

DE ✓

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGIONSTATE 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 65-11250	Yes ☐	65-6628	Yes ☐		Yes ☐
PD 65-12891	Yes ☐		Yes ☐		Yes ☐
PD 65-17687	Yes ☐		Yes ☐		Yes ☐
PD 65-2534	Yes ☐		Yes ☐		Yes ☐
PD 65-2696	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Duane Pancheri; Laura Pancheri; Darwin Pancheri; Joan Pancheri
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Walkin' D Ranch, LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------------------|---|-----------|--------------|
| <u>4700 N. Can-Ada Road</u> | <u>Star</u> | <u>ID</u> | <u>83669</u> |
| Mailing address | City | State | ZIP |
| <u>208-286-9933</u> | <u>mpl@givenspursley.com (attorney)</u> | | |
| 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: September 18, 2012
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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

8. Signature: Laura Pancheri By Laura Pancheri, Trustee of the Laura
Signature of new owner/claimant Partner of Walkin' D Ranch, LLLP
Title, if applicable
Date 3-10-14

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

For IDWR Office Use Only:

Received by CWJ Date 3/13/14 Receipt No. WD41924 Receipt Amt. 150
Approved by [Signature] Processed by 10/24/14 Date 13

IN FILE # W5-2534

RECEIVED

OCT 23 2014

WATER RESOURCES
WESTERN REGION

After Recording Return to:

Michael P. Lawrence

P.O. Box 2720

Boise, ID 83701

Instrument # 387867

VALLEY COUNTY, CASCADE, IDAHO

10-15-2014 01:05:56 No. of Pages: 4

Recorded for : GIVENS PURSLEY LLP

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: QUITCLAIM DEED

Fee: 49.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WATER RIGHTS QUITCLAIM DEED

FOR VALUE RECEIVED, LAURA PANCHERI, in her capacity as Personal Representative of the Estate of Duane Pancheri pursuant to that certain Letters Testamentary with Acceptance, filed in Case No. CV IE 1110834 in the Fourth Judicial District of the State of Idaho, in an for the County of Ada, a true and correct copy of which is attached hereto as Exhibit A, and LAURA PANCHERI, a widowed woman (collectively, "Grantors"), do hereby release and quitclaim unto WALKIN' D RANCH, LLLP, an Idaho limited liability limited partnership who address is 46 Belvidere Lane, Cascade, Idaho 83611 ("Grantee"), all of Grantors' right, title and interest in and to any and all appropriated water rights from Brush Creek or Moore's Creek or from the Payette River, including without limitation those certain water rights represented in the records of the Idaho Department of Water Resources by the following numbers:

65-2534 and 65-11250.

TO HAVE AND TO HOLD such water rights unto the Grantee, its successors, and assigns, forever.

DATED this 12 day of October, 2014.

GRANTORS:

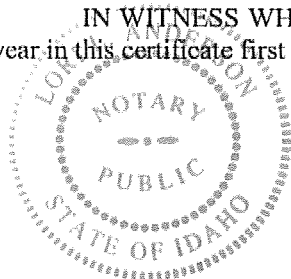

Laura Pancheri, in her capacity as Personal
Representative of the Estate of Duane Pancheri


Laura Pancheri, a widowed woman

STATE OF IDAHO)
) ss.
County of Ada)

On this 13th day of October, 2014, before me, LORI L. ANDERSON, a Notary Public in and for said State, personally appeared LAURA PANCHERI, known or identified to me to be the Personal Representative of the Estate of Duane Pancheri, deceased, whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her representative capacity.

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

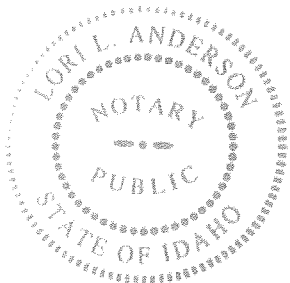


Lori L. Anderson
NOTARY PUBLIC FOR IDAHO
Residing at: Boise, Id
My commission expires: Aug. 23, 2019

STATE OF IDAHO)
) ss.
County of Ada)

On this 13th day of October, 2014, before me, LORI L. ANDERSON, a Notary Public in and for said State, personally appeared LAURA PANCHERI, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her individual capacity.

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



Lori L. Anderson
NOTARY PUBLIC FOR IDAHO
Residing at: Boise ID
My commission expires: Aug. 23, 2019

EXHIBIT A

Edward D. Ahrens, ISBN 1358
Nicholas S. Marshall, ISBN 5578
Mark C. McBride, ISBN 7350
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500
Telephone: (208) 639-7799
Facsimile: (208) 639-7788

NO. _____
A.M. _____ FILED P.M. _____

JUN 07 2011

CHRISTOPHER D. RICH, Clerk
By LAURA MARTIN
DEPUTY

Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA

IN THE MATTER OF THE ESTATE OF

DUANE PANCHERI,
Deceased.

CASE NO. **CV IE 1110834**

LETTERS TESTAMENTARY WITH
ACCEPTANCE
(I.C. §§ 15-3-602 and 15-3-702)

Laura Pancheri is hereby appointed Personal Representative of the Estate of Duane Pancheri, deceased, with all authority pertaining thereto. Administration of the estate is unsupervised.

These Letters are issued to evidence the appointment, qualification, and authority of the Personal Representative.

LETTERS TESTAMENTARY WITH ACCEPTANCE - 1

EXHIBIT A, continued

WITNESS, my signature and the seal of the Court, this 6th day of
June, 2011.

CHRISTOPHER M. BIETER

MAGISTRATE

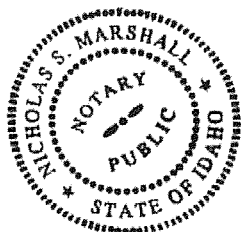
STATE OF IDAHO)
 : ss
COUNTY OF ADA)

I, the undersigned, hereby accept the appointment to the office of Personal Representative of the Estate of Duane Pancheri, deceased, and do solemnly swear that I will perform, according to law, the duties of Personal Representative of said estate.

Dated: June 2, 2011

Laura Pancheri
Laura Pancheri
Address: c/o Ahrens DeAngeli Law Group
 LLP
 P.O. Box 9500
 Boise, Idaho 83707-9500
Telephone: (208) 639-7799

SUBSCRIBED AND SWORN to before me this 2nd day of June, 2011



Nicholas Marshall
NOTARY PUBLIC
Residing at: Boise, Idaho
My Commission Expires: 3/5/2016

LETTERS TESTAMENTARY WITH ACCEPTANCE - 2

RECEIVED

OCT 23 2014

WATER RESOURCES
WESTERN REGION

Instrument # 372194

VALLEY COUNTY, CASCADE, IDAHO

9-18-2012 01:16:48 No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP

ARCHIE N. BANBURY

Fee: 19.00

Ex-Officio Recorder Deputy

Index to: DBEDs

Recording Requested By And
When Recorded Mail To:

Nicholas S. Marshall
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Correction Personal Representative's Deed

THIS CORRECTION PERSONAL REPRESENTATIVE'S DEED, made and executed by Laura Pancheri in her capacity as Personal Representative of the Estate of Duane Pancheri, deceased, Grantor, to Laura Pancheri in her capacity as Trustee of Trust B of The Duane & Laura Pancheri Family Trust, U/T/A dated September 13, 2001, as reformed and restated on February 27, 2010, as amended, Grantee, whose address is 4700 N. Can Ada Road, Star, Idaho 83669.

WHEREAS, Laura Pancheri is the qualified Personal Representative of said estate, filed as Probate Number CV IE 1110834 in Ada County, Idaho;

THEREFORE, for valuable consideration received, Grantor hereby transfers and conveys to Grantee the following described real property in Valley County, Idaho (being Duane Pancheri's share of the community property interest in such property prior to the death of Duane Pancheri):

A fifty percent (50%) interest in the following described real property:

Parcel 1:

In Township 13 North, Range 4, East B.M.;

Section 5: Lots 12 and 13;

Section 6: All that part of the E½ of the SW¼ lying East of the Union Pacific Railroad right-of-way. Also the W½ of the SE¼, the NE¼ of the SE¼, and Lot 14;

Section 7: The E½ of the NE¼ of the NE¼.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 13 lying east of Cabarton Road, all in Township 13 North, Range 3 East of Boise Meridian.

The East Half (E½) of Section Seven (7) SAVE AND EXCEPT the East Half (E½) of the NE¼ of the NE¼;

Lots Three (3), Four (4), Twelve (12), Thirteen (13) and Fourteen (14) and the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Seventeen (17);

Lot Four (4); Lot 5 (5); the Southeast Quarter of the Southwest Quarter (SE¼SW¼); the Northeast Quarter (NE¼); the North Half of the Southeast Quarter (N½SE¼) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Eighteen (18);

That part of Lot One (1) lying North and East of Cabarton Road; Lots Five (5) and Six (6);

East Half of the West Half (E½W½); the East Half of the Southeast Quarter (E½SE¼); West Half of the Southeast Quarter (W½SE¼) and the West Half of the Northeast Quarter (W½NE¼) of Section Nineteen (19);

Lot Twelve (12) of Section Twenty (20);
Lots Three (3) and Four (4) of Section Twenty-Nine (29);

Lot Five (5) of Section Thirty (30);

All in Township Thirteen (13) North, Range Four (4), East of the Boise Meridian;

TOGETHER WITH all water and water rights heretofore and now existing for use of said lands including but not limited to all filed upon water rights with the State of Idaho Dept. of Water Resources as reflected by Permit/License No. R451, Permit/License No. 8458, Permit License No. 30017, and Certificate of Water Right No. 21619 as shown in the records on file in the office of the State of Idaho

Dept. of Water Resources, Boise, Idaho; together with any and all other appropriated water rights from Brush Creek or Moore's Creek or from the Payette River of record in the office of the County Recorder of Valley County, Idaho, and including any and all other water rights appurtenant to said premises acquired by user and appropriated for use of said lands.

Also together with all pumps, sprinkler systems, ditches and irrigation works presently used upon or in connection and appurtenant to or with said lands, including but not limited to all wells for springs existing on said premises together with all water rights acquired from each and every stream bed and from the Payette River flowing through or adjacent to said premises.

And further including all sprinkler equipment, pumps, motors and facilities whether attached to premises or otherwise, including movable sprinkler lines including electric motors attached to the premises with pumps, switches, and other facilities.

SUBJECT TO UNITED STATES patent restrictions and/or State of Idaho deed restrictions;

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance is conveyed to Laura Pancheri, as trustee, and the beneficial interest of such property shall be the separate property of the Grantee's distributees, beneficiaries and assigns, and in accordance with the provisions of Idaho Code § 32-906(1), the beneficial interest in all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantee's distributees, beneficiaries and assigns.

THIS CORRECTION PERSONAL REPRESENTATIVE'S DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 19, 2012, IN VALLEY COUNTY, IDAHO, AS INSTRUMENT NO. 368211 AND CORRECTS THE ULTIMATE OWNER OF RECORD TO WALKIN' D RANCH LLLP.

EXECUTED this 17th day of September, 2012.

Laura Pancheri

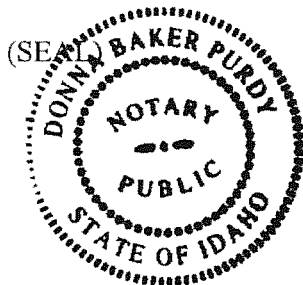
Laura Pancheri, in her capacity as Personal Representative of the Estate of Duane Pancheri, deceased

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 17th day of September, 2012, before me, Donna Baker Purdy, a Notary Public, personally appeared Laura Pancheri, in her capacity as Personal Representative of the Estate of Duane Pancheri, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said estate.

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



Donna Baker Purdy
Notary Public for Idaho
Commission expires: 10/30/2013

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

Instrument # 372196

VALLEY COUNTY, CASCADE, IDAHO

9-18-2012 02:10:45 No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP

ARCHIE N. BANBURY

Fee: 19.00

Ex-Officio Recorder Deputy

Index to: DEEDS

Recording Requested By And
When Recorded Mail To:Nicholas S. MarshallAhrens DeAngeli Law Group LLPP.O. Box 9500Boise, Idaho 83707-9500

Correction Bargain and Sale Deed

Laura Pancheri, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, and convey to Walkin' D Ranch, LLLP, an Idaho limited liability limited partnership, Grantee, whose current address is 4700 N. Can Ada Road, Star, Idaho 83669-5178, her fifty percent (50%) interest (being her share of the community property interest in such property prior to the death of Duane Pancheri) in the following described real property located in Valley County, Idaho, more particularly described as follows:

Parcel 1:

In Township 13 North, Range 4, East B.M.;

Section 5: Lots 12 and 13;

Section 6: All that part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying East of the Union Pacific Railroad right-of-way. Also the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and Lot 14;

Section 7: The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 13 lying east of Cabarton Road, all in Township 13 North, Range 3 East of Boise Meridian.

The East Half (E½) of Section Seven (7) SAVE AND EXCEPT the East Half (E½) of the NE¼ of the NE¼;

Lots Three (3), Four (4), Twelve (12), Thirteen (13) and Fourteen (14) and the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Seventeen (17);

Lot Four (4); Lot 5 (5); the Southeast Quarter of the Southwest Quarter (SE¼SW¼); the Northeast Quarter (NE¼); the North Half of the Southeast Quarter (N½SE¼) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Eighteen (18);

- That part of Lot One (1) lying North and East of Cabarton Road; Lots Five (5) and Six (6);

East Half of the West Half (E½W½); the East Half of the Southeast Quarter (E½SE¼); West Half of the Southeast Quarter (W½SE¼) and the West Half of the Northeast Quarter (W½NE¼) of Section Nineteen (19);

Lot Twelve (12) of Section Twenty (20);
Lots Three (3) and Four (4) of Section Twenty-Nine (29);

Lot Five (5) of Section Thirty (30);

All in Township Thirteen (13) North, Range Four (4), East of the Boise Meridian;

TOGETHER WITH all water and water rights heretofore and now existing for use of said lands including but not limited to all filed upon water rights with the State of Idaho Dept. of Water Resources as reflected by Permit/License No. R451, Permit/License No. 8458, Permit License No. 30017, and Certificate of Water Right No. 21619 as shown in the records on file in the office of the State of Idaho Dept. of Water Resources, Boise, Idaho; together with any and all other appropriated water rights from Brush Creek or Moore's Creek or from the Payette River of record in the office of the County Recorder of Valley County, Idaho, and including any and all other water rights appurtenant to said premises acquired by user and appropriated for use of said lands.

Also together with all pumps, sprinkler systems, ditches and irrigation works presently used upon or in connection and appurtenant to or with said lands, including but not limited to all wells for springs existing on said premises together with all water rights acquired from each and every stream bed and from the Payette River flowing through or adjacent to said premises.

And further including all sprinkler equipment, pumps, motors and facilities whether attached to premises or otherwise, including movable sprinkler lines including electric motors attached to the premises with pumps, switches, and other facilities.

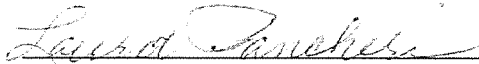
SUBJECT TO UNITED STATES patent restrictions and/or State of Idaho deed restrictions;

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way in anywayse appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CORRECTION BARGAIN AND SALE DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE BARGAIN AND SALE DEED RECORDED APRIL 19, 2012, IN VALLEY COUNTY, IDAHO, AS INSTRUMENT NO. 368210.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of September, 2012.

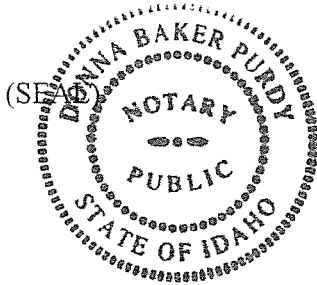


Laura Pancheri

“Grantor”

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 17th day of September, in the year 2012, before me,
Donna Baker Purdy, a Notary Public, personally appeared Laura Pancheri, known or
identified to me to be the person whose name is subscribed to the within instrument, and
acknowledged to me that she executed the same.



Donna Baker Purdy
Notary Public for Idaho
Commission expires: 10/30/2013

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

COPY

Instrument # 372195

VALLEY COUNTY, CASCADE, IDAHO
9-18-2012 02:00:14 No. of Pages: 4

Recorded for : AHRENS DEANGELI LAW GROUP

ARCHIE N. BANBURY Fee: 19.00

Ex-Officio Recorder Deputy *Archie N. Banbury*
Index to: DEEDS

Recording Requested By And
When Recorded Mail To:

Nicholas S. Marshall
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

Correction Trustee's Deed

Laura Pancheri solely in her capacity as Trustee of Trust B of The Duane & Laura Pancheri Family Trust, U/T/A dated September 13, 2001 as reformed and restated on February 27, 2010, as amended, Grantor, hereby transfers and conveys to Walkin' D Ranch, LLLP, an Idaho limited liability limited company, Grantee, whose mailing address is 4700 N. Can Ada Road, Star, Idaho 83669, a fifty percent (50%) interest in the following described real property, situated in Valley County, State of Idaho:

Parcel 1:

In Township 13 North, Range 4, East B.M.;

Section 5: Lots 12 and 13;

Section 6: All that part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying East of the Union Pacific Railroad right-of-way. Also the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and Lot 14;

Section 7: The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Parcel 2:

The Southeast Quarter of the Southeast Quarter of Section 13 lying east of Cabarton Road, all in Township 13 North, Range 3 East of Boise Meridian.

The East Half (E½) of Section Seven (7) SAVE AND EXCEPT the East Half (E½) of the NE¼ of the NE¼;

Lots Three (3), Four (4), Twelve (12), Thirteen (13) and Fourteen (14) and the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section Seventeen (17);

Lot Four (4); Lot 5 (5); the Southeast Quarter of the Southwest Quarter (SE¼SW¼); the Northeast Quarter (NE¼); the North Half of the Southeast Quarter (N½SE¼) and the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section Eighteen (18);

That part of Lot One (1) lying North and East of Cabarton Road; Lots Five (5) and Six (6);

East Half of the West Half (E½W½); the East Half of the Southeast Quarter (E½SE¼); West Half of the Southeast Quarter (W½SE¼) and the West Half of the Northeast Quarter (W½NE¼) of Section Nineteen (19);

Lot Twelve (12) of Section Twenty (20);
Lots Three (3) and Four (4) of Section Twenty-Nine (29);

Lot Five (5) of Section Thirty (30);

All in Township Thirteen (13) North, Range Four (4), East of the Boise Meridian;

TOGETHER WITH all water and water rights heretofore and now existing for use of said lands including but not limited to all filed upon water rights with the State of Idaho Dept. of Water Resources as reflected by Permit/License No. R451, Permit/License No. 8458, Permit License No. 30017, and Certificate of Water Right No. 21619 as shown in the records on file in the office of the State of Idaho Dept. of Water Resources, Boise, Idaho; together with any and all other appropriated water rights from Brush Creek or Moore's Creek or from the Payette River of record in the office of the County Recorder of Valley County, Idaho, and including any and all other water rights appurtenant to said premises acquired by user and appropriated for use of said lands.

Also together with all pumps, sprinkler systems, ditches and irrigation works presently used upon or in connection and appurtenant to or with said lands, including but not limited to all wells for springs existing on said premises together with all water rights acquired from each and every stream bed and from the Payette River flowing through or adjacent to said premises.

And further including all sprinkler equipment, pumps, motors and facilities whether attached to premises or otherwise, including movable sprinkler lines including electric motors attached to the premises with pumps, switches, and other facilities.

SUBJECT TO UNITED STATES patent restrictions and/or State of Idaho deed restrictions;

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way in anyway appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantor executes this instrument solely in the trustee's fiduciary capacity. Any further recourse hereunder is to be only against the aforementioned trust.

THIS CORRECTION TRUSTEE'S DEED CORRECTS THE LEGAL DESCRIPTION SET FORTH ON THE TRUSTEE'S DEED RECORDED APRIL 19, 2012, IN VALLEY COUNTY, IDAHO, AS INSTRUMENT NO. 368209. AND THE ULTIMATE OWNER OF RECORD TO WALKIN' D RANCH LLLP.

DATED this 17th day of September, 2012.

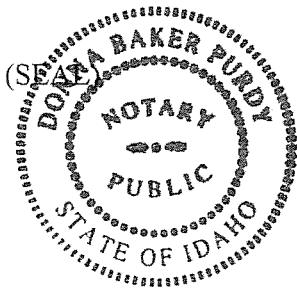
Trust B of The Duane & Laura Pancheri Family
Trust, U/T/A dated September 13, 2001 as
reformed and restated on February 27, 2010, as
amended

By: 
Laura Pancheri, Trustee

"Grantor"

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 17th day of September, in the year 2012, before me, Donna Baker Purdy, a Notary Public, personally appeared Laura Pancheri as Trustee of Trust B of The Duane & Laura Pancheri Trust, U/T/A dated February 13, 2001, as reformed and restated on February 27, 2010, as amended, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said trust.



Donna Baker Purdy
Notary Public for Idaho
Commission expires: 10/30/2013

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

COPY

WARRANTY DEED

FOR VALUE RECEIVED, DARWIN PANCHERI and JOAN L. PANCHERI, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto DUANE PANCHERI and LAURA PANCHERI, the Grantees, whose address is 19010 Sth Can-Ada Road, Melba, Idaho, 83641, the following described premises, including any homestead claim pursuant to the Idaho Homestead Law, Idaho Code, Section 55-1001,

The Southeast Quarter of the Southeast Quarter of Section 13 lying east of Cabarton road, all in Township 13 North, Range 3 East of Boise Meridian.

The East Half (E $\frac{1}{2}$) SAVE AND EXCEPT the East Half (E $\frac{1}{2}$) of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; all that part of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), the East half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and Lot Four (4) of Section Seven (7), lying East of Cabarton Road; and also SAVE AND EXCEPT, that portion of the West half of Section 7 lying East of Cabarton Road and West of the Union Pacific Railroad right of way;

Lots Three (3), Four (4), Twelve (12), Thirteen (13) and Fourteen (14) and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Seventeen (17);

Lot Four (4); Lot Five (5); the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$); the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eighteen (18).

WARRANTY DEED

1

ORIGINAL

That part of Lot One (1) lying North and East of Cabarton Road; Lots Five (5) and Six (6);

East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$); the East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$); West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) and the West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section Nineteen (19);

Lot Twelve (12) of Section Twenty (20);

Lots Three (3) and Four (4) of Section Twenty-Nine (29);

Lots Five (5) of Section Thirty (30),

All in Township Thirteen (13) North, Range Four (4), East of the Boise Meridian;

Together with all water and water rights heretofore and now existing for use on said lands including but not limited to all filed upon water rights with the State of Idaho Dept. of Water Resources as reflected by Permit/License No. R451, Permit/License No. 8458, Permit/License No. 30017, and Certificate of Water Right No. 21619 as shown in the records on file in the office of the State of Idaho Dept. of Water Resources, Boise, Idaho; together with any and all other appropriated water rights from Brush Creek or Moore's Creek or from the Payette River of record in the office of the County Recorder of Valley County, Idaho, and including any and all other water rights appurtenant to said premises acquired by user and appropriated for use on said lands.

Also, together with all pumps, sprinkler systems, ditches and irrigation works presently used upon or in connection and appurtenant to or with said lands, including but not limited to all wells or springs existing on said premises together with all water rights acquired from each and every

stream bed and from the Payette River flowing through or adjacent to said premises.

And further including all sprinkler equipment, pumps, motors and facilities whether attached to premises or otherwise, including movable sprinkler lines including electric motors attached to the premises with pumps, switches, and other facilities.

SUBJECT TO United States patent restrictions and/or State of Idaho deed restrictions;

SUBJECT TO all taxes and assessments for the year 1991 and all subsequent years;

SUBJECT TO a any easements or rights-of-way of record and/ or usage.

SUBJECT TO a mortgage in favor of INDIAN VALLEY GRAZING ASSOCIATION, INC., recorded February 11, 1985 as Instrument No: 140538, records of Valley County, Idaho, which mortgage and the underlying promissory note it does secure Grantee assumes and agrees to pay in full promptly and before any delinquency and agrees to hold Grantor harmless therefor;

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, their heirs and assigns, forever. And the Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that said premises are free from all encumbrances save and except as above set forth; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 5 day of April, 1991.

Darwin Pancheri
DARWIN PANCHERI

Joan L. Pancheri
JOAN L. PANCHERI

STATE OF IDAHO)
 : ss
County of Canyon)

On this 5 day of April, 1991, before me, the undersigned, a Notary Public in and for the said State, personally appeared DARWIN PANCHERI and JOAN L. PANCHERI, husband and wife, known to me to be the persons whose names are subscribed to the within and 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.

[Signature]
Notary Public for Idaho,
Residing at Nampa, Idaho.
My Commission Expires: 11/1/92

(Seal)

WARRANTY DEED

179721
MOUNTAIN TITLE & ESCROW
REQUESTED BY: _____
RECORDED
APR 19 2 15 PM '91
BY: [Signature]
FEE: \$12.00

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

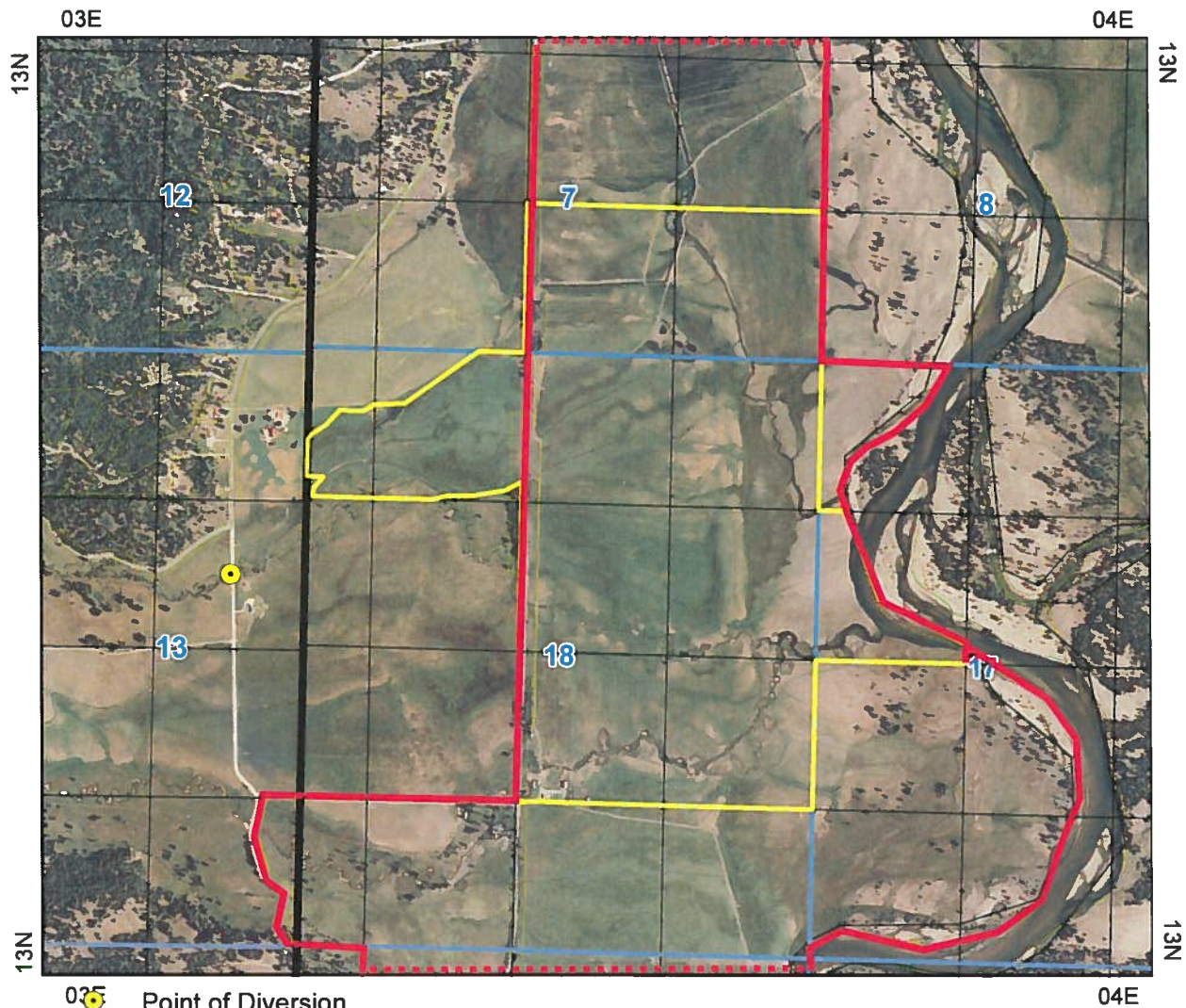
State of Idaho
Department of Water Resources

Water Right

65-11250

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.



03E 13N 04E 13N

03E Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

Taxlots

Parcel 2 described in Correction Deeds
(generally depicted)

0 0.175 0.35 0.7 Miles



Map produced on May 21, 2013

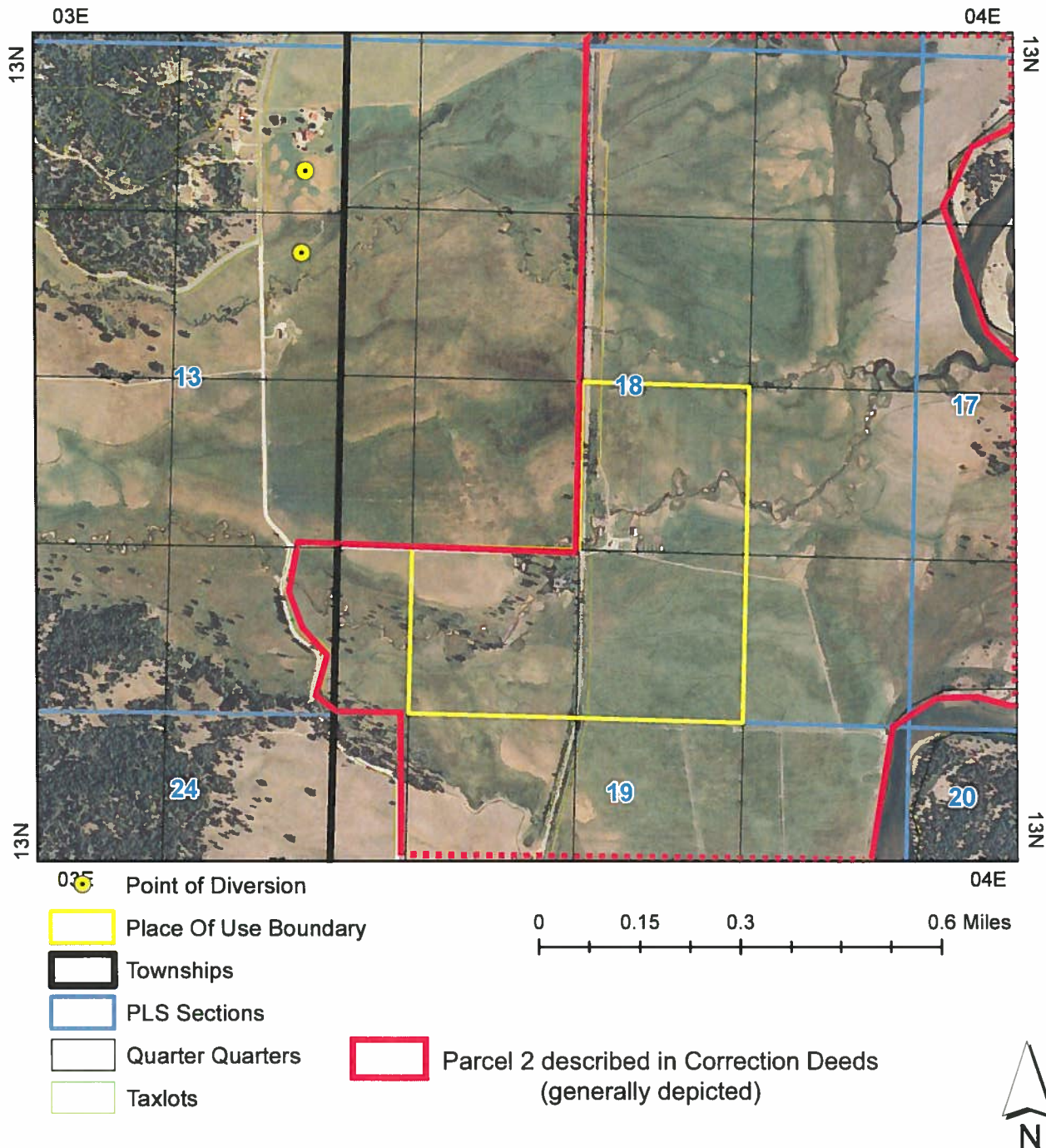
RECEIVED
MAR 18 2014
WATER RESOURCES
WESTERN REGION

State of Idaho
Department of Water Resources

Water Right
65-12891

HEATING

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.



Map produced on May 21, 2013

RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

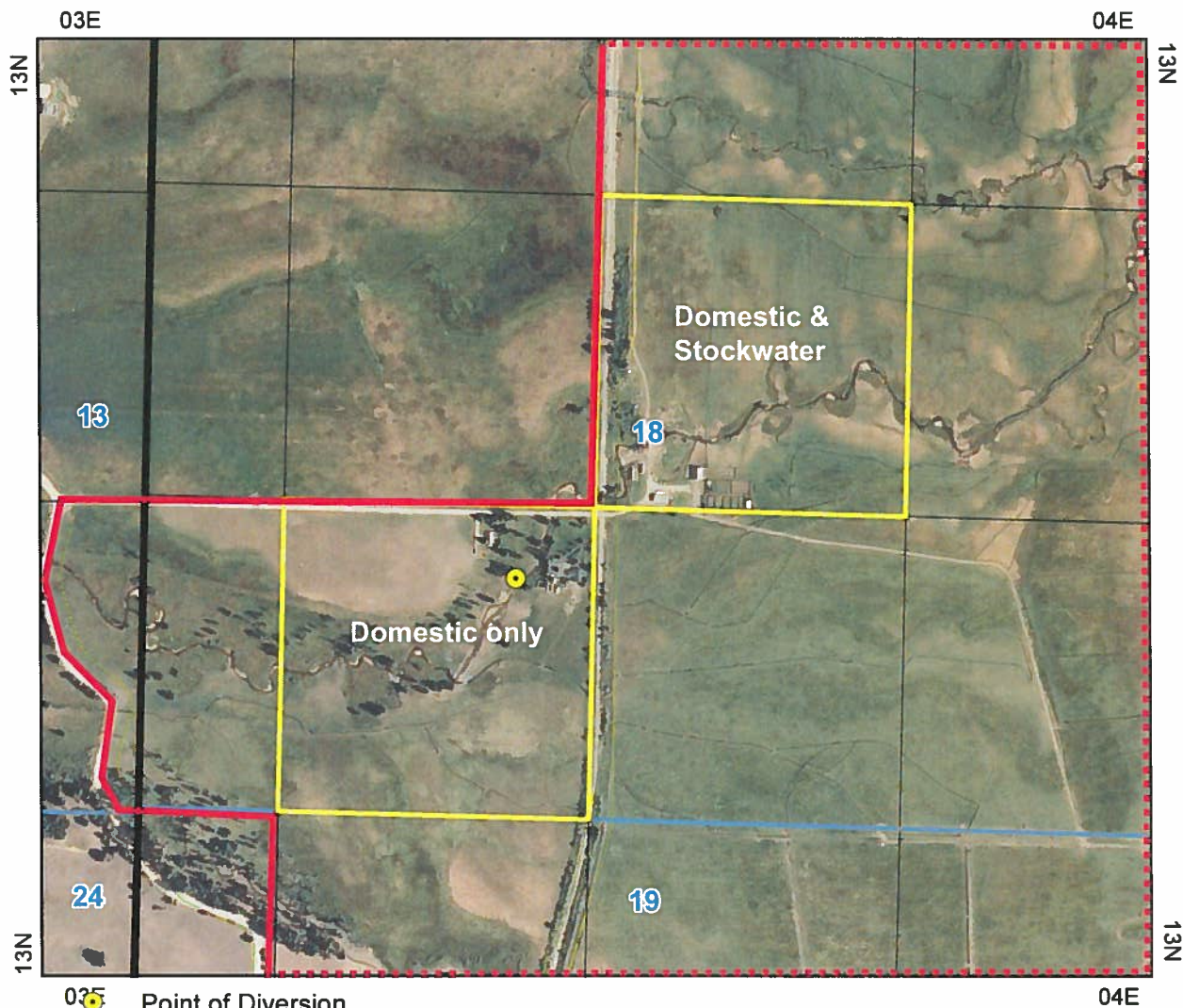
State of Idaho
Department of Water Resources

Water Right

65-17687

Domestic & Stockwater

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.



03E Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

Taxlots

Parcel 2 described in Correction Deeds
(generally depicted)

0 0.075 0.15 0.3 Miles



RECEIVED

MAR 18 2014

WATER RESOURCES
WESTERN REGION

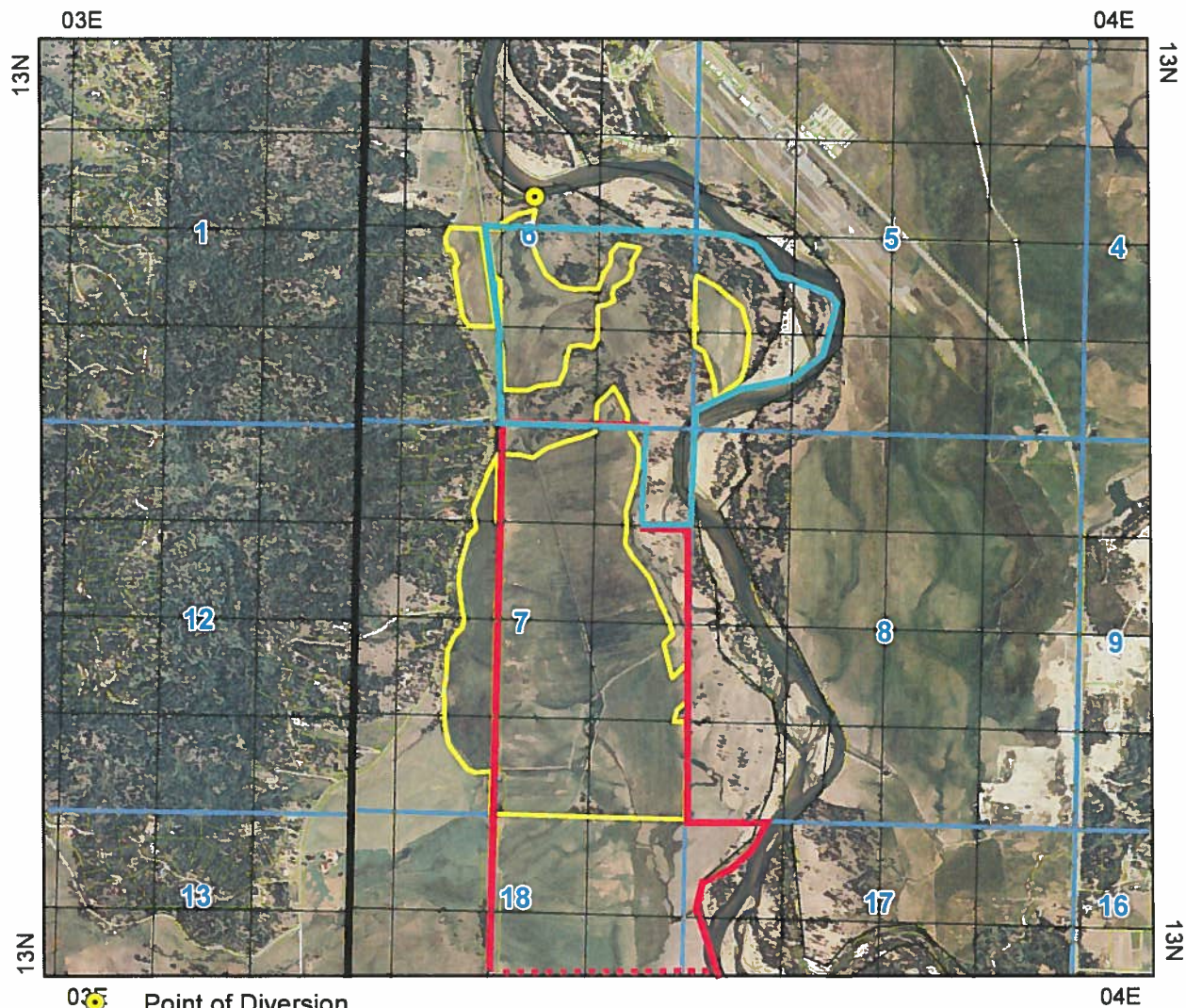
State of Idaho
Department of Water Resources

Water Right

65-2534

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.



03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

03E 13N 04E 13N

0 0.275 0.55 1.1 Miles



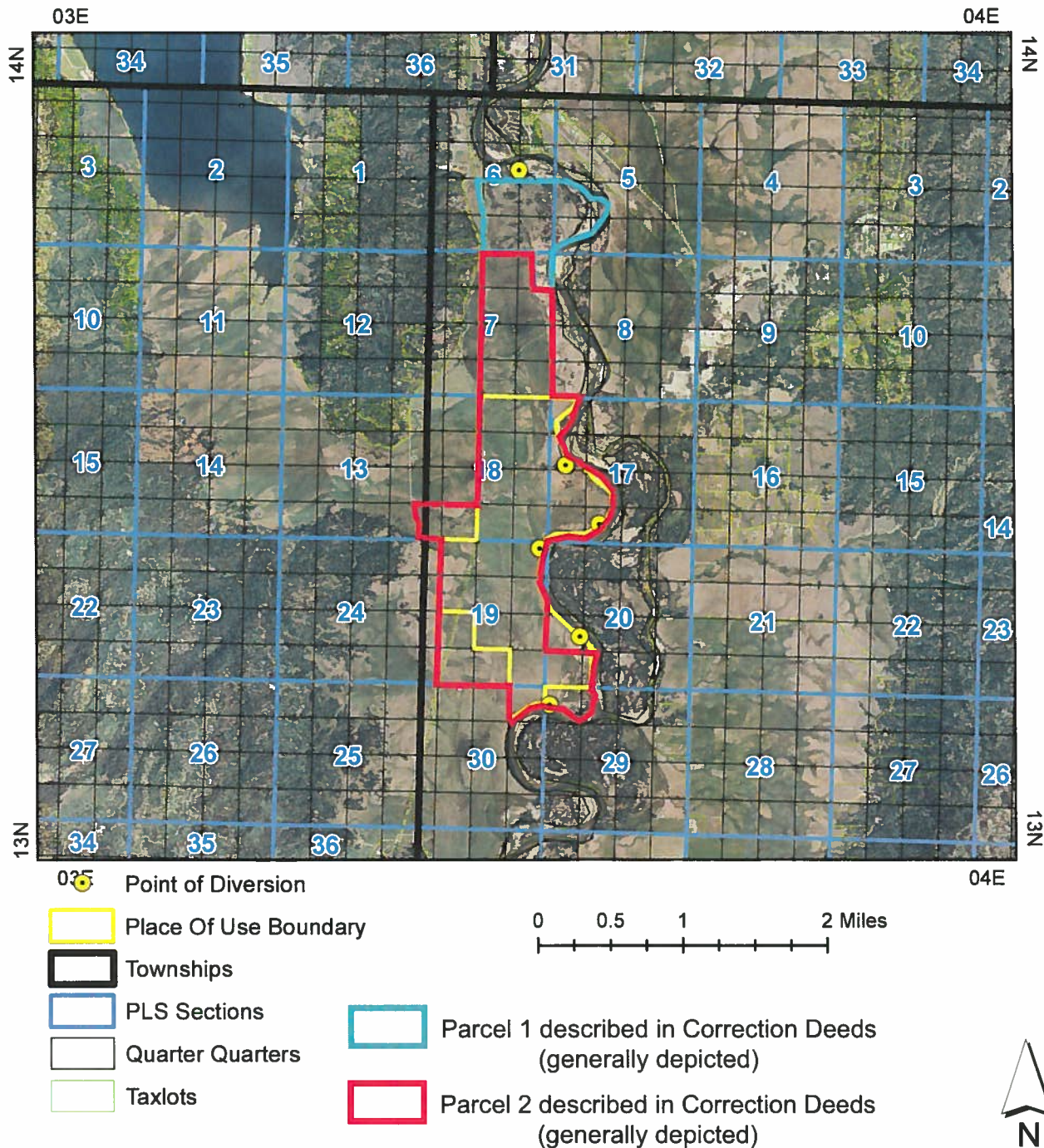
State of Idaho
Department of Water Resources

Water Right

65-2696

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.



State of Idaho
Department of Water Resources

Water Right

65-6628

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.

