

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUN 12 2014
DEPARTMENT OF
WATER RESOURCES

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?
37-627	Yes ☐	37-1212	Yes ☐	37-11308	Yes ☐
37-1150	Yes ☐	37-4192	Yes ☐	37-11309	Yes ☐
37-1151B	Yes ☐	37-11303	Yes ☐	37-11310	Yes ☐
~~37-1151D~~	Yes ☐	37-11305	Yes ☐	37-11311	Yes ☐
37-1152	Yes ☐	37-11306	Yes ☐	37-11312	Yes ☐

2. Previous Owner's Name: Harry S. Rinker, Trustee of the Harry S. & Diane J. Rinker Trust, Dated May 10, 1966,
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wood River Land Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 119 East Bullion Street Hailey ID 83333
Mailing address City State ZIP
- (208) 788-3647
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: 5/12/14
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] Executive Director 6/2/2014
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only

Received by [Signature] Date 06/12/14 Receipt No. C098988 Receipt Amt. \$325⁰⁰
Approved by _____ Processed by [Signature] Date 7-16-14

SUPPORT DATA
IN FILE # 37-627

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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WATER RESOURCES

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Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 37-1151D	Yes ☐		Yes ☐		Yes ☐
PD 37-12157	Yes ☐		Yes ☐		Yes ☐
PD 37-22398	Yes ☐		Yes ☐		Yes ☐
PD 37-22464	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rock Creek LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Wood River Land Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 119 East Bullion Street Hailey ID 83333
Mailing address City State ZIP
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8. Signature: [Signature] EXECUTIVE DIRECTOR 6-2-2014
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only

Received by [Signature] Date 06/12/14 Receipt No. C098988 Receipt Amt. \$325⁰⁰
Approved by _____ Processed by _____ Date _____

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DEPARTMENT OF WATER RESOURCES

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Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
~~37-22264~~	Yes ☐		Yes ☐		Yes ☐
37-22465	Yes ☐		Yes ☐		Yes ☐
37-22501	Yes ☐		Yes ☐		Yes ☐
37-22502	Yes ☐		Yes ☐		Yes ☐
<u>37-22264</u>	Yes ☐		Yes ☐		Yes ☐

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Name of current water right holder/claimant
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New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|--------------------------------|---------------|-----------|--------------|
| <u>119 East Bullion Street</u> | <u>Hailey</u> | <u>ID</u> | <u>83340</u> |
| Mailing address | City | State | ZIP |
| <u>(208) 788-3647</u> | | | |
| Telephone | Email | | |
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 Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only

Received by [Signature] Date 06/12/14 Receipt No. C098988 Receipt Amt. \$325⁰⁰
 Approved by _____ Processed by _____ Date _____

Instrument # 618565

HAILEY, BLAINE, IDAHO
05-12-2014 4:58:27 PM No. of Pages: 9
Recorded for: SUN VALLEY TITLE CO.
JOLYNN DRAGE Fee: \$34.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

**ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.**

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

(Space above line for Recorder's use)

1327254

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, ROCK CREEK LLC, an Idaho limited liability company ("Grantor") does hereby grant, bargain, sell and convey to WOOD RIVER LAND TRUST, a Idaho nonprofit corporation ("Grantee"), whose address is 119 East Bullion Street Hailey, ID 83333, that certain real property located in Blaine County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD the Property, all minerals and mineral rights, timber and timber rights, and other surface and subsurface rights, permits, hereditaments, easements, incidents and appurtenances belonging thereto, and including legal and practical access to the real property from a public road, unto the Grantee and Grantee's successors and assigns forever;

SUBJECT ONLY TO taxes for the year 2014, and thereafter (a lien not yet due and payable), and those easements, restrictions and encumbrances listed on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants that Grantor is lawfully seized in fee simple of the Property and has a good and lawful right and power to sell and convey the same; that the same is free and clear of all encumbrances, except as stated above, and that Grantor will forever warrant and defend the title thereto and quiet possession and enjoyment thereof against the lawful claims and demands of all persons claiming by, through or under Grantor.

Together with the water rights described in Exhibit C.

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Together with the water rights described in Exhibit C.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of April 2014.

GRANTOR:

ROCK CREEK LLC, an Idaho limited liability company

X By: Diane Rinker
Diane Rinker, Manager

STATE OF _____)
County of _____) ss.

See attached

On this _____ day of _____, before me, the undersigned notary public in and for said state, personally appeared Diane Rinker, known or identified to me to be the Manager of Rock Creek LLC, an Idaho limited liability company, and the person who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that said limited liability company executed the same.

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

Notary Public for _____
Residing at: _____
Comm. Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Orange

On 4/29/2014

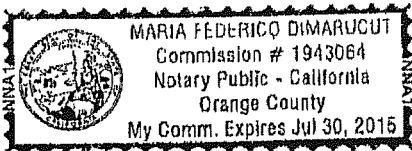
Date

before me, Maria F. Dimarucut, Notary

Here Insert Name and Title of the Officer

personally appeared Diane Rinker, Manager

Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

Exhibit "A"

PARCEL I—Rock Creek, LLC

Subparcel A

TOWNSHIP 1 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 14: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 15: E $\frac{1}{2}$ E $\frac{1}{2}$

Section 22: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 24: N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 25: W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 26: E $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, W $\frac{1}{2}$

Section 27: E $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$

Section 34: S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 35: NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 30: Lots 2, 3, 4, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

Subparcel B

TOWNSHIP 1 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 13: NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$

Subparcel C

TOWNSHIP 1 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 1: Lot 1, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 2: SE $\frac{1}{4}$

Section 11: NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 12: N $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 7: Lot 1, NE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 6: Lots 4, 5, 6 and 7, E $\frac{1}{2}$ W $\frac{1}{2}$

TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 31: Lots 3 and 4, E $\frac{1}{2}$ SW $\frac{1}{4}$

Subparcel D

TOWNSHIP 1 NORTH, RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 13: S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 14: NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$

Section 15: SW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 21: Lot 1, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$

Section 22: Lots 1, 2, 3, NW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$

Section 23: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 1 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

Section 18: Lot 2

TOWNSHIP 1 NORTH 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 22: Guy Lode Patented Mining Claim - Lot No. 37 - Surface Rights Only

EXHIBIT "B"

Exceptions to PARCEL I

1. Any fact, rights interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the public record.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Property taxes, including any assessments collected with taxes, levied for the year 2014, which are a lien not yet payable.
9. Mineral Reservations contained in a Deed
Grantor: T.H. GOODING AND HESTER M. GOODING
Grantee: O.S. LEAVELL
Recorded: February 1, 1972
Instrument No.: 142188, records of Blaine County, Idaho.
Affects: Section 14, Township 1 North, Range 17 East

10. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: August 17, 1963
Book No.: 176 of Deeds
Page No.: 405, records of Blaine County, Idaho.
11. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: August 17, 1963
Book No.: 176 of Deeds
Page No.: 406, records of Blaine County, Idaho.
12. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: October 15, 1962
Book No.: 176 of Deeds
Page No.: 467, records of Blaine County, Idaho.
13. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Book No.: 171 of Deeds
Page No.: 451, records of Blaine County, Idaho.
14. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: August 17, 1962
Book No.: 176 of Deeds
Page No.: 407, records of Blaine County, Idaho.
15. Grant of Easement and Right of Way
Granted to: UNITED STATES OF AMERICA, DEPARTMENT OF THE
INTERIOR, BUREAU OF LAND MANAGEMENT
Recorded: June 22, 1962
Book No.: 176 of Deeds
Page No.: 363, records of Blaine County, Idaho.
16. Reservations in a Patent
Book No.: 129 of Patents
Page No.: 376, records of Blaine County, Idaho.
17. Reservations in a Patent
Book No.: 129 of Patents
Page No.: 635, records of Blaine County, Idaho.

18. Reservations in a Patent
Book No.: 62 of Patents
Page No.: 9, records of Blaine County, Idaho.
19. Reservations in a Patent
Book No.: 129 of Patents
Page No.: 507, records of Blaine County, Idaho.
20. Reservations in a Patent
Book No.: 99 of Patents
Page No.: 293, records of Blaine County, Idaho.
21. Grassland Reserve Program Conservation Easement
By & Between: ROCK CREEK, LLC, an Idaho limited liability company AND THE UNITED STATES OF AMERICA, by and through the Commodity Credit Corporation
Recorded: May 12, 2014
Instrument No.: 618558, records of Blaine County, Idaho.
22. Matters as shown on that certain survey, recorded January 16, 2014 as Instrument No. 616171, records of Blaine County, Idaho and Amended survey, recorded February 27, 2014 as Instrument No. 617120, records of Blaine County, Idaho.
23. Subject to ditches, ditch rights, canals, appropriations, franchises and privileges owned or hereafter belonging to or usually had and enjoyed in connection with said premises or any part thereof.

EXHIBIT C

INCLUDING all of the following described water rights which have been decreed in *In Re: The General Adjudication of Rights to the Use of Water From the Snake River Basin Water System*, Twin Falls District Court Case No. 3956 (the "SRBA");

37-1151D

37-12157

37-22398

37-22464

Instrument # 618564

HAILEY, BLAINE, IDAHO
05-12-2014 4:58:27 PM No. of Pages: 12
Recorded for: SUN VALLEY TITLE CO.
JOLYNN DRAGE Fee: \$43.00
Ex-Officio Recorder Deputy JB
Electronically Recorded by Simplifile

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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

(Space above line for Recorder's use)

13272-S 4

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, HARRY S. RINKER, TRUSTEE OF THE HARRY S. & DIANE J. RINKER REVOCABLE TRUST, DATED MAY 10, 1966, AS AMENDED AND RESTATED ("Grantor") does hereby grant, bargain, sell and convey to WOOD RIVER LAND TRUST, a Idaho nonprofit corporation ("Grantee"), whose address is 119 East Bullion Street Hailey, ID 83333, that certain real property located in Blaine County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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TO HAVE AND TO HOLD the Property, all minerals and mineral rights, timber and timber rights, and other surface and subsurface rights, permits, hereditaments, easements, incidents and appurtenances belonging thereto, and including legal and practical access to the real property from a public road, unto the Grantee and Grantee's successors and assigns forever;

SUBJECT ONLY TO taxes for the year 2014, and thereafter (a lien not yet due and payable), and those easements, restrictions and encumbrances listed on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants that Grantor is lawfully seized in fee simple of the Property and has a good and lawful right and power to sell and convey the same, that the same is free and clear of all encumbrances, except as stated above, and that Grantor will forever warrant and defend the title thereto and quiet possession and enjoyment thereof against the lawful claims and demands of all persons claiming by, through or under Grantor.

Together with the water rights described in Exhibit C

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of April 2014

GRANTOR:

THE HARRY S. & DIANE J. RINKER REVOCABLE TRUST,
DATED MAY 10, 1966, AS AMENDED AND RESTATED

X By: [Signature]
Harry S. Rinker, Trustee

STATE OF _____)
County of _____) ss.

See attached

The foregoing instrument was acknowledged before me this _____ day of _____ 2014, by Harry S. Rinker, known or identified to me to be the Trustee for the Harry S. and Diane J. Rinker Revocable Trust, dated May 10, 1966, as amended and restated and the person whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Address: _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Orange

On 4/29/2014

Date

before me, Maria F. Dimarucut, Notary

Here Insert Name and Title of the Officer

personally appeared Harry S Rinker, Trustee

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT "A"

PARCEL II-- HARRY S. RINKER, Trustee of the HARRY S. & DIANE J. RINKER
REVOCABLE TRUST Dated May 10, 1966, as amended and restated

A parcel of land located within Section 13, Township 1 South, Range 17 East, Boise Meridian, Blaine County, Idaho and also within Section 18, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the one-quarter corner common to said Section 13 and 18, which point is the REAL POINT OF BEGINNING; thence North 89°39'14" East, 2,488.38 feet along the North boundary of the SW1/4, said Section 18, Township 1 South, Range 18 East, Boise Meridian, to a one-inch diameter iron pipe marking the center one-quarter corner, said Section 18; thence North 89°39'15" East, 1,328.71 feet along the North boundary of the SE1/4, said Section 18, Township 1 South, Range 18 East, Boise Meridian to a one-inch diameter iron pipe marking the center - east one-sixteenth corner of said Section 18; thence South 0°24'42" East, 1,977.57 feet along the east boundary of the W1/2SE1/4, said Section 18 to a one inch diameter pipe on the northerly right-of-way of Idaho State Highway No. 20; thence The following five courses and distances along said northerly boundary of said Idaho State Highway No. 20;

South 55°08'47" West, 132.69 feet to a right-of-way monument; thence North 79°19'13" West, 2,329.75 feet to a right-of-way monument; thence North 79°18'53" West, 2,565.20 feet to a right-of-way monument; thence North 49°52'49" West, 284.19 feet to a right-of-way monument; thence North 79°18'23" West, 373.18 feet to the approximate centerline of Rock Creek on the easterly Boundary of Idaho State Fish and Game property; thence North 6°00'52" West, 828.13 feet along said easterly boundary of Idaho State Fish and Game property to the North boundary of said SE1/4, Section 13, Township 1 South, Range 17 East, Boise Meridian; thence North 88°28'11" East, 1,759.18 feet along said north boundary of the SE1/4, Section 13 to the POINT OF BEGINNING.

Also known as Tax Lot 7912

AND

A parcel of land located in Blaine County, Idaho, being a portion of following Sections: Sections 12 and 13 located in Township 1 South, Range 17 East, Boise Meridian; Section 5, Section 6 and Section 7 located in Township 1 South, Range 18 East, Boise Meridian; Section 31, Township 1 North, Range 18 East, Boise Meridian and all of Section 36, Township 1 North, Range 17 East, Boise Meridian, Blaine County, Idaho more particularly described as follows:

Beginning at the Northeast corner of said Section 13, Township 1 South, Range 17 East, Boise Meridian, said point being the REAL POINT OF BEGINNING; thence S. 00°30'48" E., 2,643.25 feet to the E1/4 corner of said Section 13; thence S. 88°45'57" W., 2,630.50 feet to the C1/4 corner of said Section 13; thence N. 00°17'58" W., 2,644.64 feet to the N1/4 corner of said Section 13; thence N. 00°04'09" E., along the West boundary of the SE1/4 of said Section 12, Township 1 South, Range 17 East, B.M. 3,196.40 feet to the centerline of existing Rock Creek Road; thence Along said centerline the following 9 courses, N. 73°05'12" W., 205.13; thence

N. 83°17'56" W., 280.65 feet; thence
 N. 61°45'29" W., 301.08 feet; thence
 N. 52°46'12" W., 565.03 feet; thence
 N. 58°05'19" W., 314.68 feet; thence
 N. 43°51'11" W., 121.77 feet; thence
 N. 33°57'31" W., 239.71 feet to a point of curvature; thence
 Along a curve to the Right, having a radius of 200.00 feet, a delta of 60°24'43" and an arc length of 210.88 feet; thence
 N. 26°27'13" E., 944.55 feet to the North boundary of the NW1/4 of said Section 12; thence
 Leaving said centerline of existing Rock Creek Road
 S. 87°49'45" W., 55.84 feet to the Northeast corner of the NW1/4NW1/4 of said Section 12; thence
 N. 00°32'03" W., 2,627.84 feet to the Northwest corner of the NE1/4SW1/4 of said Section 1,
 Township 1 South, Range 17 East, B.M.; thence
 N. 88°30'21" E., 1,311.87 feet to the C1/4 corner of said Section 1; thence
 N. 00°51'47" W., 866.31 feet to the N1/4 corner of said Section 1; thence
 N. 89°52'37" W., 598.82 feet to the Southwest corner of Section 36, Township 1 North, Range 17
 East, B.M.; thence
 N. 00°04'55" E., 2,629.84 feet to the W1/4 corner of said Section 36; thence
 N. 01°08'07" E., 2,628.69 feet to the NW corner of said Section 36; thence
 S. 89°45'37" E., 2,643.23 feet to the N1/4 corner of said Section 36; thence
 N. 89°06'18" E., 2,667.38 feet to the NE corner of said Section 36; thence
 S. 00°01'06" W., 2,642.15 feet to the E1/4 corner of said Section 36; thence
 S. 01°09'07" W., 2,659.02 feet to the SE corner of said Section 36; thence
 S. 89°59'57" W., 2,106.92 feet to the NW corner of said Section 6, Township 1 South, Range 18
 East, B.M.; thence
 S. 01°18'36" E., 787.55 feet to the W1/4 corner of said Section 6; thence
 S. 00°18'36" E., 1,320.26 feet to the SW corner of Government Lot 5 of said Section 6; thence
 S. 89°46'53" E., 1,180.67 feet to the SE corner of Government Lot 5; thence
 S. 00°52'05" W., 1,320.27 feet to the SE corner of Government Lot 6 of said Section 6; thence
 N. 89°46'55" W., 1,153.53 feet to the SE corner of said Section 6; thence
 S. 00°21'00" E., 1,324.83 feet to the SW corner of Government Lot 1 of said Section 7, Township 1
 South, Range 18 East, B.M.; thence
 S. 89°50'35" E., 1,155.60 feet to the Southeast corner of Government Lot 1; thence
 N. 00°26'25" W., 1,323.62 feet to the Northwest corner of Government Lot 1; thence
 S. 89°46'55" E., 1,343.15 feet to the N1/4 corner of said Section 7; thence
 N. 00°23'09" E., 1,320.18 feet to the Northwest corner of the SW1/4SW1/4 of said Section 6,
 Township 1 South, Range 18 East, B.M.; thence
 S. 89°47'38" E., 1,337.90 feet to the Northeast corner of the SW1/4SW1/4 of said Section 6; thence
 N. 00°09'02" E., 1,319.86 feet to the Southwest corner of Government Lot 1 of said Section 6;
 thence
 N. 00°25'50" W., 797.81 feet to the Northwest corner of Government Lot 1; thence
 S. 89°51'30" E., 896.14 feet to the S1/4 corner of said Section 31, Township 1 North, Range 18 East,
 B.M.; thence
 N. 00°32'51" E. along the West boundary of the SE1/4 of said Section 31, 586.58 feet to the
 centerline of existing Glendale Road; thence
 Along said centerline the following 7 courses
 N. 85°10'40" E., 452.22 feet to a point of curvature; thence
 Along a curve to the Left having a radius of 300.00 feet, a delta of 58°51'10" and an arc length of
 308.15 feet; thence
 N. 26°08'18" E., 251.12 feet to a point of curvature; thence
 Along a curve to the Right having a radius of 250.00 feet, a delta of 43°17'32" and an arc length of

188.90 feet; thence
N. 69°25'51" E., 135.09 feet; thence
N. 28°50'45" E., 297.99 feet; thence
N. 49°45'31" E., 155.85 feet to the Easterly boundary of the NW1/4SE1/4 of said Section 31; thence
Leaving said centerline of existing Glendale Road,
S. 00°29'32" W., 1,551.55 feet to the Southeast corner of the SW1/4SE1/4 of said Section 31; thence
S. 89°55'05" E., 431.72 feet to the Northeast corner of Government Lot 4 of said Section 5,
Township 1 South, Range 18 East, B.M.; thence
S. 00°46'53" E., 797.23 feet to the SE corner of said Government Lot 4; thence
S. 00°12'05" E., 2,646.00 feet to the Southeast corner of the SW1/4SW1/4 of said Section 5; thence
N. 89°45'01" W., 1,327.97 feet to the Southwest corner of Lot 5; thence
S. 00°17'07" E., 1,319.89 feet to the Southeast corner of the NE1/4NE1/4 of said Section 7;
Township 1 South, Range 18 East, B.M.; thence
N. 89°51'19" W., 1,341.55 feet to the Southwest corner of the NE1/4N1/4 of said Section 7; thence
S. 00°21'43" E., 1,321.04 feet to the Southeast corner of the SW1/4NE1/4 of said Section 7; thence
N. 89°54'14" W., 3,840.47 feet to the W1/4 corner of said Section 7; thence
S. 00°14'50" E., 2,655.25 feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 7508

AND

A parcel of land located in Blaine County, Idaho being a portion of the following Sections: Sections 1 and 2 Township 1 South, Range 17 East, Boise Meridian and Section 35, Township 1 North, Range 17 East, Boise Meridian, more particularly described as follows:

Beginning at the N1/4 corner of said Section 1; said point being the REAL POINT OF BEGINNING; thence
S. 00°51'47" E., 866.31 feet to the C1/4 of said Section 1; thence
S. 88°30'21" W., 1,311.87 feet to the Southwest corner of Government Lot 3 of said Section 1;
thence
S. 00°32'03" E., 1,313.92 feet to the Southeast corner of the NW1/4SW1/4 of said Section 1; thence
S. 88°09'56" W., 1,319.52 feet to the Southwest corner of the NW1/4SW1/4 of said Section 1; thence
S. 88°34'27" W., 2,642.47 feet to the Southwest corner of the NW1/4SE1/4 of said Section 2; thence
N. 00°31'49" W., 1,321.99 feet to the C1/4 of said Section 2; thence
N. 88°34'44" E., 1,324.94 feet to the Southwest corner of Government Lot 1 of said Section 2;
thence
N. 00°32'45" W., 976.12 feet to the Northwest corner of Government Lot 1; thence
N. 89°55'28" W., 630.67 feet to the Southwest corner of the SE1/4SW1/4 of said Section 35; thence
N. 00°46'53" E., 2,622.80 feet to the Northwest corner of the NE1/4SW1/4 of said Section 35; thence
S. 89°59'18" E., 1,323.52 feet to the C1/4 of said Section 35; thence
N. 00°44'41" E., 1,307.07 feet to the Northwest corner of the SW1/4NE1/4 of said Section 35; thence
N. 89°51'23" E., 2,629.00 feet to the Northeast corner of the SE1/4NE1/4 of said Section 35; thence
S. 01°08'07" W., 1,314.34 feet to the E1/4 corner of said Section 35; thence
S. 00°04'55" W., 2,629.84 feet to the SE corner of said Section 35; thence
S. 89°52'57" E., 598.82 feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 7509

AND

A parcel of land located in the NW1/4 of Section 12, Township 1 South, Range 17 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Beginning at the C1/4 corner of said Section 12; said point being the REAL POINT OF BEGINNING; thence

N. 00°04'09" E. along the East boundary of the NW1/4 of said Section 12; 544.57 feet to the Centerline of existing Rock Creek Road; thence

Along said centerline the following 9 courses;

N. 73°05'12" W., 205.13 feet; thence

N. 83°27'56" W., 280.65 feet; thence

N. 61°45'29" W., 301.08 feet; thence

N. 52°46'12" 565.03 feet; thence

N. 58°05'19" W., 314.68 feet; thence

N. 43°51'11" W., 121.77 feet; thence

N. 33°57'32" W., 239.71 feet to a point of curvature; thence

Along a curve to the Right having a radius of 200.00 feet, a delta of 60°24'43" and an arc length of 210.88 feet; thence

N. 26°27'13" E., 944.55 feet to the North boundary of the NW1/4 of said Section 12; thence

Leaving said centerline of existing Rock Creek Road,

S. 87°49'45" W., 1,383.05 feet to the Northwest corner of said Section 12; thence

S. 00°00'12" W., 2,627.95 feet to the W1/4 corner of said Section 12; thence

N. 88°42'42" E., 2,650.12 feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 7510

AND

A parcel of land located in the W1/2E1/2 of Section 31, Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Beginning at the N1/4 of said Section 31, said point being the REAL POINT OF BEGINNING;
thence

N. 89°57'52" E., 1,320.32 feet to the Northeast corner of the NW1/4NE1/4 of said Section 31; thence
S. 00°34'09" W., 2,657.28 feet to the Southeast corner of the SW1/4NE1/4 of said Section 31; thence
S. 00°29'32" W. along the East boundary of the NW1/4SW1/4 of Section 31, 1,108.63 feet to the
existing centerline of Glendale Road; thence

Along the said centerline the following 7 courses,

S. 49°45'31" W., 155.64 feet; thence

S. 28°50'45" W., 297.99 feet; thence

S. 69°25'51" W., 135.09 feet to a point of curvature; thence

Along a curve to the Left having a radius of 250.00 feet, a delta of 43°17'32" and an arc length of
188.90 feet; thence

S. 26°08'18" W., 251.12 feet to a point of curvature; thence

Along a curve to the Right having a radius of 300.00 feet, a delta of 58°51'10" and an arc length of
308.15 feet; thence

S. 85°10'40" W., 452.22 feet to the West boundary of the SW1/4 of said Section 31; thence

Leaving said existing centerline of Glendale Road,

N. 00°32'51" E., 2,074.11 feet to the C1/4 of said Section 31; thence

N. 00°35'25" E., 2,654.13 feet to the REAL POINT OF BEGINNING.

Also known as Tax Lot 7511

EXHIBIT "B"

Exceptions to PARCEL II

1. Any fact, rights interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the public record.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Property taxes, including any assessments collected with taxes, levied for the year 2014, which are a lien not yet payable.
9. Easements for relocation of all, but not limited to, irrigation and drainage ditches and restrictions regarding placement of billboards and other advertising signs within 100' of said highway, as contained in a Warranty Deed
Grantor: GEORGE F. ALLRED, WILLIAM ALLRED AND W. EARL ALLRED
Grantee: STATE OF IDAHO
Recorded: October 14, 1955
Book No.: 166 of Deeds
Page No.: 463, records of Blaine County, Idaho.

10. An easement and right of way for a county road as set forth in a Quitclaim Deed
By & Between: EUGENE B. WILKERSON AND MABEL A. WILKERSON, husband
and wife AND BLAINE COUNTY
Recorded: November 21, 1934
Book No.: 128 of Deeds
Page No.: 281, records of Blaine County, Idaho.
11. A Right of Way Deed
Granted to: MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO.
Recorded: August 8, 1929
Book No.: 132 of Deeds
Page No.: 577, records of Blaine County, Idaho.
12. A Right of Way Deed
Granted to: MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO.
Recorded: August 8, 1929
Book No.: 132 of Deeds
Page No.: 578, records of Blaine County, Idaho.
13. An easement with rights incidental thereof as set forth in a Power Line Easement
Granted to: IDAHO POWER COMPANY
Recorded: February 6, 1980
Instrument No.: 201028, records of Blaine County, Idaho.
14. Rights of the Public in and to any portion of Glendale Road lying within said property.
15. Rights of the Public in and to any portion of Rock Creek Road lying within said property.
16. Matters as shown on that certain survey, recorded December 9, 1997 as Instrument No. 408733, records of Blaine County, Idaho.
17. Reservation of a 30' (thirty foot) Right-of-Way contained in a Warranty Deed
Recorded: February 25, 2004
Instrument No.: 499602, records of Blaine County, Idaho.
18. Grassland Reserve Program Conservation Easement
By & Between: THE HARRY S. AND DIANE J. RINKER REVOCABLE
TRUST DATED MAY 10, 1966, AS AMENDED AND
RESTATED AND THE UNITED STATES OF AMERICA, by
and through the Commodity Credit Corporation
Recorded: May 12, 2014
Instrument No.: 618556, records of Blaine County, Idaho.
19. Matters as shown on that certain survey, recorded January 16, 2014 as Instrument No. 616171, records of Blaine County, Idaho and Amended survey, recorded February 27, 2014 as Instrument No. 617120, records of Blaine County, Idaho.

20. Subject to ditches, ditch rights, canals, appropriations, franchises and privileges owned or hereafter belonging to or usually had and enjoyed in connection with said premises or any part thereof.

EXHIBIT C

INCLUDING all of the following described water rights which have been decreed in *In Re: The General Adjudication of Rights to the Use of Water From the Snake River Basin Water System*, Twin Falls District Court Case No. 3956 (the "SRBA"):

37-627
37-1150
37-1151B
37-1151D
37-1152
37-1212
37-4192
37-11303
37-11305
37-11306
37-11308
37-11309
37-11310
37-11311
37-11312
37-22264
37-22465
37-22501
37-22502