

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 23 2014

Notice of Change in Water Right Ownership
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
2-10284	Yes ☐	36-7314C	Yes ☐	36-16193	Yes ☐
36-37A	Yes ☐	36-7750A	Yes ☐	36-16194	Yes ☐
36-37B	Yes ☐	36-7750B	Yes ☐	2-10247	Yes ☐
36-7282	Yes ☐	36-16171	Yes ☐	36-7314A ^{not conveyed}	Yes ☐
36-7314B	Yes ☐	36-16180	Yes ☐	36-8099	Yes ☐

2. Previous Owner's Name: Jane & Peter Sturdivant, River Grove Inc, Sturdivant Residence JTS Trust,
Name of current water right holder/claimant & Sturdivant Residence PLS Trust
3. New Owner(s)/Claimant(s): Billingsley Bay Farms, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. Box 968 Hailey Id. 83333
Mailing address City State ZIP
- 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: 12/5/2012
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: [Signature] MANAGING MEMBER 9-18-14
Signature of new owner/claimant Title, if applicable Date

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

Received by DN Date 9-23-2014 Receipt No. 5034311 Receipt Amt. \$350-
Approved by _____ Processed by _____ Date _____

SUPPORT DATA
2-10247
IN FILE #



0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
 CHANGE OF OWNERSHIP, 2-10284
 NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
 ALR -Date: 9/22/2014

Legend

- WaterRight twnshp
- 2-10284 Sections
- WaterRight QQ Lines
- 2-10284





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-37A
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR -Date: 9/22/2014

Legend

WaterRight  twnshp

 36-37A  Sections

WaterRight  QQ Lines

 36-37A





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-37B
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR -Date: 9/22/2014

Legend

- WaterRight  twship
 36-37B  Sections
WaterRight  QQ Lines
 36-37B





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7314B
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR Date: 9/22/2014

Legend

- WaterRight township
- 36-7314B Sections
- WaterRight QQ Lines
- 36-7314B





0 185 370 740 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7314A
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR Date: 9/22/2014

Legend

- WaterRight township
- 36-7314A Sections
- WaterRight QQ Lines
- 36-7314A





0 150 300 600 Feet

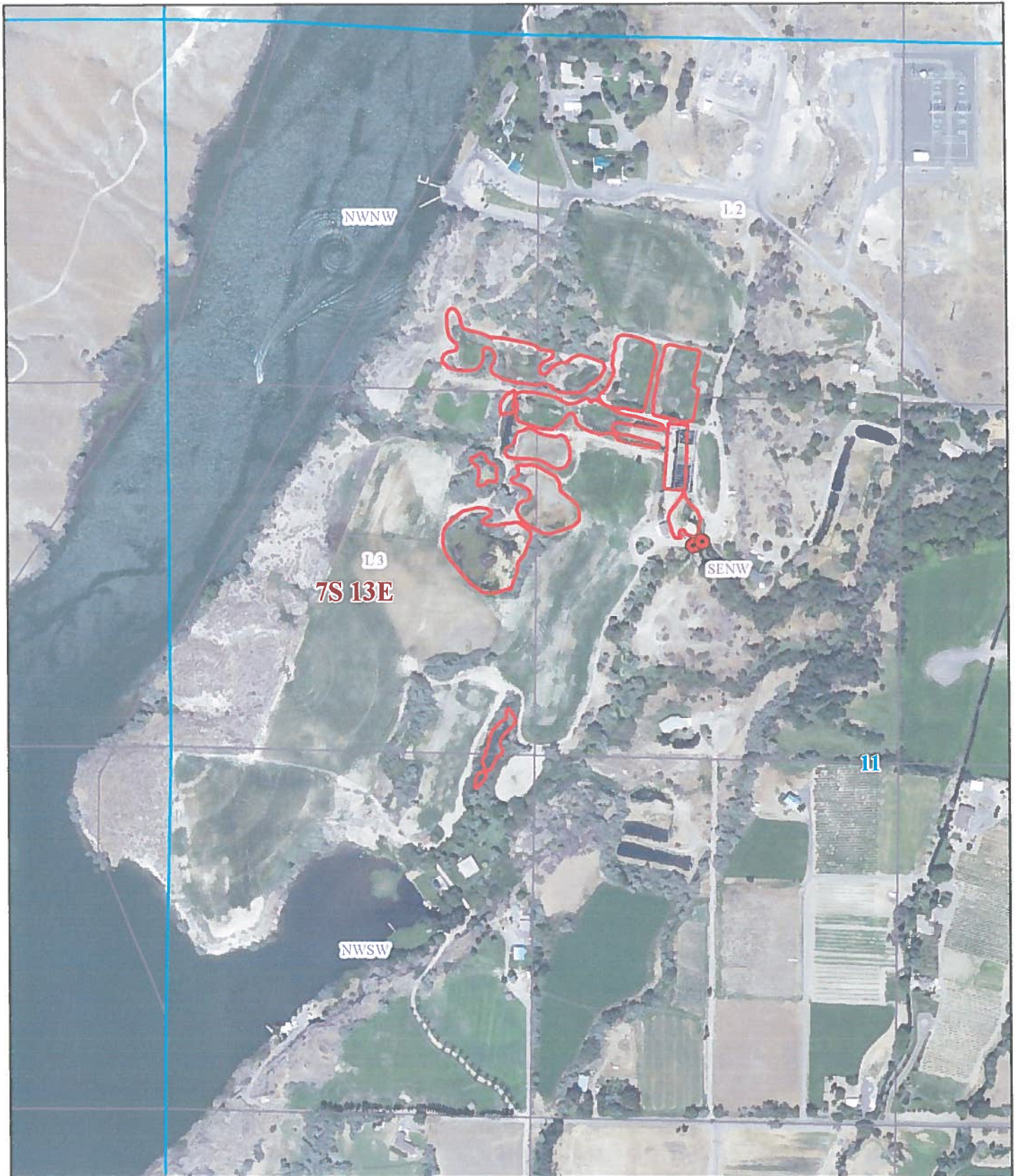
BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7314C
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR Date: 9/22/2014

Legend

- WaterRight township
- 36-7314C Sections
- WaterRight QQ Lines
- 36-7314C





0 150 300 600 Feet

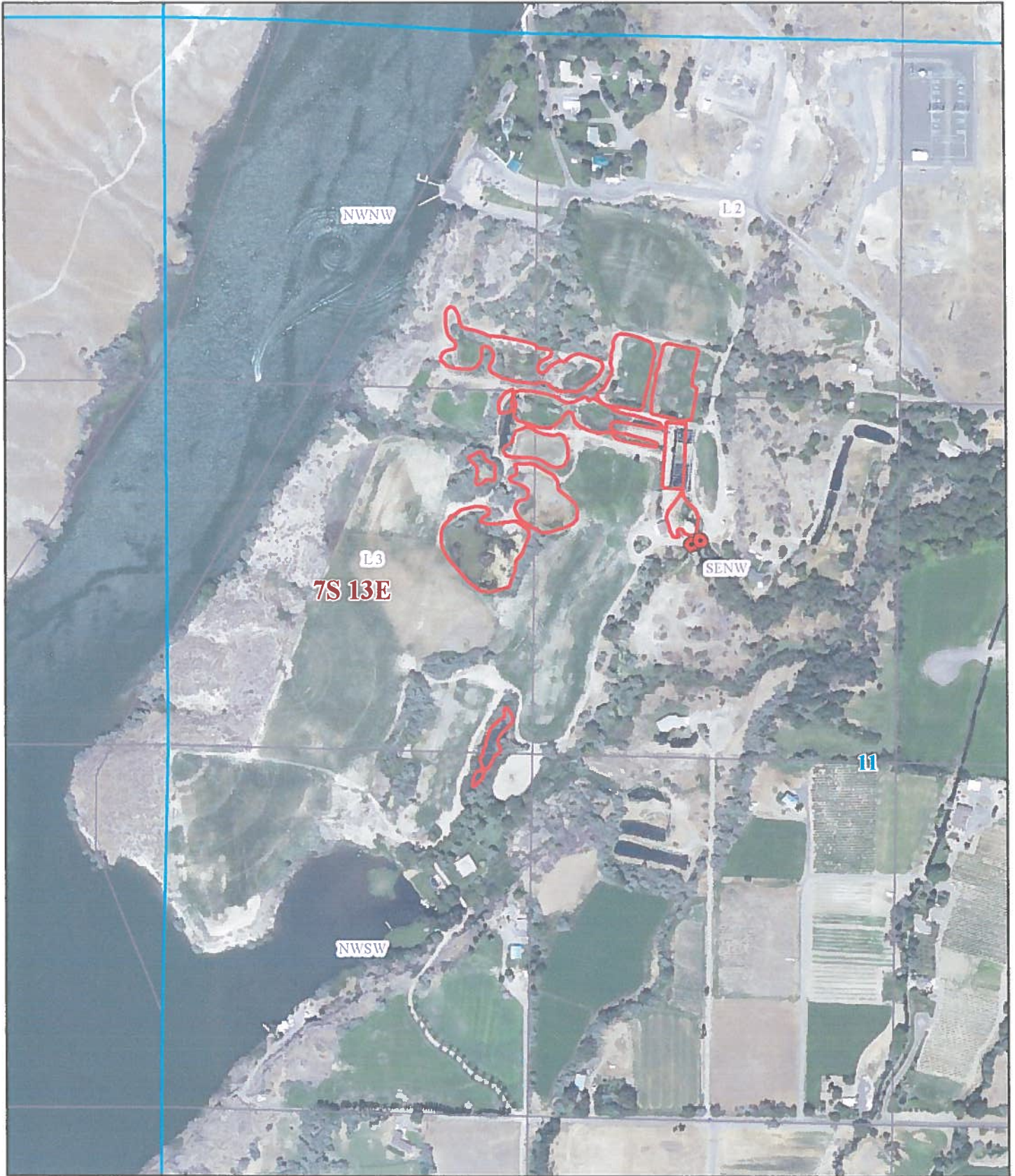
BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7750A
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR -Date: 9/22/2014

Legend

WaterRight  township
 36-7750A  Sections
WaterRight  QQ Lines
 36-7750A





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7750B
NAIP 2013 AERIAL

Legend

- WaterRight twndshp
 36-7750B Sections
WaterRight QQ Lines
 36-7750B





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-16171
NAIP 2013 AERIAL

Legend

- WaterRight twshp
 36-16171 Sections
WaterRight QQ Lines
 36-16171





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
 CHANGE OF OWNERSHIP, 36-16180
 NAIP 2013 AERIAL

Legend

- WaterRight twshp
- 36-16180 Sections
- WaterRight QQ Lines
- 36-16180





0 150 300 600 Feet

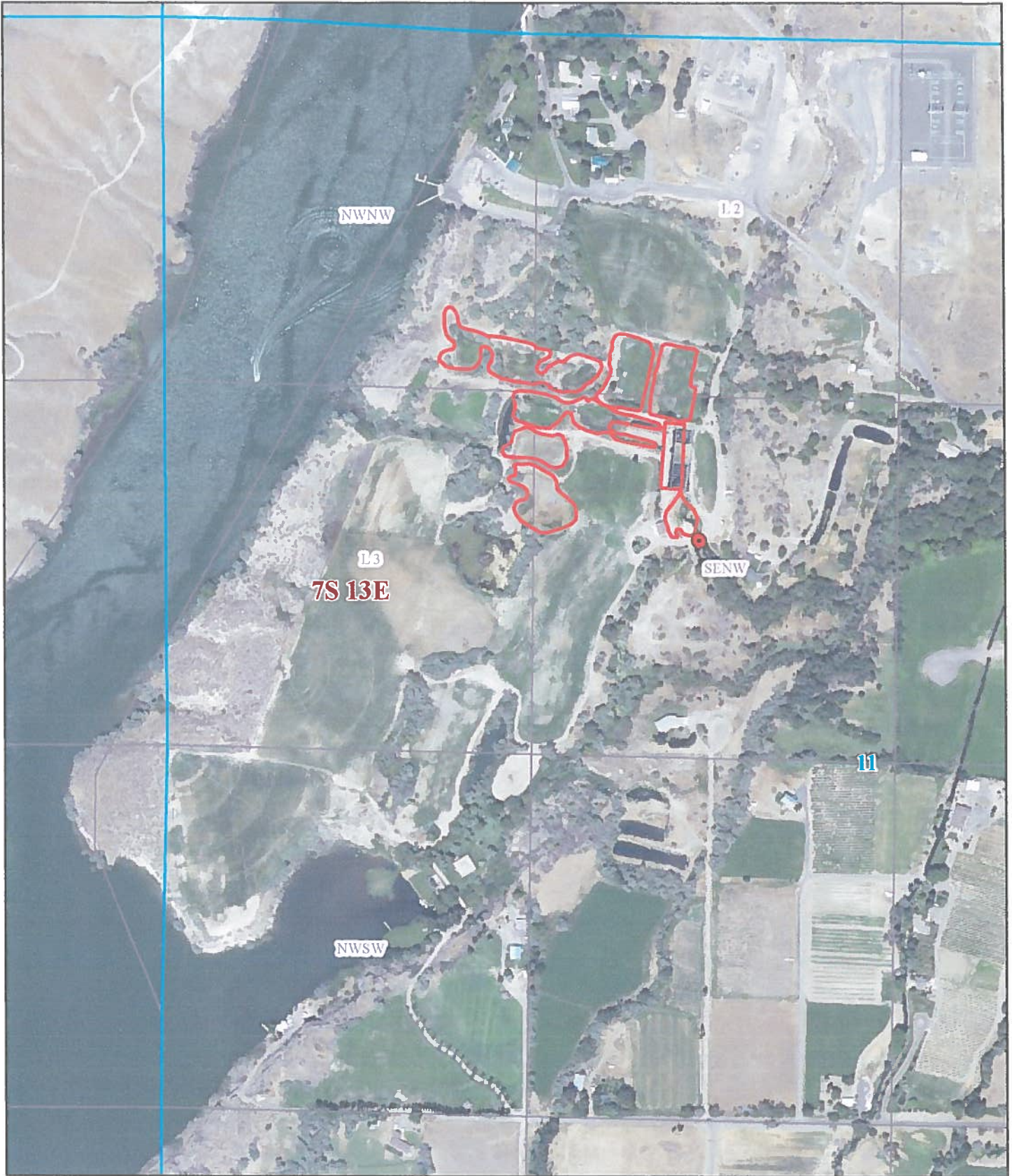
BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-16194
NAIP 2013 AERIAL

Legend

- WaterRight twshp
 36-16194 Sections
WaterRight QQ Lines
 36-16194

BROCKWAY ENGINEERING, PLLC.
ALR -Date: 9/22/2014





BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-7282
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR -Date: 9/22/2014

Legend

- WaterRight twshp
- 36-7282
- Sections
- WaterRight QQ Lines
- 36-7282





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 36-16193
NAIP 2013 AERIAL

BROCKWAY ENGINEERING, PLLC.
ALR Date: 9/22/2014

Legend
WaterRight township
 36-16193
WaterRight Sections
 QQ Lines
 36-16193





0 150 300 600 Feet

BILLINGSLEY BAY FARM, LLC
CHANGE OF OWNERSHIP, 2-10247
NAIP 2013 AERIAL

- Legend
- 2-10247_POD
 - POU_2-10247
 - twtnshp
 - Sections
 - QQ Lines

BROCKWAY ENGINEERING, PLLC.
ALR Date: 9/22/2014



Instrument # 243132

GOODING, GOODING, IDAHO

12-5-2012 04:06:12 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 22.00

Ex-Officio Recorder Deputy

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

QUITCLAIM DEED

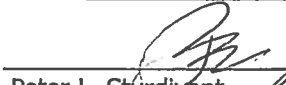
Date: **December 3, 2012**

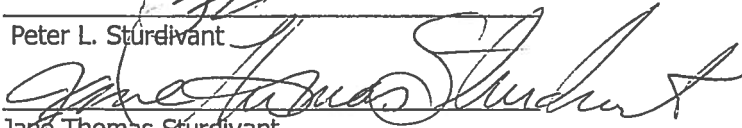
For Value Received, **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **Billingsley Bay Farms, LLC**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12


Peter L. Sturdivant


Jane Thomas Sturdivant

5405
RESIDENCE

STATE OF Idaho)
)
)
COUNTY OF Gooding)
)

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L Sturdivant and Jane Thomas Sturdivant**, 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.



Lisa Sandau

Notary Public for the State of Idaho

Residing at: *Wendell Id.*

My Commission Expires: *9-21-15.*

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement;
Thence along said centerline of said access easement the following courses:
 South 40°51'54" East 117.86 feet;
 South 57°04'14" East 118.86 feet;
 South 35°24'34" East 175.88 feet to the centerline of the Northwesterly end of a steel bridge crossing Billingsley Creek;
Thence South 32°40'25" East 25.95 feet along the centerline of said Bridge to the center of Billingsley Creek;
Thence along the center of Billingsley Creek the following courses:
 North 52°22'47" East 87.49 feet;
 North 45°47'22" East 67.76 feet;
 North 7°20'06" West 51.43 feet;
 North 15°07'16" East 57.52 feet;
 North 21°23'37" East 58.82 feet;
 North 28°31'25" East 73.74 feet;
 North 39°13'18" East 99.25 feet to the Easterly boundary of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 128.76 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 89°38'27" West 530.52 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING.

EXCEPTING a 15.00 feet in width strip of land for access easement along the Southwesterly boundary of the above property.

TOGETHER WITH a 30.00 feet in width non-exclusive easement for a private access road, described as follows:

(Page 1 of 3)

EXHIBIT "A"

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement;
Thence along said centerline the following courses:
 North 89°35'45" West 521.05 feet;
 North 3°28'15" East 162.64 feet;
 North 7°53'04" East 220.70 feet;
 North 42°40'28" East 140.00 feet;
 North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
 steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along said centerline to the center of Billingsley
Creek.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

SUBJECT TO a 30.00 feet in width non-exclusive easement for a private access road,
described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement, the
TRUE POINT OF BEGINNING;
Thence along said centerline the following courses:
 North 89°35'45" West 521.05 feet;
 North 03°28'15" East 162.64 feet;
 North 07°53'04" East 220.70 feet;
 North 42°40'28" East 140.00 feet;
 North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
 steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 51.90 feet along the centerline of said bridge;
Thence North 35°24'34" West 175.88 feet;
Thence North 57°04'14" West 118.86 feet;
Thence North 40°51'54" West 117.86 feet to the ending point.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

(Page 2 of 3)

AND TOGETHER WITH an undivided one-sixth (1/6) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE POINT OF BEGINNING;
Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;
Thence South 49°37' East 220.92 feet along said edge of the river;
Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;
Thence along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

The above described 1/6 interest is to be considered an appurtenance to and carry with the above described land.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243128

GOODING, GOODING, IDAHO

12-5-2012 03:56:33 No. of Pages: 4

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 19.00

Ex-Officio Recorder Deputy



QUITCLAIM DEED

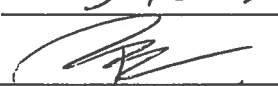
Date: December 3, 2012

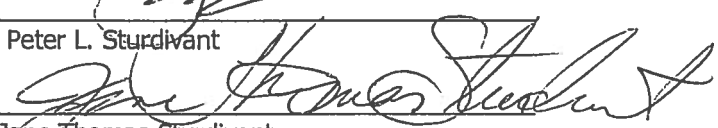
For Value Received, **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **Billingsley Bay Farms, LLC**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 5-12-5


Peter L. Sturdivant


Jane Thomas Sturdivant

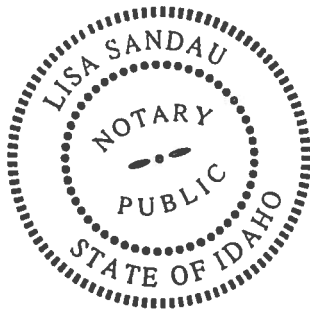
5875

PARK LOT

Quitclaim Deed - continued

STATE OF Idaho)
SS.
COUNTY OF Gooding)

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L Sturdivant and Jane Thomas Sturdivant**, 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.





Notary Public for the State of Idaho

Residing at: Wendell ID

My Commission Expires: 9-21-15

EXHIBIT A
G060205

PARCEL 2:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: A tract of land in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

BEGINNING at a point on the South boundary of said Northwest Quarter of the Southwest Quarter of Section 11, which point is 801.31 feet East (shown of record as 798.5 feet East) of the Southwest corner of said Northwest Quarter of the Southwest Quarter;

Thence North 3°04' East for a distance of 177.64 feet (shown of record as 166.7 feet);

Thence North 7°28' East for a distance of 220.7 feet;

Thence North 42°19' East for a distance of 140.0 feet to the TRUE POINT OF BEGINNING;

Thence North 28°37' East for a distance of 300.5 feet, more or less, to the water's edge of the right bank of the Snake River and the Junction of Billingsley Creek;

Thence approximately along said water's edge of the right bank of Snake River South 71°10' West a distance of 132.6 feet;

Thence South 57°38' West a distance of 226.2 feet;

Thence leaving the water's edge and proceeding South 26°16' East for a distance of 124.5 feet to a point on a rocky cliff;

Thence North 84°20' East for a distance of 118.2 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the Easterly 16 feet of the above described property as set forth in Quitclaim Deed dated May 15, 1962, recorded September 3, 1976 as Instrument Number 61062, Gooding County Records.

TOGETHER WITH the following described easement:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: On, over and across a parcel of land located in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

A 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

Thence North 67°06'25" West for a distance of 51.24 feet;

Thence North 41°20'53" West for a distance of 53.04 feet;

Thence North 36°14'24" West for a distance of 68.49 feet;

Thence North 60°56'52" West for a distance of 91.26 feet;

Thence North 44°26'31" West for a distance of 103.67 feet;

Thence North 58°56'57" West for a distance of 81.46 feet;

Thence North 34°23'13" West for a distance of 148.89 feet;

Thence North 07°59'58" West for a distance of 28.50 feet;

Thence North 09°17'42" East for a distance of 46.04 feet;

Thence North 32°21'27" East for a distance of 54.54 feet;

Thence North 33°49'20" East for a distance of 148.11 feet;

Thence North 44°52'41" East for a distance of 16.49 feet;

Thence North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

Thence Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

Thence North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

Thence North 35°24'34" West for a distance of 175.88 feet;

Thence North 57°04'14" West for a distance of 118.86 feet;

Thence North 40°51'58" West for a distance of 117.86 feet;

Thence North 63°22'56" West for a distance of 347.84 feet;

Thence South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West

parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

Together with all appurtenance, water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243126

GOODING, GOODING, IDAHO
12-5-2012 03:53:13 No. of Pages: 3
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 16.00
Ex-Officio Recorder Deputy

Instrument # 243323

GOODING, GOODING, IDAHO
12-26-2012 12:43:24 No. of Pages: 4
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy

QUITCLAIM DEED

Date: **December 3, 2012**

For Value Received, **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **Billingsley Bay Farms, LLC**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12

Peter L. Sturdivant
Peter L. Sturdivant

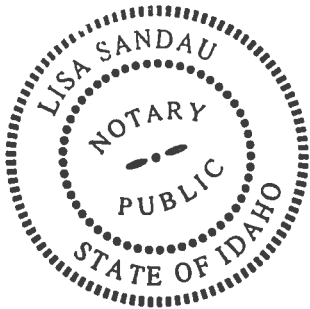
Jane Thomas Sturdivant
Jane Thomas Sturdivant

4356
ECCLES PIECE
AND ISLAND
COMBINED

Quitclaim Deed - continued

STATE OF Idaho)
COUNTY OF Gooding)
SS.

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L Sturdivant and Jane Thomas Sturdivant**, 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.





Notary Public for the State of Idaho

Residing at: Wendell ID

My Commission Expires:

9-21-15

TOWNSHIP 7 SOUTH, RANGE 13, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 11: A parcel of land located in Lots 2 and 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

Commencing at the West quarter corner of Section 11, Township 7 South, Range 13, East Boise Meridian;
Thence South 89°41'17" East, 292.03 feet along the Southerly boundary of Lot 3 said Section 11 to THE REAL POINT OF BEGINNING;
Thence North 22°08'13" East, 1606.63 feet;
Thence South 78°13'14" East, 1167.80 feet to a point on the top of a rim rock;
Thence Southerly along the top of the rim rock the following 5 courses and distances:
South 0°43'44" East, 258.93 feet;
South 3°18'49" East, 111.59 feet;
South 18°15'14" East, 103.89 feet;
South 10°14'13" West, 84.98 feet;
South 1°42'19" East, 136.93 feet to a point of intersection with the Northwesternly channel of Billingsley Creek;
Thence along the centerline of the Northwesternly channel of Billingsley Creek the following 6 courses and distances:
North 65°13'30" West, 32.94 feet;
North 24°13'28" West, 173.16 feet;
North 59°11'06" West, 49.87 feet;
South 48°03'34" West, 376.98 feet;
South 3°04'09" East, 242.39 feet;
South 28°41'48" West, 308.09 feet to a point in the Southerly boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ said Section 11;
Thence North 89°41'17" West, 1221.61 feet along the Southerly boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3 of said Section 11 to THE REAL POINT OF BEGINNING.

SUBJECT TO a 15 foot wide access easement along the Northerly boundary.

TOGETHER WITH a 15 foot wide access easement adjacent to the Northerly boundary and a 50 foot wide roadway easement being 25 feet each side of the following described centerline:

Commencing at the Northeast corner of the above described parcel of land:

Thence North 78°13'14" West, 97.51 feet;
Thence South 19°07'42" West, 3.22 feet to THE POINT OF BEGINNING;
Thence North 19°07'42" West, 321.01 feet;
Thence North 12°23'03" West, 236.55 feet;
Thence North 13°28'00" West, 66.69 feet;
Thence North 3°53'01" West, 50.22 feet to THE POINT OF ENDING.

Together with all appurtenance water rights

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 11: A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ being more particularly described as follows:

Commencing at the Center One Quarter (C $\frac{1}{4}$) corner of said Section 11 which is marked by a concrete monument and from which the West One Quarter (W $\frac{1}{4}$) corner of said Section 11 bears North 89°38'21" West 2639.50 feet;

Thence North 89°38'21" West along the South boundary of the NW $\frac{1}{4}$ of said Section 11 for a distance of 1132.40 feet to a point in the center of Billingsley Creek;

Thence North 28°42'55" East along the center of Billingsley Creek for a distance of 309.32 feet;

Thence North 03°03'02" West along the center of Billingsley Creek for a distance of 32.86 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek and being the TRUE POINT OF BEGINNING;

Thence along the centerline of the Northerly branch of Billingsley Creek on the following courses:

North 03°03'02" West 209.53 feet;

North 48°04'41" East 376.98 feet;

South 59°09'59" East 49.87 feet;

South 24°12'21" East 173.16 feet;

South 65°12'23" East 92.94 feet;

North 79°57'37" East 98.20 feet;

North 81°31'50" East 259.32 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek;

Thence along the centerline of the Southerly branch of Billingsley Creek on the following courses:

South 37°42'00" West 245.90 feet;

South 74°17'42" West 175.82 feet;

South 83°14'50" West 101.18 feet;

South 78°12'35" West 110.28 feet;

South 25°37'28" West 35.14 feet;

North 81°53'16" West 130.73 feet;

South 77°24'36" West 101.29 feet;

North 69°56'27" West 52.36 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2009 and subsequent years, taxes are an accruing lien, not yet due or payable.

Assessments levied or to be levied by any local irrigation district.

Right of Way for road 30 feet in width over Lot 2 and 3 of Section 11, Township 7 South, Range 13, EBM, contained in Agreement by and between Shoshone Falls Power Company, Limited, a corporation and The Great Shoshone and Twin Falls Water Power Company, a corporation, dated April 30, 1910, recorded July 25, 1910 in Book 12 Page 312 as Instrument Number 19594, Gooding County records.

Easement Agreement by and between O.S. Smith and Ethel C. Smith, husband and wife, first party, and Dale E. Boyer and Elaine Boyer, husband and wife, second party, dated November 20, 1975, recorded November 20, 1975 as Instrument Number 57068, Gooding County records, pertaining to a permanent easement and right of way to install a concrete irrigation pipeline over the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13, EBM.

Grant of Easement by and between Calvin Eckles and Myrle Eckles, husband and wife and Patsy Dunn, a married woman dealing with her sole and separate property, dated October 12, 1988, recorded October 12, 1988 as Instrument Number 134061, Gooding County records, pertaining to an easement for the construction and maintenance of a buried pipeline located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13 EBM.

Instrument # 243142

GOODING, GOODING, IDAHO

12-6-2012 03:26:24 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 22.00

Ex-Officio Recorder Deputy

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

QUITCLAIM DEED

Date: December 3, 2012

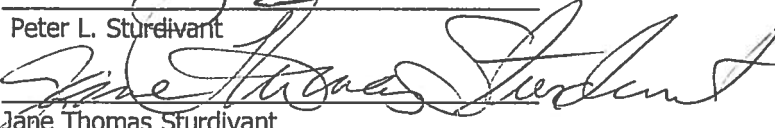
For Value Received, **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **Billingsley Bay Farms, LLC**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

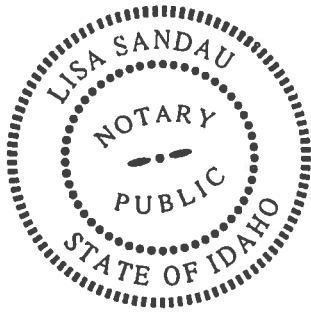
Dated: 12-5-12


Peter L. Sturdivant


Jane Thomas Sturdivant

5811 S.W.
HORSE PASTURE
5857
CARETAKERS
3451
PIVOT # 4

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L Sturdivant and Jane Thomas Sturdivant**, 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.



Sus Bonds.
Notary Public for the State of Idaho
Residing at: Wendell Id.
My Commission Expires: 9-21-15

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO**

Section 11: A parcel of land located in Lot 2, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

**Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;**

**Thence North 89°41'17" East, 292.03 feet along the Southerly boundary of Lot 3 of said
Section 11;**

**Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;**

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07" West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

**Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.**

EXCEPTING THEREFROM the following;

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

**Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the
Riverside Ranches, Inc., recorded October 5, 1988 as Instrument Number 133987, Gooding
County records, more particularly described as follows:**

**Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M.
monument;**

**Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co.,
monument;**

**Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an
Idaho Power Co., monument;**

**Thence continuing North 22°23'30" East, 150.00 feet to a point, marked by a 5/8" bar inside
an angle iron at a fence corner;**

**Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co.,
monument;**

Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

**Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:**

**BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 89°35'45" West 521.05 feet
Thence North 03°28'15" East 177.64 feet;
Thence North 07°53'04" East 220.70 feet;
Thence North 42°40'28" East 140.00 feet;
Thence North 31°47'29" East 302.28 feet;
Thence North 32°40'25" West 25.95 feet to the center of Billingsley Creek;
Thence North 52°22'47" East 87.49 feet;
Thence North 45°47'22" East 67.76 feet;
Thence North 07°20'06" West 51.43 feet;
Thence North 15°07'16" East 57.52 feet;
Thence North 21°23'37" East 58.82 feet;
Thence North 28°31'25" East 73.74 feet;
Thence Northeasterly along the center of Billingsley Creek to a point on the East line of the Northwest Quarter of the Southwest Quarter that lies North 0°03'35" East 1,185.16 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence South 0°03'35" West 1,185.16 feet to the TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM the South 16 feet of the West 208.66 feet of the above described parcel of land deeded to Paul R. Yost and Mary E. Yost, Husband and Wife by Deed dated October 29, 1958 and recorded as Instrument No. 135945.

AND

**Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:**

BEGINNING at a point 431 feet East and 16 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter, which point is the TRUE POINT OF BEGINNING;

**Thence North 11°05' East for a distance of 215.60 feet, which point is on the edge of a rocky cliff;
Thence North 53°02' East for a distance of 425.00 feet along the edge of said rocky cliff;
Thence North 84°20' East for a distance of 118.20 feet;
Thence South 42°40'28" West for a distance of 140.00 feet;
Thence South 07°53'04" West 220.70 feet;**

Thence South 03°28'15" West for a distance of 166.70 feet to a point 16 feet North of the South boundary;

Thence Westerly parallel with the South boundary to the TRUE PONT OF BEGINNING.

TOGETHER WITH an undivided one-half (1/2) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE PONT OF BEGINNING;

Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;

Thence South 49°37' East 220.92 feet along said edge of the river;

Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;

Thence along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243130

GOODING, GOODING, IDAHO

12-5-2012 04:00:15 No. of Pages: 6

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 25.00

Ex-Officio Recorder Deputy



QUITCLAIM DEED

Date: **December 3, 2012**

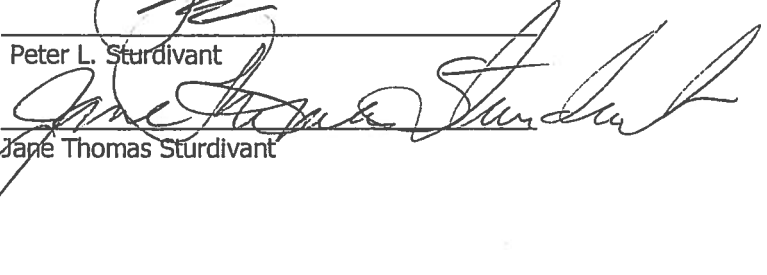
For Value Received, **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **Billingsley Bay Farms, LLC**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12


Peter L. Sturdivant


Jane Thomas Sturdivant

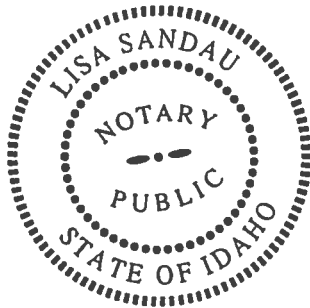
5626
PENINSULA

5551
PENINSULA

Quitclaim Deed - continued

STATE OF Idaho)
)
)
COUNTY OF Gooding)
)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L Sturdivant and Jane Thomas Sturdivant**, 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.



Lisa Sandau

Notary Public for the State of Idaho

Residing at: Wendell ID

My Commission Expires: 9-21-15

EXHIBIT A
G080224

Parcel I:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W $\frac{1}{4}$) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet;

THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 647.49 feet;

THENCE South 02°13'08" West for a distance of 217.23 feet;

THENCE South 00°34'39" West for a distance of 136.75 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;

THENCE North 57°58'22" West along the Northerly bank of the Snake River for a distance of 39.96 feet;

THENCE North 76°54'26" West along the Northerly bank of the Snake River for a distance of 96.28 feet;

THENCE South 60°22'37" West along the Northerly bank of the Snake River for a distance of 198.66 feet;

THENCE South 30°12'37" West along the Northerly bank of the Snake River for a distance of 128.07 feet;

THENCE leaving the Northerly bank of the Snake River on a bearing of North 27°31'19" West for a distance of 590.58 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;

THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;

THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;

THENCE South 49°37' East 220.92 feet along said edge of the river;

THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;

THENCE along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;

THENCE along the centerline of said access easement the following courses:

North 89°35'45" West 521.05 feet;

North 03°28'15" East 162.64 feet;

North 07°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;

THENCE North 35°24'34" West 175.88 feet;

THENCE North 57°04'14" West 118.86 feet;

THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Parcel II:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W¼) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet, said West One Quarter (W¼) corner of Section 11 being the TRUE POINT OF BEGINNING;

THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet;

THENCE South 27°31'19" East for a distance of 590.58 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;

THENCE South 13°05'25" West along the Northerly bank of the Snake River for a distance of 148.18 feet;

THENCE South 74°16'40" West along the Northerly bank of the Snake River for a distance of 244.92 feet;

THENCE North 35°38'50" West along the Northerly bank of the Snake River for a distance of 255.44 feet to a point on the West boundary of the Southwest Quarter of said Section 11;

THENCE North 00°23'05" East along the West boundary of the Southwest Quarter of said Section 11 for a

distance of 527.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge; said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;

THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;

THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;

THENCE South 49°37' East 220.92 feet along said edge of the river;

THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;

THENCE along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

• TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;

THENCE along the centerline of said access easement the following courses:

North 89°35'45" West 521.05 feet;

North 03°28'15" East 162.64 feet;

North 07°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;

THENCE North 35°24'34" West 175.88 feet;

THENCE North 57°04'14" West 118.86 feet;

THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243125
GOODING, GOODING, IDAHO
12-5-2012 03:50:31 No. of Pages: 3
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 16.00
Ex-Officio Recorder Deputy 

Instrument # 243322
GOODING, GOODING, IDAHO
12-26-2012 12:42:30 No. of Pages: 4
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy 

QUITCLAIM DEED

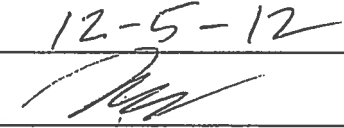
Date: **December 3, 2012**

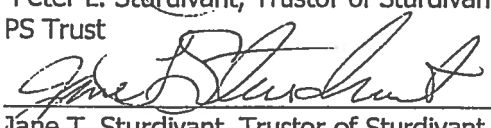
For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12


Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust

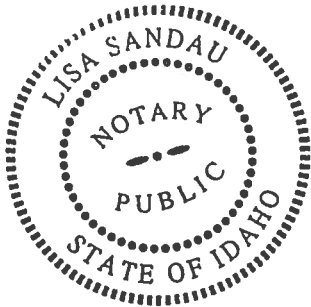

Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

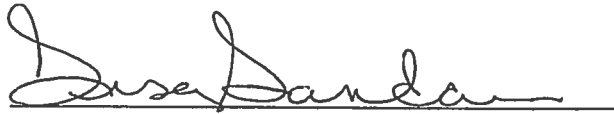
"4356"
ECCLES PIECE AND
ISLAND COMBINED.

Quitclaim Deed - continued

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



A handwritten signature of Lisa Sandau in cursive script, written over a horizontal line.

Notary Public for the State of Idaho

Residing at: Wendell Id

My Commission Expires:

9-21-15

TOWNSHIP 7 SOUTH, RANGE 13, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 11: A parcel of land located in Lots 2 and 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

Commencing at the West quarter corner of Section 11, Township 7 South, Range 13, East Boise Meridian;
Thence South 89°41'17" East, 292.03 feet along the Southerly boundary of Lot 3 said Section 11 to THE REAL POINT OF BEGINNING;
Thence North 22°08'13" East, 1606.63 feet;
Thence South 78°13'14" East, 1167.80 feet to a point on the top of a rim rock;
Thence Southerly along the top of the rim rock the following 5 courses and distances:
South 0°43'44" East, 258.93 feet;
South 3°18'49" East, 111.59 feet;
South 18°15'14" East, 103.89 feet;
South 10°14'13" West, 84.98 feet;
South 1°42'19" East, 136.93 feet to a point of intersection with the
Northwesterly channel of Billingsley Creek;
Thence along the centerline of the Northwesterly channel of Billingsley Creek the following 6 courses and distances:
North 65°13'30" West, 32.94 feet;
North 24°13'28" West, 173.16 feet;
North 59°11'06" West, 49.87 feet;
South 48°03'34" West, 376.98 feet;
South 3°04'09" East, 242.39 feet;
South 28°41'48" West, 308.09 feet to a point in the Southerly boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ said Section 11;
Thence North 89°41'17" West, 1221.61 feet along the Southerly boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3 of said Section 11 to THE REAL POINT OF BEGINNING.

SUBJECT TO a 15 foot wide access easement along the Northerly boundary.

TOGETHER WITH a 15 foot wide access easement adjacent to the Northerly boundary and a 50 foot wide roadway easement being 25 feet each side of the following described centerline:

Commencing at the Northeast corner of the above described parcel of land:

Thence North 78°13'14" West, 97.51 feet;
Thence South 19°07'42" West, 3.22 feet to THE POINT OF BEGINNING;
Thence North 19°07'42" West, 321.01 feet;
Thence North 12°23'03" West, 236.55 feet;
Thence North 13°28'00" West, 66.69 feet;
Thence North 3°53'01" West, 50.22 feet to THE POINT OF ENDING.

Together with all appurtenance water rights

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 11: A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ being more particularly described as follows:

Commencing at the Center One Quarter (C $\frac{1}{4}$) corner of said Section 11 which is marked by a concrete monument and from which the West One Quarter (W $\frac{1}{4}$) corner of said Section 11 bears North 89°38'21" West 2639.50 feet;

Thence North 89°38'21" West along the South boundary of the NW $\frac{1}{4}$ of said Section 11 for a distance of 1132.40 feet to a point in the center of Billingsley Creek;

Thence North 28°42'55" East along the center of Billingsley Creek for a distance of 309.32 feet;

Thence North 03°03'02" West along the center of Billingsley Creek for a distance of 32.86 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek and being the TRUE POINT OF BEGINNING;

Thence along the centerline of the Northerly branch of Billingsley Creek on the following courses:

North 03°03'02" West 209.53 feet;

North 48°04'41" East 376.98 feet;

South 59°09'59" East 49.87 feet;

South 24°12'21" East 173.16 feet;

South 65°12'23" East 92.94 feet;

North 79°57'37" East 98.20 feet;

North 81°31'50" East 259.32 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek;

Thence along the centerline of the Southerly branch of Billingsley Creek on the following courses:

South 37°42'00" West 245.90 feet;

South 74°17'42" West 175.82 feet;

South 83°14'50" West 101.18 feet;

South 78°12'35" West 110.28 feet;

South 25°37'28" West 35.14 feet;

North 81°53'16" West 130.73 feet;

South 77°24'36" West 101.29 feet;

North 69°56'27" West 52.36 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2009 and subsequent years, taxes are an accruing lien, not yet due or payable.

Assessments levied or to be levied by any local irrigation district.

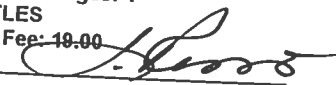
Right of Way for road 30 feet in width over Lot 2 and 3 of Section 11, Township 7 South, Range 13, EBM, contained in Agreement by and between Shoshone Falls Power Company, Limited, a corporation and The Great Shoshone and Twin Falls Water Power Company, a corporation, dated April 30, 1910, recorded July 25, 1910 in Book 12 Page 312 as Instrument Number 19594, Gooding County records.

Easement Agreement by and between O.S. Smith and Ethel C. Smith, husband and wife, first party, and Dale E. Boyer and Elaine Boyer, husband and wife, second party, dated November 20, 1975, recorded November 20, 1975 as Instrument Number 57068, Gooding County records, pertaining to a permanent easement and right of way to install a concrete irrigation pipeline over the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13, EBM.

Grant of Easement by and between Calvin Eckles and Myrle Eckles, husband and wife and Patsy Dunn, a married woman dealing with her sole and separate property, dated October 12, 1988, recorded October 12, 1988 as Instrument Number 134061, Gooding County records, pertaining to an easement for the construction and maintenance of a buried pipeline located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13 EBM.

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
P.O. Box 968
Hailey, ID 83333

Instrument # 236990
GOODING, GOODING, IDAHO
2-28-2011 01:46:22 No. of Pages: 4
Recorded for : INSURED TITLES
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy 

CORPORATE WARRANTY DEED

File No.: **368812TT (Is)**

Date: **February 15, 2011**

For Value Received, **River Grove, Inc., who took title as River Grove Farms, Inc., a Nevada corporation, and Rivergrove Farms, Inc., a Nevada corporation,** a corporation duly organized and existing under the laws of the State of Nevada, Grantor, does hereby grant, bargain, sell and convey unto **Peter L. Sturdivant, a married man as his sole and separate property,** Grantee, whose address is **P.O. Box 968, Hailey, ID 83333,** the following described real estate, to wit:

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO**

Section 11: A parcel of land located in Lot 2, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

**Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;**

**Thence North 89°41'17" East, 292.03 feet along the Southeriy boundary of Lot 3 of said
Section 11;**

**Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;**

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07" West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

**Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.**

EXCEPTING THEREFROM the following;

TOWNSWP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

**Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the
Riverside Ranches, Inc., recorded October 5, 1988 as Instrunient Number 133987, Gooding
County records, more particularly described as follows:**

**Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M.
monument;**

**Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co.,
monument;**

**Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an
Idaho Power Co., monument;**

**Thence continuing North 22°23'30" East, 150.00 feet to a ponit, marked by a 5/8" bar inside
an angle iron at a fence corner;**

Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co., monument;
Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence North 89°35'45" West 521.05 feet

Thence North 03°28'15" East 177.64 feet;

Thence North 07°53'04" East 220.70 feet;

Thence North 42°40'28" East 140.00 feet;

Thence North 31°47'29" East 302.28 feet;

Thence North 32°40'25" West 25.95 feet to the center of Billingsley Creek;

Thence North 52°22'47" East 87.49 feet;

Thence North 45°47'22" East 67.76 feet;

Thence North 07°20'06" West 51.43 feet;

Thence North 15°07'16" East 57.52 feet;

Thence North 21°23'37" East 58.82 feet;

Thence North 28°31'25" East 73.74 feet;

Thence Northeasterly along the center of Billingsley Creek to a point on the East line of the Northwest Quarter of the Southwest Quarter that lies North 0°03'35" East 1,185.16 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence South 0°03'35" West 1,185.16 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the South 16 feet of the West 208.66 feet of the above described parcel of land deeded to Paul R. Yost and Mary E. Yost, Husband and Wife by Deed dated October 29, 1958 and recorded as Instrument No. 135945.

AND

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at a point 431 feet East and 16 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter, which point is the TRUE POINT OF BEGINNING;

Thence North 11°05' East for a distance of 215.60 feet, which point is on the edge of a rocky cliff;

Thence North 53°02' East for a distance of 425.00 feet along the edge of said rocky cliff;

Thence North 84°20' East for a distance of 118.20 feet;

Thence South 42°40'28" West for a distance of 140.00 feet;

Thence South 07°53'04" West 220.70 feet;

Thence South 03°28'15" West for a distance of 166.70 feet to a point 16 feet North of the South boundary;

Thence Westerly parallel with the South boundary to the TRUE PONT OF BEGINNING.

TOGETHER WITH an undivided one-half (1/2) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE PONT OF BEGINNING;

Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;

Thence South 49°37' East 220.92 feet along said edge of the river;

Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;

Thence along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

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

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its Treasurer this 17 day of February, 2011.

River Grove, Inc., who took title as River
Grove Farms, Inc., a Nevada corporation, and
Rivergrove Farms, Inc., a Nevada corporation

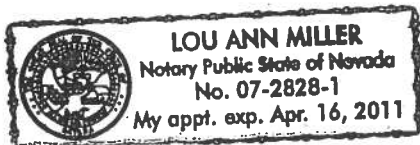


By: Thomas A. Thomas, Treasurer

STATE OF Nevada)
COUNTY OF Clark)
SS.

On this 17th day of February, 2011, before me, a Notary Public in and for said State, personally appeared **Thomas A. Thomas**, known or identified to me to be the **Treasurer** of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



Notary Public for the State of Nevada

Residing at: 2300 W. Sahara

My Commission Expires: Apr. 16, 2011

Instrument # 243141

GOODING, GOODING, IDAHO

12-6-2012 03:22:35 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 22.00

Ex-Officio Recorder Deputy

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

QUITCLAIM DEED

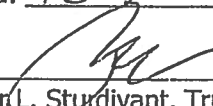
Date: **December 3, 2012**

For Value Received, **Sturdivant Residence- PS Trust dated October 1, 1998 and the Sturdivant Residence- JTS Trust dated October 1, 1998**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

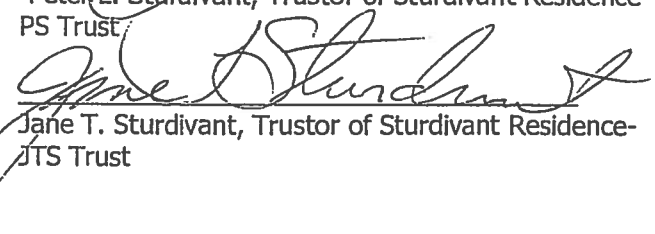
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust

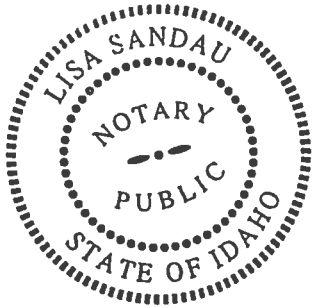


Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5811*
560 HORSE Pasture
5857* Caretakers.
3451*
Pivot 4.

STATE OF Idaho)
)
)
COUNTY OF Gooding)
)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust dated October 1, 1998 and the Sturdivant Residence- JTS Trust dated October 1, 1998** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau
Notary Public for the State of Idaho
Residing at: Wendell ID
My Commission Expires: 9-21-15.

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO**

Section 11: A parcel of land located in Lot 2, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

**Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;**

**Thence North 89°41'17" East, 292.03 feet along the Southerly boundary of Lot 3 of said
Section 11;**

**Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;**

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07" West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

**Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.**

EXCEPTING THEREFROM the following;

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

**Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the
Riverside Ranches, Inc., recorded October 5, 1988 as Instrument Number 133987, Gooding
County records, more particularly described as follows:**

**Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M.
monument;**

**Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co.,
monument;**

**Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an
Idaho Power Co., monument;**

**Thence continuing North 22°23'30" East, 150.00 feet to a point, marked by a 5/8" bar inside
an angle iron at a fence corner;**

**Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co.,
monument;**

Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence North 89°35'45" West 521.05 feet

Thence North 03°28'15" East 177.64 feet;

Thence North 07°53'04" East 220.70 feet;

Thence North 42°40'28" East 140.00 feet;

Thence North 31°47'29" East 302.28 feet;

Thence North 32°40'25" West 25.95 feet to the center of Billingsley Creek;

Thence North 52°22'47" East 87.49 feet;

Thence North 45°47'22" East 67.76 feet;

Thence North 07°20'06" West 51.43 feet;

Thence North 15°07'16" East 57.52 feet;

Thence North 21°23'37" East 58.82 feet;

Thence North 28°31'25" East 73.74 feet;

Thence Northeasterly along the center of Billingsley Creek to a point on the East line of the Northwest Quarter of the Southwest Quarter that lies North 0°03'35" East 1,185.16 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence South 0°03'35" West 1,185.16 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the South 16 feet of the West 208.66 feet of the above described parcel of land deeded to Paul R. Yost and Mary E. Yost, Husband and Wife by Deed dated October 29, 1958 and recorded as Instrument No. 135945.

AND

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at a point 431 feet East and 16 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter, which point is the TRUE POINT OF BEGINNING;

Thence North 11°05' East for a distance of 215.60 feet, which point is on the edge of a rocky cliff;

Thence North 53°02' East for a distance of 425.00 feet along the edge of said rocky cliff;

Thence North 84°20' East for a distance of 118.20 feet;

Thence South 42°40'28" West for a distance of 140.00 feet;

Thence South 07°53'04" West 220.70 feet;

Thence South 03°28'15" West for a distance of 166.70 feet to a point 16 feet North of the South boundary;

Thence Westerly parallel with the South boundary to the TRUE PONT OF BEGINNING.

TOGETHER WITH an undivided one-half (1/2) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE PONT OF BEGINNING;

Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;

Thence South 49°37' East 220.92 feet along said edge of the river;

Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;

Thence along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243129
GOODING, GOODING, IDAHO
12-5-2012 03:58:49 No. of Pages: 6
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 25.00
Ex-Officio Recorder Deputy 

QUITCLAIM DEED

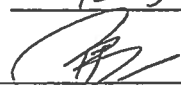
Date: December 3, 2012

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

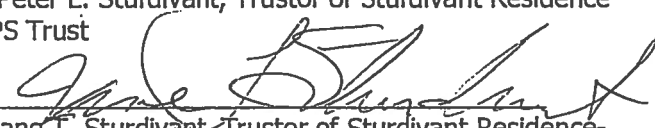
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust



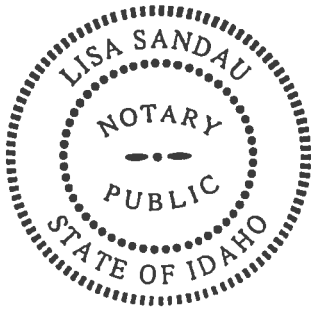
Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5626
Penninsula
5551
Penninsula.

STATE OF Idaho)
SS.

COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau

Notary Public for the State of Idaho

Residing at: Wendell Id

My Commission Expires: 9-21-15

EXHIBIT A
G080224

Parcel I:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W¼) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet;

THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 647.49 feet;

THENCE South 02°13'08" West for a distance of 217.23 feet;

THENCE South 00°34'39" West for a distance of 136.75 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;

THENCE North 57°58'22" West along the Northerly bank of the Snake River for a distance of 39.96 feet;

THENCE North 76°54'26" West along the Northerly bank of the Snake River for a distance of 96.28 feet;

THENCE South 60°22'37" West along the Northerly bank of the Snake River for a distance of 198.66 feet;

THENCE South 30°12'37" West along the Northerly bank of the Snake River for a distance of 128.07 feet;

THENCE leaving the Northerly bank of the Snake River on a bearing of North 27°31'19" West for a distance of 590.58 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;
THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;
THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;
THENCE South 49°37' East 220.92 feet along said edge of the river;
THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;
THENCE along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;
THENCE along the centerline of said access easement the following courses:
North 89°35'45" West 521.05 feet;
North 03°28'15" East 162.64 feet;
North 07°53'04" East 220.70 feet;
North 42°40'28" East 140.00 feet;
North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing Billingsley Creek;
THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;
THENCE North 35°24'34" West 175.88 feet;
THENCE North 57°04'14" West 118.86 feet;
THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Parcel II:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W¼) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet, said West One Quarter (W¼) corner of Section 11 being the TRUE POINT OF BEGINNING;
THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet;
THENCE South 27°31'19" East for a distance of 590.58 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;
THENCE South 13°05'25" West along the Northerly bank of the Snake River for a distance of 148.18 feet;
THENCE South 74°16'40" West along the Northerly bank of the Snake River for a distance of 244.92 feet;
THENCE North 35°38'50" West along the Northerly bank of the Snake River for a distance of 255.44 feet to a point on the West boundary of the Southwest Quarter of said Section 11;
THENCE North 00°23'05" East along the West boundary of the Southwest Quarter of said Section 11 for a

distance of 527.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge; said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;

THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;

THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;

THENCE South 49°37' East 220.92 feet along said edge of the river;

THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;

THENCE along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;

THENCE along the centerline of said access easement the following courses:

North 89°35'45" West 521.05 feet;

North 03°28'15" East 162.64 feet;

North 07°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing

Billingsley Creek;

THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;

THENCE North 35°24'34" West 175.88 feet;

THENCE North 57°04'14" West 118.86 feet;

THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243131

GOODING, GOODING, IDAHO

12-5-2012 04:04:19 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL Fee: 22.00

Ex-Officio Recorder Deputy



QUITCLAIM DEED

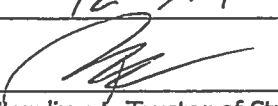
Date: **December 3, 2012**

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

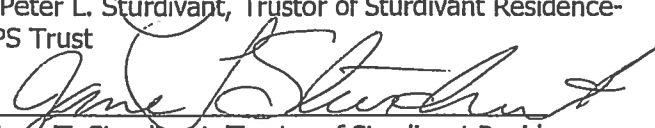
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust



Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

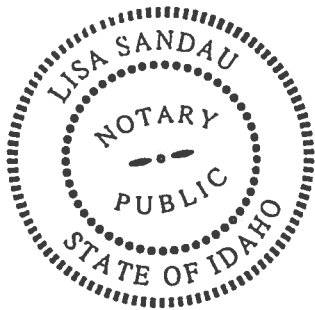
5405

Residence

STATE OF Idaho)
SS.

COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.





Notary Public for the State of Idaho

Residing at: Wendell Id.

My Commission Expires: 9-21-15

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement;

Thence along said centerline of said access easement the following courses:

South 40°51'54" East 117.86 feet;

South 57°04'14" East 118.86 feet;

South 35°24'34" East 175.88 feet to the centerline of the Northwesterly end of a steel bridge crossing Billingsley Creek;

Thence South 32°40'25" East 25.95 feet along the centerline of said Bridge to the center of Billingsley Creek;

Thence along the center of Billingsley Creek the following courses:

North 52°22'47" East 87.49 feet;

North 45°47'22" East 67.76 feet;

North 7°20'06" West 51.43 feet;

North 15°07'16" East 57.52 feet;

North 21°23'37" East 58.82 feet;

North 28°31'25" East 73.74 feet;

North 39°13'18" East 99.25 feet to the Easterly boundary of the Northwest Quarter of the Southwest Quarter;

Thence North 0°03'35" East 128.76 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter;

Thence North 89°38'27" West 530.52 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING.

EXCEPTING a 15.00 feet in width strip of land for access easement along the Southwesterly boundary of the above property.

TOGETHER WITH a 30.00 feet in width non-exclusive easement for a private access road; described as follows:

(Page 1 of 3)

EXHIBIT "A"

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement;
Thence along said centerline the following courses:

North 89°35'45" West 521.05 feet;

North 3°28'15" East 162.64 feet;

North 7°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along said centerline to the center of Billingsley
Creek.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

SUBJECT TO a 30.00 feet in width non-exclusive easement for a private access road,
described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement, the
TRUE POINT OF BEGINNING;

Thence along said centerline the following courses:

North 89°35'45" West 521.05 feet;

North 03°28'15" East 162.64 feet;

North 07°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 51.90 feet along the centerline of said bridge;

Thence North 35°24'34" West 175.88 feet;

Thence North 57°04'14" West 118.86 feet;

Thence North 40°51'54" West 117.86 feet to the ending point.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

(Page 2 of 3)

AND TOGETHER WITH an undivided one-sixth (1/6) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE POINT OF BEGINNING;
Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;
Thence South 49°37' East 220.92 feet along said edge of the river;
Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;
Thence along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

The above described 1/6 interest is to be considered an appurtenance to and carry with the above described land.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243127
GOODING, GOODING, IDAHO
12-5-2012 03:54:31 No. of Pages: 4
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy



QUITCLAIM DEED

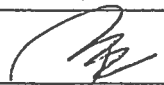
Date: December 3, 2012

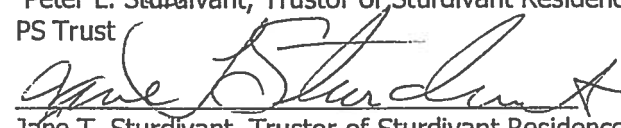
For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12


Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust


Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5405

~~Residence~~

5875

Park Lot.

Quitclaim Deed - continued

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau

Notary Public for the State of Idaho

Residing at: Wendell Id.

My Commission Expires: 9-21-15

EXHIBIT A
G060205

PARCEL 2:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: A tract of land in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

BEGINNING at a point on the South boundary of said Northwest Quarter of the Southwest Quarter of Section 11, which point is 801.31 feet East (shown of record as 798.5 feet East) of the Southwest corner of said Northwest Quarter of the Southwest Quarter;

Thence North 3°04' East for a distance of 177.64 feet (shown of record as 166.7 feet);

Thence North 7°28' East for a distance of 220.7 feet;

Thence North 42°19' East for a distance of 140.0 feet to the TRUE POINT OF BEGINNING;

Thence North 28°37' East for a distance of 300.5 feet, more or less, to the water's edge of the right bank of the Snake River and the Junction of Billingsley Creek;

Thence approximately along said water's edge of the right bank of Snake River South 71°10' West a distance of 132.6 feet;

Thence South 57°38' West a distance of 226.2 feet;

Thence leaving the water's edge and proceeding South 26°16' East for a distance of 124.5 feet to a point on a rocky cliff;

Thence North 84°20' East for a distance of 118.2 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the Easterly 16 feet of the above described property as set forth in Quitclaim Deed dated May 15, 1962, recorded September 3, 1976 as Instrument Number 61062, Gooding County Records.

TOGETHER WITH the following described easement:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: On, over and across a parcel of land located in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

A 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

Thence North 67°06'25" West for a distance of 51.24 feet;

Thence North 41°20'53" West for a distance of 53.04 feet;

Thence North 36°14'24" West for a distance of 68.49 feet;

Thence North 60°56'52" West for a distance of 91.26 feet;

Thence North 44°26'31" West for a distance of 103.67 feet;

Thence North 58°56'57" West for a distance of 81.46 feet;

Thence North 34°23'13" West for a distance of 148.89 feet;

Thence North 07°59'58" West for a distance of 28.50 feet;

Thence North 09°17'42" East for a distance of 46.04 feet;

Thence North 32°21'27" East for a distance of 54.54 feet;

Thence North 33°49'20" East for a distance of 148.11 feet;

Thence North 44°52'41" East for a distance of 16.49 feet;

Thence North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

Thence Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

Thence North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

Thence North 35°24'34" West for a distance of 175.88 feet;

Thence North 57°04'14" West for a distance of 118.86 feet;

Thence North 40°51'58" West for a distance of 117.86 feet;

Thence North 63°22'56" West for a distance of 347.84 feet;

Thence South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West

parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

Together with all appurtenance₂ water rights

Instrument # 243141

GOODING, GOODING, IDAHO

12-6-2012 03:22:35 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 22.00

Ex-Officio Recorder Deputy

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

QUITCLAIM DEED

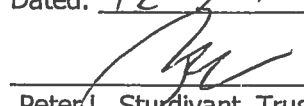
Date: December 3, 2012

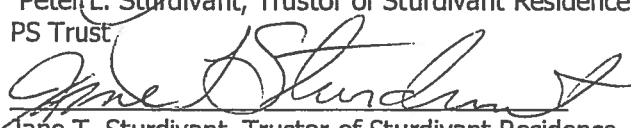
For Value Received, **Sturdivant Residence- PS Trust** dated October 1, 1998 and the **Sturdivant Residence- JTS Trust** dated October 1, 1998, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12


Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust


Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5811*
SW HORSE Pasture
5857* Caretakers.
3451*
Pivot 4.

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust dated October 1, 1998 and the Sturdivant Residence- JTS Trust dated October 1, 1998** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau
Notary Public for the State of Idaho
Residing at: Wendell Id.
My Commission Expires: 9-21-15.

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO**

Section 11: A parcel of land located in Lot 2, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

**Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;**

**Thence North 89°41'17" East, 292.03 feet along the Southeriy boundary of Lot 3 of said
Section 11;**

**Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;**

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07" West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

**Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.**

EXCEPTING THEREFROM the following;

TOWNSWP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

**Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the
Riverside Ranches, Inc., recorded October 5, 1988 as Instrunient Number 133987, Gooding
County records, more particularly described as follows:**

**Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M.
monument;**

**Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co.,
monument;**

**Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an
Idaho Power Co., monument;**

**Thence continuing North 22°23'30" East, 150.00 feet to a ponit, marked by a 5/8" bar inside
an angle iron at a fence corner;**

**Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co.,
monument;**

Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence North 89°35'45" West 521.05 feet

Thence North 03°28'15" East 177.64 feet;

Thence North 07°53'04" East 220.70 feet;

Thence North 42°40'28" East 140.00 feet;

Thence North 31°47'29" East 302.28 feet;

Thence North 32°40'25" West 25.95 feet to the center of Billingsley Creek;

Thence North 52°22'47" East 87.49 feet;

Thence North 45°47'22" East 67.76 feet;

Thence North 07°20'06" West 51.43 feet;

Thence North 15°07'16" East 57.52 feet;

Thence North 21°23'37" East 58.82 feet;

Thence North 28°31'25" East 73.74 feet;

Thence Northeasterly along the center of Billingsley Creek to a point on the East line of the Northwest Quarter of the Southwest Quarter that lies North 0°03'35" East 1,185.16 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence South 0°03'35" West 1,185.16 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the South 16 feet of the West 208.66 feet of the above described parcel of land deeded to Paul R. Yost and Mary E. Yost, Husband and Wife by Deed dated October 29, 1958 and recorded as Instrument No. 135945.

AND

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at a point 431 feet East and 16 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter, which point is the TRUE POINT OF BEGINNING;

Thence North 11°05' East for a distance of 215.60 feet, which point is on the edge of a rocky cliff;

Thence North 53°02' East for a distance of 425.00 feet along the edge of said rocky cliff;

Thence North 84°20' East for a distance of 118.20 feet;

Thence South 42°40'28" West for a distance of 140.00 feet;

Thence South 07°53'04" West 220.70 feet;

Thence South 03°28'15" West for a distance of 166.70 feet to a point 16 feet North of the South boundary;

Thence Westerly parallel with the South boundary to the TRUE PONT OF BEGINNING.

TOGETHER WITH an undivided one-half (1/2) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE PONT OF BEGINNING;

Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;

Thence South 49°37' East 220.92 feet along said edge of the river;

Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;

Thence along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243125

GOODING, GOODING, IDAHO
12-5-2012 03:50:31 No. of Pages: 3
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 16.00
Ex-Officio Recorder Deputy *[Signature]*

Instrument # 243322

GOODING, GOODING, IDAHO
12-26-2012 12:42:30 No. of Pages: 4
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy *[Signature]*

QUITCLAIM DEED

Date: **December 3, 2012**

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

See Attached legal

together with its appurtenances.

Dated: 12-5-12

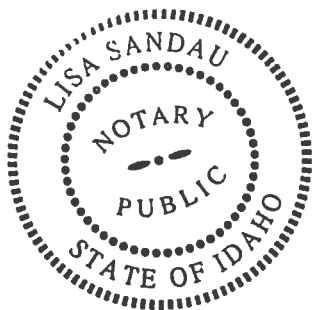
[Signature]
Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust

[Signature]
Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

"4356"
ECCLES PIECE AND
ISLAND COMBINED.

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau
Notary Public for the State of Idaho
Residing at: Wendell Id
My Commission Expires: 9-21-15

TOWNSHIP 7 SOUTH, RANGE 13, EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 11: A parcel of land located in Lots 2 and 3 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;
Thence South 89°41'17" East, 292.03 feet along the Southerly boundary of Lot
3 said Section 11 to THE REAL POINT OF BEGINNING;
Thence North 22°08'13" East, 1606.63 feet;
Thence South 78°13'14" East, 1167.80 feet to a point on the top of a rim rock;
Thence Southerly along the top of the rim rock the following 5 courses and
distances:
South 0°43'44" East, 258.93 feet;
South 3°18'49" East, 111.59 feet;
South 18°15'14" East, 103.89 feet;
South 10°14'13" West, 84.98 feet;
South 1°42'19" East, 136.93 feet to a point of intersection with the
Northwesterly channel of Billingsley Creek;
Thence along the centerline of the Northwesterly channel of Billingsley Creek
the following 6 courses and distances:
North 65°13'30" West, 32.94 feet;
North 24°13'28" West, 173.16 feet;
North 59°11'06" West, 49.87 feet;
South 48°03'34" West, 376.98 feet;
South 3°04'09" East, 242.39 feet;
South 28°41'48" West, 308.09 feet to a point in the Southerly boundary of
the SE $\frac{1}{4}$ NW $\frac{1}{4}$ said Section 11;
Thence North 89°41'17" West, 1221.61 feet along the Southerly boundary of
the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3 of said Section 11 to THE REAL POINT OF
BEGINNING.

SUBJECT TO a 15 foot wide access easement along the Northerly boundary.

TOGETHER WITH a 15 foot wide access easement adjacent to the Northerly
boundary and a 50 foot wide roadway easement being 25 feet each side of the
following described centerline:

Commencing at the Northeast corner of the above described parcel of land:

Thence North 78°13'14" West, 97.51 feet;
Thence South 19°07'42" West, 3.22 feet to THE POINT OF BEGINNING;
Thence North 19°07'42" West, 321.01 feet;
Thence North 12°23'03" West, 236.55 feet;
Thence North 13°28'00" West, 66.69 feet;
Thence North 3°53'01" West, 50.22 feet to THE POINT OF ENDING.

Together with all appurtenance water rights

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 11: A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ being more particularly described as follows:

Commencing at the Center One Quarter (C $\frac{1}{4}$) corner of said Section 11 which is marked by a concrete monument and from which the West One Quarter (W $\frac{1}{4}$) corner of said Section 11 bears North 89°38'21" West 2639.50 feet;

Thence North 89°38'21" West along the South boundary of the NW $\frac{1}{4}$ of said Section 11 for a distance of 1132.40 feet to a point in the center of Billingsley Creek;

Thence North 28°42'55" East along the center of Billingsley Creek for a distance of 309.32 feet;

Thence North 03°03'02" West along the center of Billingsley Creek for a distance of 32.86 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek and being the TRUE POINT OF BEGINNING;

Thence along the centerline of the Northerly branch of Billingsley Creek on the following courses:

North 03°03'02" West 209.53 feet;

North 48°04'41" East 376.98 feet;

South 59°09'59" East 49.87 feet;

South 24°12'21" East 173.16 feet;

South 65°12'23" East 92.94 feet;

North 79°57'37" East 98.20 feet;

North 81°31'50" East 259.32 feet to the intersection of the Northerly and Southerly branches of Billingsley Creek;

Thence along the centerline of the Southerly branch of Billingsley Creek on the following courses:

South 37°42'00" West 245.90 feet;

South 74°17'42" West 175.82 feet;

South 83°14'50" West 101.18 feet;

South 78°12'35" West 110.28 feet;

South 25°37'28" West 35.14 feet;

North 81°53'16" West 130.73 feet;

South 77°24'36" West 101.29 feet;

North 69°56'27" West 52.36 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2009 and subsequent years, taxes are an accruing lien, not yet due or payable.

Assessments levied or to be levied by any local irrigation district.

Right of Way for road 30 feet in width over Lot 2 and 3 of Section 11, Township 7 South, Range 13, EBM, contained in Agreement by and between Shoshone Falls Power Company, Limited, a corporation and The Great Shoshone and Twin Falls Water Power Company, a corporation, dated April 30, 1910, recorded July 25, 1910 in Book 12 Page 312 as Instrument Number 19594, Gooding County records.

Easement Agreement by and between O.S. Smith and Ethel C. Smith, husband and wife, first party, and Dale E. Boyer and Elaine Boyer, husband and wife, second party, dated November 20, 1975, recorded November 20, 1975 as Instrument Number 57068, Gooding County records, pertaining to a permanent easement and right of way to install a concrete irrigation pipeline over the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13, EBM.

Grant of Easement by and between Calvin Eckles and Myrle Eckles, husband and wife and Patsy Dunn, a married woman dealing with her sole and separate property, dated October 12, 1988, recorded October 12, 1988 as Instrument Number 134061, Gooding County records, pertaining to an easement for the construction and maintenance of a buried pipeline located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 7 South, Range 13 EBM.

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243127
GOODING, GOODING, IDAHO
12-5-2012 03:54:31 No. of Pages: 4
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 19.00
Ex-Officio Recorder Deputy



QUITCLAIM DEED

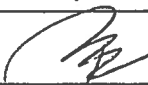
Date: **December 3, 2012**

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

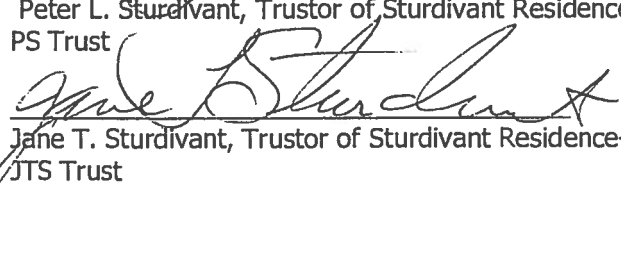
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust



Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5405

~~Residence~~

5875
Park Lot.

)

Notary Public for the State of Idaho

Residing at: Wendall St.

My Commission Expires: 9-21-15

EXHIBIT A
G060205

PARCEL 2:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: A tract of land in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

BEGINNING at a point on the South boundary of said Northwest Quarter of the Southwest Quarter of Section 11, which point is 801.31 feet East (shown of record as 798.5 feet East) of the Southwest corner of said Northwest Quarter of the Southwest Quarter;
Thence North 3°04' East for a distance of 177.64 feet (shown of record as 166.7 feet);
Thence North 7°28' East for a distance of 220.7 feet;
Thence North 42°19' East for a distance of 140.0 feet to the TRUE POINT OF BEGINNING;
Thence North 28°37' East for a distance of 300.5 feet, more or less, to the water's edge of the right bank of the Snake River and the Junction of Billingsley Creek;
Thence approximately along said water's edge of the right bank of Snake River South 71°10' West a distance of 132.6 feet;
Thence South 57°38' West a distance of 226.2 feet;
Thence leaving the water's edge and proceeding South 26°16' East for a distance of 124.5 feet to a point on a rocky cliff;
Thence North 84°20' East for a distance of 118.2 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the Easterly 16 feet of the above described property as set forth in Quitclaim Deed dated May 15, 1962, recorded September 3, 1976 as Instrument Number 61062, Gooding County Records.

TOGETHER WITH the following described easement:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho.

Section 11: On, over and across a parcel of land located in the Northwest Quarter of the Southwest Quarter more particularly described as follows:

A 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:
COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;
Thence North 67°06'25" West for a distance of 51.24 feet;
Thence North 41°20'53" West for a distance of 53.04 feet;
Thence North 36°14'24" West for a distance of 68.49 feet;
Thence North 60°56'52" West for a distance of 91.26 feet;
Thence North 44°26'31" West for a distance of 103.67 feet;
Thence North 58°56'57" West for a distance of 81.46 feet;
Thence North 34°23'13" West for a distance of 148.89 feet;
Thence North 07°59'58" West for a distance of 28.50 feet;
Thence North 09°17'42" East for a distance of 46.04 feet;
Thence North 32°21'27" East for a distance of 54.54 feet;
Thence North 33°49'20" East for a distance of 148.11 feet;
Thence North 44°52'41" East for a distance of 16.49 feet;
Thence North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;
Thence Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;
Thence North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;
Thence North 35°24'34" West for a distance of 175.88 feet;
Thence North 57°04'14" West for a distance of 118.86 feet;
Thence North 40°51'58" West for a distance of 117.86 feet;
Thence North 63°22'56" West for a distance of 347.84 feet;
Thence South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West

parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the
sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect
the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

Together with all appurtenance, water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243131

GOODING, GOODING, IDAHO

12-5-2012 04:04:19 No. of Pages: 5

Recorded for : FIRST AMERICAN

DENISE M. GILL

Fee: 22.00

Ex-Officio Recorder Deputy



QUITCLAIM DEED

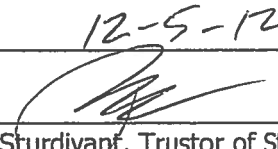
Date: December 3, 2012

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

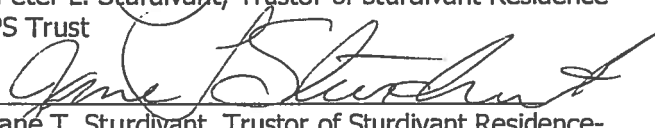
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust



Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

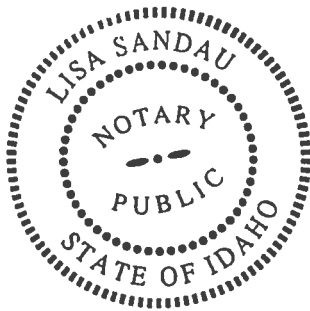
5405

Residence

STATE OF Idaho)
SS.

COUNTY OF Gooding)

On this 5th December 2012, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



Lisa Sandau
Notary Public for the State of Idaho
Residing at: Wendell Id.
My Commission Expires: 9-21-15

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement;
Thence along said centerline of said access easement the following courses:
 South 40°51'54" East 117.86 feet;
 South 57°04'14" East 118.86 feet;
 South 35°24'34" East 175.88 feet to the centerline of the Northwesterly end of a steel bridge crossing Billingsley Creek;
Thence South 32°40'25" East 25.95 feet along the centerline of said Bridge to the center of Billingsley Creek;
Thence along the center of Billingsley Creek the following courses:
 North 52°22'47" East 87.49 feet;
 North 45°47'22" East 67.76 feet;
 North 7°20'06" West 51.43 feet;
 North 15°07'16" East 57.52 feet;
 North 21°23'37" East 58.82 feet;
 North 28°31'25" East 73.74 feet;
 North 39°13'18" East 99.25 feet to the Easterly boundary of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 128.76 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 89°38'27" West 530.52 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter to the TRUE POINT OF BEGINNING.

EXCEPTING a 15.00 feet in width strip of land for access easement along the Southwesterly boundary of the above property.

TOGETHER WITH a 30.00 feet in width non-exclusive easement for a private access road, described as follows:

(Page 1 of 3)

EXHIBIT "A"

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement;
Thence along said centerline the following courses:
 North 89°35'45" West 521.05 feet;
 North 3°28'15" East 162.64 feet;
 North 7°53'04" East 220.70 feet;
 North 42°40'28" East 140.00 feet;
 North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
 steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along said centerline to the center of Billingsley
Creek.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

SUBJECT TO a 30.00 feet in width non-exclusive easement for a private access road,
described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
Thence North 0°03'35" East 15.00 feet to the center of said 30.00 foot wide easement, the
TRUE POINT OF BEGINNING;
Thence along said centerline the following courses:
 North 89°35'45" West 521.05 feet;
 North 03°28'15" East 162.64 feet;
 North 07°53'04" East 220.70 feet;
 North 42°40'28" East 140.00 feet;
 North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a
 steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 51.90 feet along the centerline of said bridge;
Thence North 35°24'34" West 175.88 feet;
Thence North 57°04'14" West 118.86 feet;
Thence North 40°51'54" West 117.86 feet to the ending point.

This 30.00 foot non-exclusive easement is granted subject to existing culverts, fences, cattle
guards, ditches and headwalls which may not be damaged, removed or altered without the
express written approval of the Grantors, Paul E. Watkins and Inez S. Watkins.

(Page 2 of 3)

AND TOGETHER WITH an undivided one-sixth (1/6) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho

Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;
Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE POINT OF BEGINNING;
Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;
Thence South 49°37' East 220.92 feet along said edge of the river;
Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;
Thence along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

The above described 1/6 interest is to be considered an appurtenance to and carry with the above described land.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
PO Box 968
Hailey ID 83333

Instrument # 243129
GOODING, GOODING, IDAHO
12-5-2012 03:58:49 No. of Pages: 6
Recorded for : FIRST AMERICAN
DENISE M. GILL Fee: 25.00
Ex-Officio Recorder Deputy 

QUITCLAIM DEED

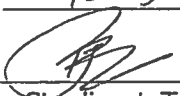
Date: **December 3, 2012**

For Value Received, **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust, as equal Tennants in common**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant and Jane Thomas Sturdivant, husband and wife**, whose address is **PO Box 968 Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

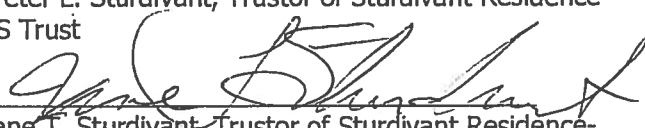
See Attached legal

together with its appurtenances.

Dated: 12-5-12



Peter L. Sturdivant, Trustor of Sturdivant Residence-
PS Trust

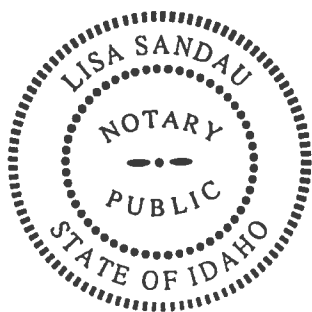


Jane T. Sturdivant, Trustor of Sturdivant Residence-
JTS Trust

5626
Penninsula
5551
Penninsula.

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 5th **December 2012**, before me, a Notary Public in and for said State, personally appeared **Peter L. Sturdivant and Jane T. Sturdivant**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as the Trustor of **Sturdivant Residence- PS Trust and the Sturdivant Residence- JTS Trust** and acknowledged to me that he/she/they executed the same as such Trustor.



Sue Sanders
Notary Public for the State of Idaho
Residing at: Wendell Id
My Commission Expires: 9-21-15

EXHIBIT A
G080224

Parcel I:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W¼) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet;

THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 647.49 feet;

THENCE South 02°13'08" West for a distance of 217.23 feet;

THENCE South 00°34'39" West for a distance of 136.75 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;

THENCE North 57°58'22" West along the Northerly bank of the Snake River for a distance of 39.96 feet;

THENCE North 76°54'26" West along the Northerly bank of the Snake River for a distance of 96.28 feet;

THENCE South 60°22'37" West along the Northerly bank of the Snake River for a distance of 198.66 feet;

THENCE South 30°12'37" West along the Northerly bank of the Snake River for a distance of 128.07 feet;

THENCE leaving the Northerly bank of the Snake River on a bearing of North 27°31'19" West for a distance of 590.58 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge, said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;
THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;
THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;
THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;
THENCE South 49°37' East 220.92 feet along said edge of the river;
THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;
THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;
THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;
THENCE along the center of said 30.00 feet in width access easement the following courses:
North 35°24'34" West 175.88 feet;
North 57°04'14" West 118.86 feet;
North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;
THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;
THENCE along the centerline of said access easement the following courses:
North 89°35'45" West 521.05 feet;
North 03°28'15" East 162.64 feet;
North 07°53'04" East 220.70 feet;
North 42°40'28" East 140.00 feet;
North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing Billingsley Creek;
THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;
THENCE North 35°24'34" West 175.88 feet;
THENCE North 57°04'14" West 118.86 feet;
THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Parcel II:

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of land located in the Northwest Quarter of the Southwest Quarter and more particularly described as follows:

COMMENCING at the West One Quarter (W¼) corner of said Section 11, from which the Southwest corner of said Section 11 bears South 00°23'05" West 2,625.75 feet, said West One Quarter (W¼) corner of Section 11 being the TRUE POINT OF BEGINNING;
THENCE South 89°38'27" East along the North boundary of the Southwest Quarter of said Section 11 for a distance of 141.75 feet;
THENCE South 27°31'19" East for a distance of 590.58 feet to a point on the apparent high water mark on the Northerly bank of the Snake River;
THENCE South 13°05'25" West along the Northerly bank of the Snake River for a distance of 148.18 feet;
THENCE South 74°16'40" West along the Northerly bank of the Snake River for a distance of 244.92 feet;
THENCE North 35°38'50" West along the Northerly bank of the Snake River for a distance of 255.44 feet to a point on the West boundary of the Southwest Quarter of said Section 11;
THENCE North 00°23'05" East along the West boundary of the Southwest Quarter of said Section 11 for a

distance of 527.76 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.0 foot wide access and utility easement for the purpose of ingress, egress and utilities, said easement being centered on the following described line:

COMMENCING at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 11 and being the TRUE POINT OF BEGINNING;

THENCE North 67°06'25" West for a distance of 51.24 feet;

THENCE North 41°20'53" West for a distance of 53.04 feet;

THENCE North 36°14'24" West for a distance of 68.49 feet;

THENCE North 60°56'52" West for a distance of 91.26 feet;

THENCE North 44°26'31" West for a distance of 103.67 feet;

THENCE North 58°56'57" West for a distance of 81.46 feet;

THENCE North 34°23'13" West for a distance of 148.89 feet;

THENCE North 07°59'58" West for a distance of 28.50 feet;

THENCE North 09°17'42" East for a distance of 46.04 feet;

THENCE North 32°21'27" East for a distance of 54.54 feet;

THENCE North 33°49'20" East for a distance of 148.11 feet;

THENCE North 44°52'41" East for a distance of 16.49 feet;

THENCE North 50°02'03" East for a distance of 87.11 feet to the point of curvature of a curve left;

THENCE Northeasterly along the arc of the curve left for a distance of 57.46 feet to the center of the Southerly end of a steel bridge; said arc having a radius of 39.79 feet and a long chord bearing and distance of North 08°40'00" East 52.59 feet;

THENCE North 32°42'02" West for a distance of 50.45 feet to the center of the Northerly end of the steel bridge;

THENCE North 35°24'34" West for a distance of 175.88 feet;

THENCE North 57°04'14" West for a distance of 118.86 feet;

THENCE North 40°51'58" West for a distance of 117.86 feet;

THENCE North 63°22'56" West for a distance of 347.84 feet;

THENCE South 47°34'35" West for a distance of 269.87 feet to a point on the Easterly boundary of the West parcel of the Hope and Wendy Hayward parcels, said point being the terminus point of said easement, the sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the East boundary of the West parcel of the Hope and Wendy Hayward parcels.

AND

SUBJECT TO all that part of the before described easement that lies within the boundaries of the before described parcel.

COMMON AREA

Township 7 South, Range 13 East of the Boise Meridian, Gooding County, Idaho

Section 11: A parcel of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 11;

THENCE South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

THENCE South 02°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, the TRUE POINT OF BEGINNING;

THENCE South 00°34'39" West 136.75 feet to the Northerly edge of the Snake River;

THENCE South 49°37' East 220.92 feet along said edge of the river;

THENCE South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

THENCE North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

THENCE North 32°40'25" West 25.95 feet along the centerline of said Bridge and 30.00 feet in width access easement to the Westerly end of said Bridge;

THENCE along the center of said 30.00 feet in width access easement the following courses:

North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 feet in width easement for access described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

THENCE North 00°03'35" East 15.00 feet to the TRUE POINT OF BEGINNING;

THENCE along the centerline of said access easement the following courses:

North 89°35'45" West 521.05 feet;

North 03°28'15" East 162.64 feet;

North 07°53'04" East 220.70 feet;

North 42°40'28" East 140.00 feet;

North 31°47'29" East 302.28 feet to the centerline of the Southeasterly end of a steel bridge crossing

Billingsley Creek;

THENCE North 32°40'25" West 51.90 feet along the centerline of said bridge;

THENCE North 35°24'34" West 175.88 feet;

THENCE North 57°04'14" West 118.86 feet;

THENCE North 40°51'54" West 117.86 feet to the Northeasterly corner of the aforesaid parcel.

Together with all appurtenance water rights

AFTER RECORDING MAIL TO:

Peter L. Sturdivant
P.O. Box 968
Hailey, ID 83333

Instrument # 236991

GOODING, GOODING, IDAHO

2-28-2011 01:47:12 No. of Pages: 4

Recorded for : INSURED TITLE

DENISE M. GILL

Fee: 19.00

Ex-Officio Recorder Deputy



QUITCLAIM DEED

File No.: **368812TT (Is)**

Date: **February 15, 2011**

For Value Received, **Jane Thomas Sturdivant, spouse of Peter L. Sturdivant**, do(es) hereby convey, release, remise, and forever quit claim unto **Peter L. Sturdivant, a married man as his sole and separate property**, whose address is **PO Box 968, Hailey ID 83333**, herein after called the Grantee, the following described premises situated in **Gooding County, Idaho**, to-wit:

PARCEL 1:

**TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO**

Section 11: A parcel of land located in Lot 2, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$, more specifically described as follows:

**Commencing at the West quarter corner of Section 11, Township 7 South,
Range 13, East Boise Meridian;**

**Thence North 89°41'17" East, 292.03 feet along the Southeriy boundary of Lot 3 of said
Section 11;**

**Thence North 22°08'13" East, 1,606.63 feet to the REAL POINT OF
BEGINNING;**

Thence North 22°08'13" East, 649.07 feet;

Thence South 79°09'10" East, 1,123.40 feet to a point on top of a rim rock;

Thence Southerly along the top of the rim rock the following 4 courses and distances:

South 23°28'46" West, 369.88 feet;

South 17°54'07' West, 130.01 feet;

South 12°48'18" West, 84.67 feet;

South 0°58'03" West, 82.69 feet;

**Thence North 78°13'14" West, 1,167.80 feet to the REAL POINT OF
BEGINNING.**

EXCEPTING THEREFROM the following;

TOWNSWP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

**Section 11: A parcel of land located in Lot 2, and being a part of that parcel "D" of the
Riverside Ranches, Inc., recorded October 5, 1988 as Instrunient Number 133987, Gooding
County records, more particularly described as follows:**

**Commencing at the West quarter corner of said Section 11, a point marked by a B.L.M.
monument;**

Thence South 89°58'42" East, 289.38 feet to a point marked by an Idaho Power Co., monument;
Thence North 22°23'30" East 2103.59 feet to THE POINT OF BEGINNING, marked by an Idaho Power Co., monument;
Thence continuing North 22°23'30" East, 150.00 feet to a point, marked by a 5/8" bar inside an angle iron at a fence corner;
Thence South 79°19'37" East, 310.00 feet to a point marked by an Idaho Power Co., monument;
Thence South 22°23'30" West, 150.00 feet to a point, marked by an Idaho Power Co., monument;
Thence North 79°19'37" West, 310.00 feet to THE POINT OF BEGINNING.

PARCEL 2:

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence North 89°35'45" West 521.05 feet

Thence North 03°28'15" East 177.64 feet;

Thence North 07°53'04" East 220.70 feet;

Thence North 42°40'28" East 140.00 feet;

Thence North 31°47'29" East 302.28 feet;

Thence North 32°40'25" West 25.95 feet to the center of Billingsley Creek;

Thence North 52°22'47" East 87.49 feet;

Thence North 45°47'22" East 67.76 feet;

Thence North 07°20'06" West 51.43 feet;

Thence North 15°07'16" East 57.52 feet;

Thence North 21°23'37" East 58.82 feet;

Thence North 28°31'25" East 73.74 feet;

Thence Northeasterly along the center of Billingsley Creek to a point on the East line of the Northwest Quarter of the Southwest Quarter that lies North 0°03'35" East 1,185.16 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter;

Thence South 0°03'35" West 1,185.16 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the South 16 feet of the West 208.66 feet of the above described parcel of land deeded to Paul R. Yost and Mary E. Yost, Husband and Wife by Deed dated October 29, 1958 and recorded as Instrument No. 135945.

AND

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at a point 431 feet East and 16 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter, which point is the TRUE POINT OF BEGINNING;

Thence North 11°05' East for a distance of 215.60 feet, which point is on the edge of a rocky cliff;

Thence North 53°02' East for a distance of 425.00 feet along the edge of said rocky cliff;
Thence North 84°20' East for a distance of 118.20 feet;
Thence South 42°40'28" West for a distance of 140.00 feet;
Thence South 07°53'04" West 220.70 feet;
Thence South 03°28'15" West for a distance of 166.70 feet to a point 16 feet North of the South boundary;
Thence Westerly parallel with the South boundary to the TRUE PONT OF BEGINNING.

TOGETHER WITH an undivided one-half (1/2) interest in and to the following described property:

COMMON AREA

Township 7 South, Range 13, East of the Boise Meridian, Gooding County, Idaho
Section 11: Part of the Northwest Quarter of the Southwest Quarter, more particularly described as follows:

BEGINNING at the West quarter corner of Section 11;

Thence South 89°38'27" East 789.24 feet along the Northerly boundary of the Northwest Quarter of the Southwest Quarter;

Thence South 2°13'47" West 216.98 feet to the center of a 30.00 feet in width access easement, being the TRUE PONT OF BEGINNING;

Thence South 0°34'39" West 136.75 feet to the Northerly edge of the Snake River;

Thence South 49°37' East 220.92 feet along said edge of the river;

Thence South 39°43'33" East 93.44 feet along the edge of the Snake River to the Northerly edge of Billingsley Creek;

Thence North 63°37'34" East 73.86 feet to the center of a steel bridge crossing Billingsley Creek;

Thence North 32°40'25" West 25.95 feet along the centerline of said bridge and 30.00 feet in width access easement to the Westerly end of said bridge;

Thence along the center of said 30.00 feet in width access easement the following courses:

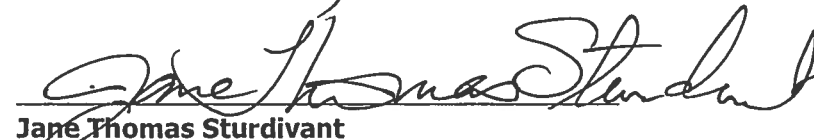
North 35°24'34" West 175.88 feet;

North 57°04'14" West 118.86 feet;

North 40°51'54" West 117.86 feet to the TRUE POINT OF BEGINNING.

together with its appurtenances.

Dated: FEB 17, 11


Jane Thomas Sturdivant

