WARRANTY DEED

For Value Received KENNETH MARK WILLIAMS, TRUSTEE AND DONNA MARIE WILLIAMS, TRUSTEE OF THE KENNETH MARK WILLIAMS FAMILY TRUST DATED THE 17TH OF APRIL, 1992

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

JAMES D. BOWLIN and RUTH A. BOWLIN, husband and wife

whose address is: P.O. BOX 1172 POCATELLO, IDAHO 83204

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

A tract of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 12 South, Range 36 East of the Boise Meridian, BANNOCK COUNTY, IDAHO, described as follows:

Beginning at a point 870 feet East of the NW Corner of Section 12, and running thence East 330 feet; thence South 660 feet; thence West 330 feet; thence North 660 feet to THE POINT OF BEGINNING.

5 acres

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 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: NOVEMBER 20, 1995

Kenneth Mark Williams TRUSTEE
KENNETH MARK WILLIAMS, TRUSTEE
OF THE KENNETH MARK WILLIAMS FAMILY TRUST

Donna Marie Williams TRUSTEE
DONNA MARIE WILLIAMS, TRUSTEE
OF THE KENNETH MARK
WILLIAMS FAMILY TRUST

STATE OF IDAHO)
: ss
COUNTY OF BANNOCK)

On This 20th day of NOVEMBER, in the year 1995, before me, a Notary Public in and for said State, personally appeared KENNETH MARK WILLIAMS AND DONNA MARIE WILLIAMS, known or identified to me to be the TRUSTEES whose names ARE subscribed to the within instrument as TRUSTEES of the KENNETH MARK WILLIAMS FAMILY TRUST, and acknowledged to me that THEY executed the same as such TRUSTEES.

NO. 95017480
FIRST AMERICAN TITLE
'95 NOV 22 P1:27

NOTARY SEAL

OFF
F.
EE 3.00

NO
IDAHO
1995

Teri J. Hall
Notary Public of Idaho
Residing at POCATELLO, ID.
Commission Expires: 4-28-99

RE-Recorded w/correct notary acknowledgement,

97007048

QUITCLAIM DEED

20017851

For Value Received \$10.00 March 15, 1996

KENNETH MARK WILLIAMS, TRUSTEE AND DONNA MARIE WILLIAMS, TRUSTEE
OF THE KENNETH MARK WILLIAMS FAMILY TRUST DATED APRIL 17, 1992.

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

R. Richard Baker and Lorry A. Baker

whose current address is 272 East 1st North
P. O. Box 331
Downey, Idaho 83234

the following described premises, to-wit:

A Part of the Northwest Quarter of Section 12, Township 12 South,
Range 36 East of the Boise Meridian.
Beginning at a point of the East Right-of-Way of a County Road
Located North 89°47'46" East 476.32 feet along the North Line of
Said Section and South 00°00'00" West 1726.80 feet from the
Northwest corner of said Northwest quarter; running thence South
82°45'00" East 660.00 feet along an existing fence line; thence
South 08°17'12" West 330.00 feet; Thence North 82°45'00" West
660.00 feet to said right-of-way line; Thence North 08°17'12"
East 330.00 feet along said right-of-way to the point of beginning.
Containing 5.00 acres. As per Property Survey by K. Greg Hansen
AKA Hansen & Associates, Drawing File 95-3-197, dated February 28
1996, 538 North Main, Brigham City, Utah 84302.

Baker home
5 acres

together with their appurtenances.

Dated: March 15, 1996

Kenneth M. Williams, TRUSTEE
Donna Marie Williams, TRUSTEE

NO 20017851

RECORDED AT REQUEST OF

Richard Baker

TRUSTEE ACKNOWLEDGEMENT

2000 NOV 2 AM 11 ON

RECORDED BOOK NO 269

IDAHO COUNTY IDAHO

LIBRARY WOMAN RECORDER

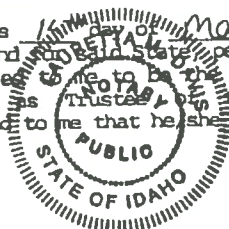
12.22.05

STATE OF IDAHO)

: SS

COUNTY OF BANNOCK)

On This 15th day of March, in the year 1996, before me, a Notary
Public in and for the State of Idaho, personally appeared Kenneth Mark Williams, known
or identified to me to be the TRUSTEE whose name is subscribed to the within
instrument as Trustee of the Kenneth Mark Williams Family Trust, and
acknowledged to me that he/she executed the same as such TRUSTEE/TRUSTEES.



Laurita M. Davis

Notary Public of Idaho

Residing at Downey, Id

Commission Expires: 12-22-05

WARRANTY DEED

For Value Received **KENNETH MARK WILLIAMS** and **DONNA MARIE WILLIAMS**, Trustees of the **KENNETH MARK WILLIAMS FAMILY TRUST**

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

ROBERT RICHARD BAKER and LORRY A. BAKER, HUSBAND AND WIFE

whose address is: P.O. Box 331, 272 EAST 100 North, Downey, ID 83238

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

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

BEGINNING AT A POINT ON THE EAST LINE OF COUNTY ROAD LOCATED NORTH 89°42'18" EAST 333.90 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 6°30'16" EAST 611.32 FEET ALONG SAID EAST LINE; THENCE SOUTH 82°45'00" EAST 660.00 FEET; THENCE NORTH 8°17'12" EAST 330.00 FEET TO AN EXISTING FENCE; THENCE SOUTH 82°45'00" EAST 540.96 FEET ALONG SAID FENCE; THENCE SOUTH 16°31'09" WEST 810.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°42'18" WEST 1067.51 FEET ALONG SAID SOUTH LINE 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 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: June 6, 2001

Kenneth Mark Williams Trustee
KENNETH MARK WILLIAMS, TRUSTEE

Donna Marie Williams Trustee
DONNA MARIE WILLIAMS, TRUSTEE

STATE OF Idaho

ss.

COUNTY OF BANNOCK

On this 06/06/2001, before me LINDA CHIVERS, personally appeared KENNETH MARK WILLIAMS, TRUSTEE AND DONNA MARIE WILLIAMS, TRUSTEE, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) ARE subscribed to the within instrument as TRUSTEES and acknowledged to me that THEY executed the same as such TRUSTEES.

Linda Chivers
Notary Public of Idaho

Residing at: POCATELLO, Idaho

Commission Expires: 02/18/05

LINDA CHIVERS
NOTARY PUBLIC
STATE OF IDAHO

NO 20110865
RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
2001 JUN 7 PM 1 47
BANNOCK COUNTY IDAHO
LARRY ALAN RECORDER
FOR DEPUTY

Baker farm ground

QUIT CLAIM DEED

21400291

FOR VALUE RECEIVED

JAMES B. WILLIAMS AS SUCCESSOR TRUSTEE OF THE KENNETH MARK WILLIAMS FAMILY TRUST

DO(ES) HEREBY CONVEY, RELEASE, REMISE AND FOREVER QUIT CLAIM UNTO

R. RICHARD BAKER & LORRY A. BAKER HUSBAND & WIFE

WHOSE CURRENT ADDRESS IS: PO BOX 331
DOWNEY ID 83234

THE FOLLOWING DESCRIBED PREMISES:

PROPERTY DESCRIPTION

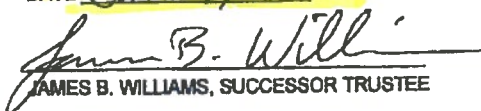
A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, MARKED BY A 2 INCH ALUMINUM CAP MONUMENT STAMPED (SLS LS 13023 2013) AS DESCRIBED IN CORNER PERPETUATION INST. NO. 21320124;
THENCE SOUTH 89°32'58" EAST, ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 12, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 333.48 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 07°12'33" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 611.07 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 97007048 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 08°59'29" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715), ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 08°59'29" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 81°59'04" EAST A DISTANCE OF 1215.25 FEET;
THENCE SOUTH 17°13'26" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR (NO CAP);
THENCE NORTH 82°02'43" WEST, ALONG THE NORTH BOUNDARY LINES OF 2 PARCELS OF LAND DESCRIBED IN DEED INST. NO.'S 20110865 AND 97007048, A DISTANCE OF 1200.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.75 ACRES MORE OR LESS.

TO HAVE AND TO HOLD THE SAID PREMISES, UNTO THE SAID GRANTEES, HEIRS, AND ASSIGNS FOREVER.

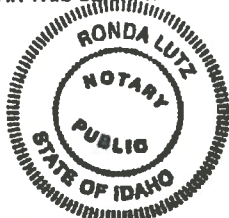
DATE JAN 7, 2014
JAMES B. WILLIAMS, SUCCESSOR TRUSTEE

No. 21400291
Recorded at request of Summit Land Survey
Date: 1/10/14 Time: 1:23p
Official Record Book 975
Bannock County Recorder
Fee 10 Deputy DM

STATE OF IDAHO
COUNTY OF Caribou

ON THIS 7 DAY OF JANUARY, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES B. WILLIAMS, SUCCESSOR TRUSTEE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AS SUCCESSOR TRUSTEE OF THE KENNETH MARK WILLIAMS FAMILY TRUST AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS SUCCESSOR TRUSTEE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.




NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT: Caribou
COMMISSION EXPIRES: 5-10-2019

EC
9/12/12
Baker
farm ground

First American Title - Pocatello

21406346

2014 May 20 PM 01:59:00

Electronically Recorded by Simplifile

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **500879-P (ci)**

Date: **May 19, 2014**

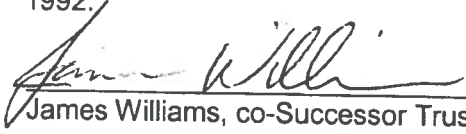
For Value Received, **James Williams, co-Successor Trustee of the of the Kenneth Mark Williams Family Trust by Trust Agreement dated the 17th day of April, 1992.**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Northcom 47, LLC**, hereinafter called the Grantee, whose current address is **11 West Center, Logan, UT 84321**, the following described premises, situated in **Bannock County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

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.

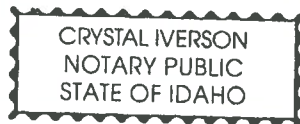
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

James Williams, co-Successor Trustee of the
of the Kenneth Mark Williams Family Trust by
Trust Agreement dated the 17th day of April,
1992.


James Williams, co-Successor Trustee

STATE OF Idaho)
SS.
COUNTY OF Bannock)

On this **19th day of May, 2014**, before me, a Notary Public in and for said State, personally appeared **James Williams**, known or identified to me to be the person whose name is subscribed to the within instrument as the **co-Successor Trustee of Kenneth Mark Williams Family Trust**, and acknowledged to me that he/she/they executed the same as such **James Williams**.




Notary Public for the State of Idaho
Residing at: Pocatello, ID
My Commission Expires: 4/23/16

EXHIBIT A

TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 2: SW1/4 SE1/4 AND S1/2 SW1/4

SECTION 3: LOT 7

SECTION 11: N1/2 NE1/4 AND ALSO COMMENCING AT THE NORTHWEST CORNER OF SW1/4 NE1/4 OF SAID SECTION 11; THENCE RUNNING EAST TO THE NORTHEAST CORNER OF SE1/4 NE1/4 OF SAID SECTION 11; THENCE SOUTH 210 FEET; THENCE WEST TO A POINT 210 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 210 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 NORTHEAST 1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER, SECTION 11, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, SAID CORNER BEING RECORDED AS INSTRUMENT 599072, RECORDS OF SAID BANNOCK COUNTY; THENCE SOUTH 89°26'53" EAST A DISTANCE OF 357.61 FEET ON A LINE TOWARDS A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 11 AND SAID LINE BEING THE BASIS OF ALL BEARINGS PRESENTED IN THIS DESCRIPTION, TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 0°33'07" WEST A DISTANCE OF 615.27 FEET TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE SOUTH 89°26'53" EAST A DISTANCE 212.39 FEET TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE NORTH 0°33'07" EAST A DISTANCE OF 615.27 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11, SAID POINT BEING MARKED WITH A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE NORTH 89°26'53" WEST A DISTANCE OF 212.39 FEET TO THE POINT OF BEGINNING.

SECTION 12: NW1/4

EXCEPTING THEREFROM: A TRIANGULAR PARCEL OF LAND BEING ON THE NORTHWESTERLY SIDE OF THE CENTER LINE OF INTERSTATE 15 PROJECT NO. I-15-1(36)21 HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND BEING A PORTION OF THE SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN; THENCE NORTH 89°52'44" WEST ALONG THE SOUTH LINE OF SAID SE1/4 NW1/4 A DISTANCE OF 103.12 FEET TO A POINT IN A LINE PARALLEL WITH AND 150.0 FEET NORTHWESTERLY FROM THE CENTERLINE AND OPPOSITE STATION 593+57.46 OF SAID INTERSTATE 15, PROJECT NO. I-15-1(36)21 HIGHWAY SURVEY; THENCE NORTH 20°13'44" EAST ALONG SAID PARALLEL LINE 298.98 FEET TO A POINT IN THE EAST LINE OF SAID SE1/4 NW1/4 AND OPPOSITE STATION 596+56.44 OF SAID HIGHWAY SURVEY; THENCE SOUTH 0°02'17" WEST ALONG SAID EAST LINE 280.45 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM: TOWNSHIP 12 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, SECTION 12: COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION; THENCE NORTH 1550 FEET; THENCE EAST 470 FEET, MORE OR LESS, TO THE CENTER OF THE EXISTING COUNTY ROAD; THENCE SOUTHWESTERLY FOLLOWING THE

CENTER OF SAID ROAD TO THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION, SAID POINT BEING 300 FEET, MORE OR LESS, EAST OF THE POINT OF BEGINNING; THENCE WEST 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SECTION 12: BEGINNING AT A POINT 1200 FEET EAST OF THE NORTHWEST CORNER OF SECTION 12 AND RUNNING THENCE EAST 330 FEET; THENCE SOUTH 660 FEET; THENCE WEST 330 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A TRACT OF LAND IN THE NW1/4 NW1/4 SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 870 FEET EAST OF THE NORTHWEST CORNER OF SECTION 12 AND RUNNING THENCE EAST 330 FEET; THENCE SOUTH 660 FEET; THENCE WEST 330 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN; BEGINNING AT A POINT OF THE EAST RIGHT-OF-WAY OF A COUNTY ROAD LOCATED NORTH 89°47'46" EAST 476.32 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°00'00" WEST 1726.80 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 82°45'00" EAST 660.00 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 08°17'12" WEST 330.00 FEET; THENCE NORTH 82°45'00" WEST 660.00 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 08°17'12" EAST 330.00 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; BEGINNING AT A POINT ON THE EAST LINE OF COUNTY ROAD LOCATED NORTH 89°42'18" EAST 333.90 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 6°30'16" EAST 611.32 FEET ALONG SAID EAST LINE; THENCE SOUTH 82°45'00" EAST 660.00 FEET; THENCE NORTH 8°17'12" EAST 330.00 FEET TO AN EXISTING FENCE; THENCE SOUTH 82°45'00" EAST 540.96 FEET ALONG SAID FENCE; THENCE SOUTH 16°31'09" WEST 810.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°42'18" WEST 1067.51 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, B.M., BANNOCK COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, MARKED BY A 2 INCH ALUMINUM CAP MONUMENT STAMPED (SLS LS 13023 2013) AS DESCRIBED IN CORNER PERPETUATION INST. NO. 21320124; THENCE SOUTH 89°32'58" EAST, ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 12, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 333.48 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 07°12'33" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 611.07 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 97007048 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 08°59'29" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715), ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 08°59'29" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 81°59'04" EAST A DISTANCE OF 1215.25 FEET; THENCE SOUTH 17°13'26" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR (NO CAP); THENCE NORTH 82°02'43" WEST, ALONG THE NORTH BOUNDARY LINES OF 2 PARCELS OF LAND DESCRIBED IN DEED INST. NO'S 20110865 AND 97007048, A DISTANCE OF 1200.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL WATER AND WATER RIGHTS APPURTENANT TO SAID LANDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Idaho Department of Water Resources Water Right No. 29-328A.

Priority Date is 10/10/1878.

Decreed Date is 03/22/2004.

Allows for 2.52 cfs from Birch Creek for irrigation.

Legal Place of use is Sec. 12, Township 12 South, Range 36 East, Boise Meridian.

Total Legal Acres that can be irrigated is 126.00 acres.

Idaho Department of Water Resources Water Right No. 29-13469.

Priority Date is 05/01/1884.

Decreed Date is 03/22/2004.

Allows for 2.52 cfs from Rowley Creek for irrigation.

Legal Place of use is Sec. 12, Township 12 South, Range 36 East, Boise Meridian.

Total Legal Acres that can be irrigated is 126.00 acres.

The above water rights together are limited to the irrigation of a combined total of 126.00 acres and a total combined diversion rate of 2.52 cfs together for the irrigation season.

Idaho Department of Water Resources Water Right No. 29-10377.

Priority Date is 03/01/1890.

Decreed Date is 06/15/1998.

Allows for .05 cfs from Station Creek for Stock water.

Legal Place of use is Sections 2 and 3, Township 12 South, Range 36 East, Boise Meridian.

Idaho Department of Water Resources Water Right No. 29-10378.

Priority Date is 03/01/1890.

Decreed Date is 06/15/1998.

Allows for .05 cfs from Birch Creek for Stock water.

Legal Place of use is Section 12, Township 12 South, Range 36 East, Boise Meridian.

First American Title - Pocatello

21415809 2014 Dec 04 PM 12:06:00
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Arthur B. and Lorrie Martinez
1079 Cameron Drive
West Haven, UT 84401

SPECIAL WARRANTY DEED

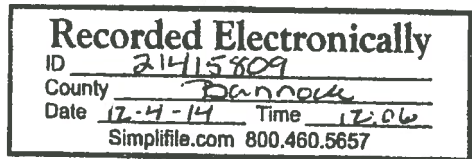
File No.: **500879-P (ci)**

Date: **December 03, 2014**

For Value Received, **Northcom 47, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Arthur B. Martinez and Lorrie Martinez, husband and wife**, hereinafter called the Grantee, whose current address is **1079 Cameron Drive, West Haven, UT 84401**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises. The Grantor(s) warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor(s), except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee(s) and any lien or encumbrance revived or placed on said premises by, through or under the Grantee(s), his heirs and assigns.



AFTER RECORDING MAIL TO:

Arthur B. and Lorrie Martinez
1079 Cameron Drive
West Haven, UT 84401

SPECIAL WARRANTY DEED

File No.: **500879-P (ci)**

Date: **December 03, 2014**

For Value Received, **Northcom 47, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Arthur B. Martinez and Lorrie Martinez, husband and wife**, hereinafter called the Grantee, whose current address is **1079 Cameron Drive, West Haven, UT 84401**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises. The Grantor(s) warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor(s), except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee(s) and any lien or encumbrance revived or placed on said premises by, through or under the Grantee(s), his heirs and assigns.

Date: 12/03/2014

Warranty Deed
- continued

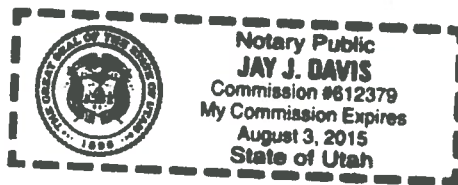
File No.: 500879-P (ci)

Northcom 47, LLC

By: [Signature]
Brett Broadhead, Manager/Member

STATE OF Utah)
COUNTY OF Cache)
SS.

On this 3rd day of December, 2014, before me, a Notary Public in and for said State, personally appeared **Brett Broadhead**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Northcom 47, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Utah
Residing at: Logan
Commission Expires: 8/3/15

EXHIBIT A

TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 2: SW1/4 SE1/4 AND S1/2 SW1/4

SECTION 3: LOT 7

SECTION 11: N1/2 NE1/4 AND ALSO COMMENCING AT THE NORTHWEST CORNER OF SW1/4 NE1/4 OF SAID SECTION 11; THENCE RUNNING EAST TO THE NORTHEAST CORNER OF SE1/4 NE1/4 OF SAID SECTION 11; THENCE SOUTH 210 FEET; THENCE WEST TO A POINT 210 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 210 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 NORTHEAST 1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER, SECTION 11, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, SAID CORNER BEING RECORDED AS INSTRUMENT 599072, RECORDS OF SAID BANNOCK COUNTY; THENCE SOUTH 89°26'53" EAST A DISTANCE OF 357.61 FEET ON A LINE TOWARDS A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 11 AND SAID LINE BEING THE BASIS OF ALL BEARINGS PRESENTED IN THIS DESCRIPTION, TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 0°33'07" WEST A DISTANCE OF 615.27 FEET TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE SOUTH 89°26'53" EAST A DISTANCE 212.39 FEET TO A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE NORTH 0°33'07" EAST A DISTANCE OF 615.27 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11, SAID POINT BEING MARKED WITH A 1/2 X 24-INCH IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "ESG LS 4430" SET THIS SURVEY; THENCE NORTH 89°26'53" WEST A DISTANCE OF 212.39 FEET TO THE POINT OF BEGINNING.

SECTION 12: NW1/4

EXCEPTING THEREFROM: A TRIANGULAR PARCEL OF LAND BEING ON THE NORTHWESTERLY SIDE OF THE CENTER LINE OF INTERSTATE 15 PROJECT NO. I-15-1(36)21 HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND BEING A PORTION OF THE SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 NW1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN; THENCE NORTH 89°52'44" WEST ALONG THE SOUTH LINE OF SAID SE1/4 NW1/4 A DISTANCE OF 103.12 FEET TO A POINT IN A LINE PARALLEL WITH AND 150.0 FEET NORTHWESTERLY FROM THE CENTERLINE AND OPPOSITE

STATION 593+57.46 OF SAID INTERSTATE 15, PROJECT NO. I-15-1(36)21 HIGHWAY SURVEY; THENCE NORTH 20°13'44" EAST ALONG SAID PARALLEL LINE 298.98 FEET TO A POINT IN THE EAST LINE OF SAID SE1/4 NW1/4 AND OPPOSITE STATION 596+56.44 OF SAID HIGHWAY SURVEY; THENCE SOUTH 0°02'17" WEST ALONG SAID EAST LINE 280.45 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM: TOWNSHIP 12 SOUTH, RANGE 36 E.B.M., BANNOCK COUNTY, IDAHO, SECTION 12: COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 NW1/4 OF SAID SECTION; THENCE NORTH 1550 FEET; THENCE EAST 470 FEET, MORE OR LESS, TO THE CENTER OF THE EXISTING COUNTY ROAD; THENCE SOUTHWESTERLY FOLLOWING THE CENTER OF SAID ROAD TO THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION, SAID POINT BEING 300 FEET, MORE OR LESS, EAST OF THE POINT OF BEGINNING; THENCE WEST 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SECTION 12: BEGINNING AT A POINT 1200 FEET EAST OF THE NORTHWEST CORNER OF SECTION 12 AND RUNNING THENCE EAST 330 FEET; THENCE SOUTH 660 FEET; THENCE WEST 330 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A TRACT OF LAND IN THE NW1/4 NW1/4 SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 870 FEET EAST OF THE NORTHWEST CORNER OF SECTION 12 AND RUNNING THENCE EAST 330 FEET; THENCE SOUTH 660 FEET; THENCE WEST 330 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN; BEGINNING AT A POINT OF THE EAST RIGHT-OF-WAY OF A COUNTY ROAD LOCATED NORTH 89°47'46" EAST 476.32 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°00'00" WEST 1726.80 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 82°45'00" EAST 660.00 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 08°17'12" WEST 330.00 FEET; THENCE NORTH 82°45'00" WEST 660.00 FEET TO SAID RIGHT-OF-WAY LINE; THENCE NORTH 08°17'12" EAST 330.00 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; BEGINNING AT A POINT ON THE EAST LINE OF COUNTY ROAD LOCATED NORTH 89°42'18" EAST 333.90 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 6°30'16" EAST 611.32 FEET ALONG SAID EAST LINE; THENCE SOUTH 82°45'00" EAST 660.00 FEET; THENCE NORTH 8°17'12" EAST 330.00 FEET TO AN EXISTING FENCE; THENCE SOUTH 82°45'00" EAST 540.96 FEET ALONG SAID FENCE; THENCE SOUTH 16°31'09" WEST 810.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°42'18" WEST 1067.51 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, B.M., BANNOCK COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, MARKED BY A 2 INCH ALUMINUM CAP MONUMENT STAMPED (SLS LS 13023 2013) AS DESCRIBED IN CORNER PERPETUATION INST. NO. 21320124; THENCE SOUTH 89°32'58" EAST, ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 12, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 333.48 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 07°12'33" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 611.07 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 97007048 BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715); THENCE NORTH 08°59'29" EAST, ALONG THE WEST BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, BEING MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED (LS 5715), ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 08°59'29" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 81°59'04" EAST A DISTANCE OF 1215.25 FEET; THENCE SOUTH 17°13'26" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20110865 BEING MARKED BY A 5/8 INCH REBAR (NO CAP); THENCE NORTH 82°02'43" WEST, ALONG THE NORTH BOUNDARY LINES OF 2 PARCELS OF LAND DESCRIBED IN DEED INST. NO'S 20110865 AND 97007048, A DISTANCE OF 1200.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL WATER AND WATER RIGHTS APPURTENANT TO SAID LANDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Idaho Department of Water Resources Water Right No. 29-328A.

Priority Date is 10/10/1878.

Decreed Date is 03/22/2004.

Allows for 2.52 cfs from Birch Creek for irrigation.

Legal Place of use is Sec. 12, Township 12 South, Range 36 East, Boise Meridian.

Total Legal Acres that can be irrigated is 126.00 acres.

Idaho Department of Water Resources Water Right No. 29-13469.

Priority Date is 05/01/1884.

Decreed Date is 03/22/2004.

Allows for 2.52 cfs from Rowley Creek for irrigation.

Legal Place of use is Sec. 12, Township 12 South, Range 36 East, Boise Meridian.

Total Legal Acres that can be irrigated is 126.00 acres.

The above water rights together are limited to the irrigation of a combined total of 126.00 acres

and a total combined diversion rate of 2.52 cfs together for the irrigation season.

Idaho Department of Water Resources Water Right No. 29-10377.

Date: 12/03/2014

Warranty Deed
- continued

File No.: 500879-P (ci)

Priority Date is 03/01/1890.

Decreed Date is 06/15/1998.

Allows for .05 cfs from Station Creek for Stock water.

Legal Place of use is Sections 2 and 3, Township 12 South, Range 36 East, Boise Meridian.

Idaho Department of Water Resources Water Right No. 29-10378.

Priority Date is 03/01/1890.

Decreed Date is 06/15/1998.

Allows for .05 cfs from Birch Creek for Stock water.

Legal Place of use is Section 12, Township 12 South, Range 36 East, Boise Meridian.