

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 28 2014

RECEIVED

JAN 23 2014

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern RegionDepartment of Water Resources
Eastern 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?
22-2029 B	Yes ☒	22-2029 B	Yes ☐		Yes ☐
22-129 E	Yes ☒	22-14121	Yes ☐		Yes ☐
22-129 E	Yes ☐	22-14123	Yes ☐		Yes ☐
22-129 E	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Steamboat

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): R P Ranches LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

40 Dennis Gertmenian 180 S. Lake Ave Suite 405 Pasadena CA 91101
Mailing address City State ZIP
626 795-0713 Cell 609 2096266 dennis@foxdaleproperties.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

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.

SUPPORT DATA

IN FILE # 22-129E

8. Signature: [Signature]

Signature of new owner/claimant

Managing Member

Title, if applicable

1-21-2014

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]Date 5/28/2014Receipt No. E039866Date 5/29/2014Receipt Amt. \$100.-Approved by [Signature]Processed by [Signature]

MAY28 14 1:54

**ASSIGNMENT AND QUITCLAIM DEED
(WATER RIGHTS)**

STEAMBOAT PARTNERSHIP, a Wyoming general partnership composed of Joseph John Infanger and Elaine Echeverria Infanger, husband and wife, and **QUARTER CIRCLE 7 CROSS LIMITED PARTNERSHIP**, a Wyoming limited partnership with Joseph John Infanger as Register Agent and general partner, herein referred to as "Grantors," for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, transfer, release and forever quitclaim unto **RP RANCHES, LLC**, **GARY BEARD**, and **LEO PARKER**, herein referred to as "Grantees," and to Grantee's successors and assigns, any and all right, title and interest Grantors may own or may hereafter acquire in and to all water rights, including but not limited to water rights **22-129E** and **22-2029B**, appurtenant to 21 acres of real property. Division of water rights **22-129E** and **22-2029B** as between the Grantees shall be based on the proportionate share of ownership by each Grantee in the 21 acre place of use as designated below:

RP Ranches, LLC

Portion of **22-129E**, consisting of 0.59 cubic feet per second on 15.5 acres.
Portion of **22-2029B** consisting of 0.37 cubic feet per second on 15.5 acres.

Gary Beard

Portion of **22-129E**, consisting of 0.13 cubic feet per second on 3.5 acres.
Portion of **22-2029B** consisting of 0.08 cubic feet per second on 3.5 acres.

Leo Parker

Portion of **22-129E**, consisting of 0.08 cubic feet per second on 2.0 acres.
Portion of **22-2029B** consisting of 0.05 cubic feet per second on 2.0 acres.

This conveyance is made without any warranty or representation whatsoever by Grantors.

FEB 28 1991

TETON Co. id.
Clerk Recorder

WARRANTY DEED

107544

Warranty Deed made February 27, 1991, between Teton West Corporation, a Nevada Corporation authorized to do business in Utah and Idaho, of 2185 S. 3600 W., West Valley City, Utah 84119 referred to as grantor, and Steamboat Partnership, P.O. Box 1104, Jackson, Teton County, Wyoming, referred to as grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, sell, convey, and confirm unto grantee and his heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

- TRACT 1: TOWNSHIP 6 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO. SECTION 30: S1/2NE1/4
- TRACT 2: LOT 66 REPLAT SHEET 5 PLAT 4 OF GALLOWAY HILLS SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, TETON COUNTY, IDAHO
- TRACT 3: LOT 67 AND 68 REPLAT SHEET 5 PLAT 4 OF GALLOWAY HILLS SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, TETON COUNTY, IDAHO

TOGETHER WITH WATER RIGHTS AS FOLLOWS: 1.36 CFS FROM NORTH LEIGH CREEK CLAIM IDENTIFICATION NUMBER A22-00129D (SAID NUMBER BEING ASSIGNED FROM IDAHO CIVIL CASE NUMBER 39576 AS DESCRIBED HEREIN) PRIORITY DATE JANUARY 16, 1916; AND 1.36 CFS FROM NORTH LEIGH CREEK CLAIM IDENTIFICATION NUMBER A22-02029A (SAID NUMBER BEING ASSIGNED FROM IDAHO CIVIL CASE NUMBER 39576 AS DESCRIBED HEREIN) PRIORITY DATE JANUARY 20, 1908; AND 1.52 CFS FROM WIGGLETON SPRING CLAIM IDENTIFICATION NUMBER A22-11971 (SAID NUMBER BEING ASSIGNED FROM IDAHO CIVIL CASE NUMBER 39576 AS DESCRIBED HEREIN) PRIORITY DATE JUNE 1, 1891; RESERVING ANY AND ALL OTHER WATER RIGHTS UNDER SUCH CLAIMS TO GRANTOR. ALL WATER RIGHTS CONVEYED HEREUNDER ARE SUBJECT TO THE GENERAL ADJUDICATION OF RIGHTS TO THE USE OF WATER FROM THE SNAKE RIVER BASIN WATER SYSTEM BY THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO CIVIL CASE NUMBER 39576.

Subject to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto grantee and his heirs and assigns forever.

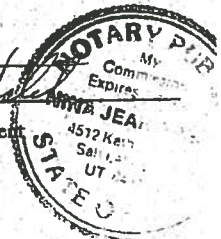
And grantee and his heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of grantee, his heirs, and assigns against grantor and his heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantor has hereunto set his hand on the day and year first above written.

Attest

Patrick A. Shea
Assistant Secretary

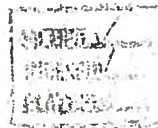
George C. Hatch
Teton West Corporation
by George C. Hatch, President



STATE OF UTAH)
COUNTY OF SALT LAKE) SS

On this 27th day of February, 1991, before me a Notary Public for said State, personally appeared George C. Hatch and Patrick A. Shea, known to me to be the president and assistant secretary, respectively, of the corporation that executed the instrument, and acknowledged to me that such corporation executed the same.

FILED 107546
AT THE REQUEST OF
First American
35. *Feb. 28, 1991*
Dea. J. Drake
One Hill



Anna Jean
Notary Public for Utah
Residing at: *4512 Kays*
Commission expires: *1992*

JAN 04 1995

TETON Co. Id.
Clerk Recorder

118729

WARRANTY DEED

Warranty Deed made this 30 day of December, 1994, between
STEAMBOAT PARTNERSHIP, a Wyoming general partnership composed of Joseph John
Infanger and Elaine Echeverria Infanger, husband and wife, herein referred to as "Grantors," and
QUARTER CIRCLE 7 CROSS LIMITED PARTNERSHIP, a Wyoming limited
partnership, of P.O. Box 1104, Jackson, WY 83001, herein referred to as "Grantee," witnesseth:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained,
and sold, and do, by these presents, grant, bargain, sell, convey and confirm unto Grantees and
their heirs and assigns forever, all the following described real estate situated in the County of
Teton, State of Idaho:

See Exhibit "A" attached hereto.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto
belonging or in anywise appertaining, the reversion and reversions, remainder and remainders,
rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as
well in law as in equity.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee and
their heirs, successors and assigns forever. And the Grantors do hereby covenant to and with the
said Grantee that Grantors are the owners in fee simple of said premises; that said premises are free
and clear from all encumbrances except those to which this is made subject and those made, suffered
or done by Grantee; and subject to reservations, restrictions, dedications, easements, rights of way
and agreements (if any) of sight or record, and to general taxes and assessments for the current year,
not yet due and payable.

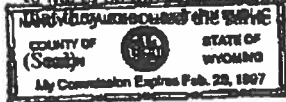
And Grantors and their heirs shall and will warrant and by these presents forever defend the
premises in the quiet and peaceable possession of Grantees, their heirs and assigns, against Grantors
and their heirs and against all and every person and persons whomsoever, lawfully claiming the
same.

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

Joseph John Infanger
Joseph John Infanger
Elaine Echeverria Infanger
Elaine Echeverria Infanger

STATE OF WYOMING)
COUNTY OF TETON) ss.

On this 30th day of December, 1994, before me, Nancy C. Vaughn,
a Notary Public, personally appeared Joseph John Infanger and Elaine Echeverria Infanger, known
to me to be the persons whose names are subscribed to the within instrument, and acknowledged
in behalf of and with the full authority of Steamboat Partnership.



My commission expires: 2-28-97

Nancy C. Vaughn
Notary Public
Residing at: Jackson, Wyoming

FILED 118729

AT THE REQUEST OF

Joseph Infanger
AT MINUTES PAST 3 M
DATE Jan. 4 1995
Ch. J. Drake
CLERK OF RECORDER
BY Nora Rigby
DEPUTY

Filed ✓
Indexed ✓
Filed ✓

118729
EXHIBIT "A"

Parcel One:

Lot 66, 67, 68 Replat Sheet 5, Plat 4 of Galloway Hills Subdivision,
as per the recorded plat thereof, Teton County, Idaho.

Parcel Two:

Township 6 North, Range 46 East, Boise Meridian, Teton County,
Idaho.
Section 30; S1/2NE1/4

Parcel Three:

The S1/2N1/2NE1/4 of Section 30, Township 6 North, Range 46 East,
Boise Meridian, Teton County, Idaho, being further described as:

Beginning at a point North 00°09'57" West, 1322.86 feet from the
East 1/4 Corner of said Section 30 and running South 89°45'05"
West, 2641.80 feet to a point; thence North 00°07'08" West,
660.85 feet to a point; thence North 89°44'20" East, 2641.26 feet
to a point; thence South 00°09'57" East, 661.43 feet to the point
of beginning.

Contains 40.09 acres more or less.

Together with applicable water rights, if any.

CHAIN SHEET Arb#

Page / of /

Order No.:

Legal Desc.: 30-6-46

Prior:

Date:

Vesting: 1/54

Grantor:

Grantee:

Doc:

Date:

Inst. No:

Remarks

Code

↓

Ezekiel Hopkins

Part

6-8-16

52602

Frances Hopkins

George Loftthorne

WD

12-20-13

47120

George Loftthorne et al

Charlotte Loftthorne

WD

4-14-24

47228

Charlotte Loftthorne

George Loftthorne

WD

5-28-24

55210

George Loftthorne

Ellen Loftthorne

Deed

9-16-68

66100

Ellen Loftthorne

George Loftthorne

WD

72

71794

Ellen Loftthorne

David Loftthorne et al

WD

10-24-69

67644

Lucille Little

David Loftthorne

WD

12-22-81

89179

David Loftthorne

Communication Trust Corp

WD

12-9-81

89583

Communication Invst. Corp.

Teton Valley Ranches

WD

12-7-82

91594

 GI: / /
 Clerk Screen / /
 State Tax Liens / /
 Tract Books / /
 Ultima/Grantor / /
 Ultima/Grantee / /
 Related Inst. / /

CHAIN SHEET Arb#

CHAIN SHEET Arb#

Page

of

Order No.:

[illegible]

5p602

Instrument No 1425

Blackfoot C4898

THE UNITED STATES OF AMERICA

TO ALL TO WHOM THESE PRESENTS SHALL COME GREETING:

WHEREAS, a Certificate of the Register of the Land Office at Blackfoot, Idaho has been deposited in the General Land Office whereby it appears that full payment has been made by the claimant Eschiel Hopkins according to the provisions of the Act of Congress of April 24 1820 entitled "An Act making further provision for the sale of Public Lands" and the Acts supplementary thereto, for the lots one and two, the east half of the northeast quarter and the southwest quarter of the northeast quarter of Section thirty in Township six north of Range fortysix east of the Boise Meridian, Idaho containing one hundred sixty-four and twelve hundredths acres, according to the Official Plat of the Survey of said land returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, that the United States of America, in consideration of the premises and in conformity of the several acts of Congress in such case to made and provided HAS GIVEN AND GRANTED and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described, TO HAVE AND TO HOLD the same together with all the rights, privileges, immunities and appurtenances, of whatsoever nature thereto belonging unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of the courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, Woodrow Wilson, President of the United States of America, have caused these letters to be made Patent and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand at the City of Washington, the eighth day of October in the year of our Lord one thousand nine hundred and fourteen and of the Independence of the United States the one hundred and thirty-ninth.

By the President: Woodrow Wilson.

(SEAL)

By H. P. LeRoy, Secretary.

L. C. A. Lamar.
Recorder of the General Land Office.

Recorded: Patent Number 434241

Filed for record at the request of Eschiel Hopkins June 8 1916 at 1:30 P.M.

H. P. Robertson.
Recorder

WARRANTY DEED

4 p 120

No. of Instrument 58119

This Indenture, Made the 22d day of November in the year of our Lord one thousand nine hundred and thirteen, between

Francis A. Hopkins (a widow)
of the County of Fremont and State of Idaho the part y of the first part, and

George F. Lofthouse
of the County of Fremont and State of Idaho the part y of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of

Five thousand

DOLLARS,

lawful money of the United States of America, to her in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do es by these presents Grant, Bargain, Sell and Convey and Confirm unto the said part y of the second part, and to his heirs and assigns, forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Fremont and State of Idaho and bounded and described as follows, to-wit:

The north west quarter, and south west quarter of north east quarter of section thirty, township six north of range forty six, East Boise Meridian, containing 200 acres

water rights together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular, the said premises, together with the appurtenances and privileges thereunto incident, unto the said part y of the second part, to his heirs and assigns forever. And the said part y of the first part and her heirs, the said premises in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against the said part y of the first part, and her heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set her hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Ben W. Driggs

Francis A. Hopkins (SEAL)

(SEAL)

Transcribed from Book 14 of Deeds, page 412, Fremont Co. Records. (SEAL)

STATE OF IDAHO.

County of Fremont } ss. On this 22d day of November in the year 19 13.

before me, Ben W. Driggs, a Notary Public in and for said County and State, personally appeared Francis A. Hopkins, a widow

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s he 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.

My commission expires

Seal.

Ben W. Driggs, Notary Public.

Recorded at the request of this 20 day of

Geo. F. Lofthouse
Dec.

A. D. 1913, at 30 minutes past 9 o'clock A. M.

By

Deputy.

A. M. Carter

Recorder.

Transcribed from Book 31, Deeds, page 394, Madison County Records.

Instrument No. 13721

WARRANTY DEED

THIS INDENTURE, Made the 12th day of April in the year of our Lord One Thousand Nine Hundred and Twenty-four, between GEORGE F. LOFTHOUSE, and ELLEN M. LOFTHOUSE, his wife of the County of Teton, and State of Idaho, the parties of the first part, and CHAROLET ELIZABETH LOFTHOUSE of the County of Teton, and State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey and Confirm unto the said party of the second part and to her heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton and the State of Idaho, and bounded and described as follows, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$), and Southwest Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty (30), Township Six (6) North of Range Forty-six (46) East of the Boise Meridian, containing 200 acres.

This deed is given subject to one certain mortgage in the principal sum of \$800. and all delinquent taxes on said premises, all of which the second party assumes and agrees to pay

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to her heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whosoever, lawfully claiming or to claim the same, shall and will warrant any, and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of

George F. Lofthouse (SEAL)

Ellen M. Lofthouse (SEAL)

(SEAL)

STATE OF IDAHO

County of TETON

On the 12th day of April, in the year 1924, before me, Richard S. Wilkie

Notary Public in and for said County and State, personally appeared George F. Lofthouse and Ellen M. Lofthouse, husband and wife known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that they executed the same.

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

SEAL

Richard S. Wilkie, Notary Public residing at Driggs, Idaho.

Filed for record at the request of G.F. Lofthouse at 30 minutes past 11 o'clock A. M., this 14th day of April, 1924

Vern Thomas Recorder.

By Sara Hochstrasser Deputy.

Fees, \$ 1.20

remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD, ALL AND SINGULAR, The premises above mentioned and described and hereby conveyed, or intended so to be, together with the appurtenances, unto the said party of the second part, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, The said party of the first part to these presents, Sheriff as aforesaid, hath hereunto set his hand and seal, the day and year first above written. Sealed and Delivered in the Presence of

G. W. Christensen
Sheriff of Teton County,
State of Idaho.

STATE OF IDAHO,)
: ss.
County of Teton,)

On this 25th day of May A. D. 1926, before me, Vern Thomas, Clerk of District Court in and for said County and State, personally appeared O. W. Christensen, Sheriff of the County of Teton, State of Idaho, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that he, as such Sheriff aforesaid, executed the same.

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

Vern Thomas
Clerk of the Dist. Court.
Teton County, Idaho

Seal.

Filed for record at the request of Theo Turner at 25 minutes past 9 o'clock A.M. this 26 day of May, A. D. 1926.

Vern Thomas, Recorder.

Instrument No. 16638

WARRANTY DEED

THIS INSTRUMENT, Made the 27th day of May, in the year of Our Lord, One Thousand Nine Hundred and twenty-four, between CHARLOTTE ELIZABETH LOFTHOUSE, of the County of Teton, and State of Idaho, the party of the first part, and GEORGE F. LOFTHOUSE of the County of Teton and State of Idaho, the party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE DOLLARS lawful money of the United State of America to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto the said party of the second part and to her heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton and the State of Idaho, and bounded and described as follows, to-wit:

The Northwest Quarter (NE¹/₄), and the Southwest Quarter of the Northeast Quarter (SW¹/₄ NE¹/₄), of Section Thirty(30), Township Six (6) North of Range Forty-six (46) East of the Boise Meridian, containing 200 acres.

This deed is given subject to one certain mortgage in the principal sum of \$800. and all delinquent taxes on said premises, all of which the second party assumed and agrees to pay.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and ^{the} rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to her heirs and assigns forever. And the said party of the first part and his heirs, the said premises in the quiet and peaceable possession of the said party of the second part her heirs and assigns, against the said party of the first part, and his heirs, and against all and every person or persons whosoever, lawfully claiming or to claim the same,

shall and will warrant any, and by these presents forever defend.

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

Signed, sealed and delivered in the presence of

Charlolet Clizabath Lofthouse (Seal)

(Seal)

(Seal)

STATE OF IDAHO,)
) ss.
County of Teton,)

On the 27 day of May, in the year 1926, before me, J. H. Jensen a Notary Public in and for said County and State, personally appeared Charlolet Elizabeth Lofthouse known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

Seal.

J. H. Jensen
Notary Public

Filed for record at the request of J. H. Jensen at 30 minutes past 9 o'clock A. M. this 28th day of May, A. D. 1926.

Vern Thomas, Recorder.

Lillian Hulet, Deputy

Instrument No. 16647

WARRANTY DEED

THIS INSTRUMENT Made the 7th day of April in the year of our Lord one thousand nine hundred and 14 between George D. Charlier and Fatience Charlier, his wife, of Victor County of Madison State of Idaho the parties of the first part, and George Woolstenhulme of Victor County of Madison State of Idaho the party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Eight hundred DOLLARS lawful money of the United State of America to them in hand paid by the said party of the second part, the receipt whereof is herety acknowledged, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situated, lying and being in the County of Madison and State of Idaho, and bounded and described as follows, to wit: Commencing at the South-west corner of Lot 2 Block 6, Victor Townsite, (formerly Raymond), running thence East 90 feet, thence North 214½ feet, more or less to a point intersecting the South-east line of the O. S. L. R. R. right-of-way, thence running South 25 degrees and 12 minutes west along the said line of the O. S. L. R. R. right-of-way, 210½ feet more or less to a point intersecting the West line of said Lot 2 in Block 6, thence South 23½ feet more or less to the place of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereunto incident, unto the said party of the second part, to his heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against the said parties of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of
T. W. Smith

Fatience H. Charlier (SEAL)
Geo. D. Charlier (SEAL)
(SEAL)

IN THE PROBATE COURT OF MADISON COUNTY, STATE OF IDAHO

THE ESTATE OF THE ESTATE)

IN)

GEORGE F. LOFTHOUSE, also known)
as G. F. Lofthouse,)

Deceased.)

DECREE DETERMINING HEIRSHIP
AND RIGHT OF DESCENT AND
BARRING CLAIMS OF CREDITORS

The petition of ELLEN M. LOFTHOUSE, filed herein, pursuant to the provisions of Chapter 14, Title 15, Idaho Code, alleging among other things, that George F. Lofthouse also known as G. F. Lofthouse, died intestate on or about the 12th day of April, 1951, in Rexburg, Madison County, Idaho; leaving surviving widow, your petitioner, and four sons, five daughters, and two granddaughters as specified in the petition filed herein, came on regularly for hearing at 10 o'clock a.m. on September 9, 1968; and it appearing to the satisfaction of the court that notice of the filing of said petition, the purpose thereof, and of the time and place of hearing thereof, had been given for the time and in the manner as prescribed by law in such cases; and as directed by the court herein; and no one appearing to oppose said petition and no objection or objections thereto in writing or otherwise having been made, the court proceeded to hear and consider the said petition and the proofs offered in support thereof; and the court having heard the proofs adduced and having duly considered the same, finds:

That Ellen M. Lofthouse and George F. Lofthouse also known as G. F. Lofthouse were duly married and were husband and wife; that said marriage continued until the date of the death of the said George F. Lofthouse also known as G. F. Lofthouse on the said 12th day of April, 1951, in Rexburg, Madison County, Idaho.

3. That all of the property described in the petition of George F. Lofthouse and Ellen M. Lofthouse, as G. F. Lofthouse and Ellen M. Lofthouse; that upon the death of the said George F. Lofthouse, his surviving spouse, Ellen M. Lofthouse was entitled to succeed and did succeed to all the right, title, interest, and estate and share of the said George F. Lofthouse therein, to the exclusion of all other heirs of said deceased, as her sole and separate property.

5. That all claims of creditors be, and the same are hereby barred as a charge against said property.

u. That by reason of the aforesaid facts and the law applicable in such cases, the petitioner, Ellen M. Loft House is entitled to have decreed to her, and is hereby decreed all of the property of the said estate, including all property not now known and which may hereafter be discovered, and also, the following property, to-wit:

In Teton County, Idaho:

In Madison County Idaho:

commencing at 14 tons South of the Northwest
corner of Lot 1, Sec. 9 of the South End Addition

54111
11011

... marriage continued until the date of the death of
... F. Lofthouse also known as G. F. Lofthouse, on the
12th day of April, 1951, in Rexburg, Madison County, Idaho;



MICROFILM
SYSTEMS

... deceased left as his heirs at law the said surviving
spouse, Ellen M. Lofthouse, and the other heirs as hereinafter listed.

That during their marriage the deceased and your peti-
tioner acquired, through their joint efforts, the real and personal
property described in said petition, all of which is hereinafter
more particularly described; that Ellen M. Lofthouse acquired, by
reason of the law of descent and distribution, all the right,
title and estate of the said George F. Lofthouse also known as
G. F. Lofthouse in and to said property.

That at the time of death of the said deceased, he was
a resident of Madison County, State of Idaho; that more than two
years have elapsed since the date of death of said deceased; that
no application has been made in the State of Idaho for the appoint-
ment of an administrator, either by the heirs of the deceased or
by persons claiming to be creditors of the deceased, and that no
creditor's claims have been filed herein.

NOW WHEREFORE, by virtue of the law and the foregoing
premises, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. That George F. Lofthouse also known as G. F. Lofthouse
and Ellen M. Lofthouse were duly married; and that said marriage
was never dissolved; and that Ellen M. Lofthouse was the surviving
spouse of said George F. Lofthouse also known as G. F. Lofthouse;
that the deceased also left surviving him as his heirs at law the
following: Caroline Williams, granddaughter; Elizabeth Jenkins,
granddaughter; Harriett Lucille Little, daughter; Georgia Clair
Decker, daughter; Vernal F. Lofthouse, son; David Loft, son;
Rose Ellen Lofthouse, daughter; Frank Brown, daughter; Cecil Leland
Lofthouse, son; Alda Brown, daughter; and Jan H. Lofthouse, son.

5
M

to the City of Rexburg, Madison County, Idaho, as per the recorded plat thereof, and running thence South 6 rods; thence East 20 rods; thence North 6 rods; thence West 20 rods to the point of beginning.

PERSONAL PROPERTY

Household furniture, fixtures, appliances and other miscellaneous household items and personal effects.

7. That on May 15, 1968, Ellen M. Lofthouse conveyed by Warranty Deed to David Lofthouse and Mary S. Lofthouse the above described real property located in Teton County, Idaho.

8. That on April 24, 1963, by deed recorded on June 5, 1963, in Book 208 of Deeds at page 136, records of Madison County, Idaho, the Madison County property was conveyed to James H. Lofthouse and Bonnie Lofthouse, and thereafter on June 28, 1963, was quitclaimed by James H. Lofthouse and Bonnie Lofthouse, his wife, and Ellen M. Lofthouse, to David McMinn and Elizabeth McMinn, recorded on July 8, 1963, in Book 208 of Deeds at page 169, in the records of Madison County, Idaho. The decree confirms the title previously granted by Ellen M. Lofthouse to said properties.

Dated this 9th day of September 1968.

s/ C. M. Hackins
Probate Judge



134840

September 12th
1968 at 2:35 P.M.
recorded for \$134.840
On demand
by Quinn R. Ragsdale
Quinn R. Ragsdale Deputy
at the request of Thatcher

INDEXED

FILMED
INDEXED
PLATTED

STATE OF IDAHO
COUNTY OF MADISON
Filed for Record at the Request of
Gordon Thatcher
Book 10 Page 169
Date of Sept. 1968
and Microfilmed Recorded in
Book
of
Stacy
By Quinn R. Ragsdale Deputy

71994

WARRANTY DEED

THIS INDENTURE, Made the 26th day of October, in the year of Our Lord, One Thousand Nine Hundred and Forty-six, between George F. Lofthouse and Ellen M. Lofthouse, his wife, of the County of Teton, and State of Idaho, the parties of the first part, and Elmer A. Little, of the County of Teton, and State of Idaho, the part Y. of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Fifty (\$50.00) - - - - - DOLLARS

lawful money of the United States of America to them, in hand paid by the said part Y. of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto the said part Y. of the second part and to his heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton, and the State of Idaho, and bounded and described as follows, to-wit:

A strip of land 20 feet wide across the North side of (Or border) Northwest Quarter (NW $\frac{1}{4}$), Section 30, Township 6 North, Range 46 S., E. 1 E.

together with all and singular the tenements hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to his heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceful possession of the said part Y. of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whatsoever, lawfully claiming or to claim the same, shall and will warrant, ay, or by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of (SEAL)
(SEAL)
(SEAL)

STATE OF IDAHO } ss.
County of Teton,

On the 26th day of October, in the year 1946, before me,
the undersigned, a Notary Public

in and for said County and State, personally appeared
George F. Lofthouse and Ellen M. Lofthouse,
known to me to be the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same.

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

Shelby H. H. H.
Notary Public for Idaho
Residing at Driggs, Idaho

No.
WARRANTY DEED

To

Filed

at minutes past

o'clock M. this

day of 1942

and recorded by book of deeds.

Page Records of Teton County,

State of Idaho

Recorder.

Harold H. H.
Deputy.

Book Page

67644

WARRANTY DEED

THIS INDENTURE, made this 15th day of May, 1968, between ELLEN M. LOFTHOUSE, a widow,

of Rexburg, County of Madison, State of Idaho, the part Y of the first part and DAVID LOFTHOUSE and MARY S. LOFTHOUSE, his wife,

County of Teton, State of Idaho, of Tetonia, the parties of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Fifteen Thousand and no/100--- Dollars lawful money of the United States of America,

to her in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and by these presents, do grant, bargain, sell and convey and confirm unto the said party of the second part; and to their heirs and assigns, forever, all the following described real estate, situated in, County of Teton, State of Idaho, to-wit:

Lots 1 and 2, E 1/4, S 1/4 of Sec. 30, Twp. 6 N., R. 46 E., Boise Mer.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity of the said party of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the parties of the second part, and to their heirs and assigns forever. And the said party of the first part, and her heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said party of the first part, and her heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

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

Executed and Delivered in the Presence of

[Signature] [SEAL]
[Signature] [SEAL]
[Signature] [SEAL]
[Signature] [SEAL]



89179

WARRANTY DEED

For Value Received Lucille Little, a widow

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

David Lofthouse and Mary S. Lofthouse, husband and wife

whose current address is Teton, Idaho 83452

the grantees, the following described premises, in Teton County Idaho, to wit:

A strip of land 20 feet wide across the North side of (or border) the Northwest Quarter of Section 30, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantor do hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises, that they are free from all incumbrances except matters of public record.

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

Dated: 12-22-81

STATE OF IDAHO, COUNTY OF Teton
On this 22 day of Dec., 1981,
before me, a notary public in and for said State, personally
appeared Lucille Little, a widow

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.

Residing at Teton
Comm. Expires 9-20-83

Notary Public
Idaho

Handwritten notes and signatures:
"Recorded in Teton County Idaho"
"Dec 23 1981"
"Book 100, Page 100"
"David Lofthouse"
"Mary S. Lofthouse"



89583

EXHIBIT B
WARRANTY DEED

DAVID LOFTHOUSE and WILMA LOFTHOUSE, husband and wife,
grantors of Driggs, County of Teton, State of Idaho, hereby convey
and warrant to Communication Investment Corporation, a Nevada
corporation, grantee of Salt Lake City, County of Salt Lake, State
of Utah, for the sum of TEN DOLLARS (\$10.00) the following described
tract of land in Teton County, State of Idaho, to wit:

Beginning at the Northwest Section Corner
of Section 30, Township 8 North, Range 48
East, B.M. Teton County, Idaho; and running
South 89°46'17" East, 2,531.76 feet; thence
South 0°11'09" East, 30.4 feet; thence North
89°47' West, 2,531.9 feet; thence North 24° 8
feet to the point of beginning. Contain
1.60 acres more or less.

Witness the hand of said grantors, this 1st day of
December, 1981.
Signed in the presence of

STATE OF IDAHO }
COUNTY OF TETON }

On the 1st day of December, 1981, before me, David L. Lofthouse, the grantors of the above
instrument, who duly acknowledged to me that they executed the same.

My Commission Expires
Aug 12, 1984

NOTARY PUBLIC
Residing at

FILED
NOV 25 1981
SALT LAKE CITY, UTAH
COUNTY CLERK

COMMUNICATION INVESTMENT CORPORATION

FILED
 DEC 2 1982
 Teton County, Idaho
 [Signature]

01584

FILED
 [Signature]

1-35-674

ASSOCIATED TITLE CO.
 83440

WARRANTY DEED
 (Corporation)

COMMUNICATIONS INVESTMENT CORPORATION, a Delaware corporation, qualified to do business in Idaho, Grantor, doing business in the County of Teton, State of Idaho, hereby conveys and warrants to TETON VALLEY RANCHES, INC., a Nevada corporation, qualified to do business in Idaho, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00), the following described tract of land in Teton County, State of Idaho, to-wit:

Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho:

Section 30: Beginning at the Northwest corner of said Section, and running thence South 89°56'17" East 2531.76 feet; thence South 0°19'09" East 30.8 feet; thence North 89°47' West 2531.09 feet; thence North 24.0 feet to the point of beginning.

WITNESS THE HAND of said Grantor this 2nd day of December, 1982.

COMMUNICATIONS INVESTMENT CORPORATION

By

President

STATE OF IDAHO)
) ss.
 COUNTY OF SALT LAKE)

On this 2nd day of December, 1982, personally appeared before me GEORGE C. HATCH, known to me to be the President of the Communications Investment Corporation, the corporation that executed the within and foregoing Warranty Deed, and said George C. Hatch duly acknowledged to me that he executed said Warranty Deed for and in behalf of said corporation.

By George C. Hatch President

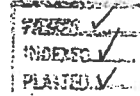
Notary Public
 Residing at Salt Lake City, Utah

105320

FILED
AT THE REQUEST OF

When recorded, return to:

Mr. Barry Nash
RUTV Properties
2185 S. 3600 West
Salt Lake City, UT 84119



American Land
AT 20 MINUTES PAST 2 P M
DATE *Jan 2, 1990*
E. Wayne Schiess
CLERK OF RECORDER
BY *Nora Hill*
DEPUTY

WARRANTY DEED

The TETON VALLEY RANCHES CORPORATION, (Grantor), a Nevada corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, hereby conveys and warrants to TETON WEST CORPORATION, (Grantee), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of their right, title and interest together with all water and water rights appurtenant thereto, in those certain lands located in Teton County, State of Idaho, which are more particularly described as follows:

Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho

Section 30: PARCEL A: S1/2 NE1/4, LESS: Beginning at the N1/16 corner, a brass cap known as the NE corner of the SE1/4 NE1/4 of said Section 30, and running thence N 89 52'20" W, 758.00 feet; thence S 26 11'25" E, 245.58 feet; thence N 71 23'42" E, 685.46 feet to the point of beginning.

PARCEL B: Beginning at the Northwest corner and running thence S 89 56'17" E, 2531.76 feet; thence S 0 13'09" E, 30.80 feet; thence N 89 47'00" W, 2531.09 feet; thence North 24.00 feet to the point of beginning.

(Containing 79.685 acres, more or less.)

Subject to any and all exceptions and reservations of record.

IN WITNESS WHEREOF, the undersigned executed this Warranty Deed on the 28th day of December, 1989.

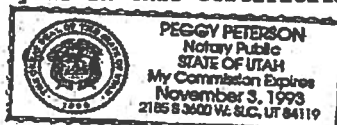
TETON VALLEY RANCHES CORPORATION
(Grantor)

by *George C. Hatch*
George C. Hatch, President

by *Patrick A. Shea*
Patrick A. Shea, Asst. Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 28th day of December, 1989, before me, *Peggy Peterson*, personally appeared George C. Hatch and Patrick A. Shea, known or identified to me (or proved to me on the oath of George C. Hatch and Patrick A. Shea), to be the President and Asst. Secretary of TETON VALLEY RANCHES CORPORATION, the corporation that executed the above instrument or the persons who executed the instrument on behalf of the 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.



Peggy Peterson
Notary Public
Residing in Bountiful
My commission expires: 11/3/93

(TVRC-MML.LOF - Lofthouse lands, containing 79.685 acres, +/-)

RECEIVED

OCT 15 1992

TETON Co. 19
Clark Recorder

111250

FILED

AT THE REQUEST OF

First American

AT 50 MINUTES PAST 4 P.M.

DATE *Oct. 15, 1992*

Dea. J. Drake

CLERK OF RECORDER

BY *Nona R. Rhye*

WARRANTY DEED (Corporate Form)

Teton West Corporation, a corporation organized and existing under the State of Nevada, authorized to do business in Utah and Idaho, with its principal office at 2185 South 3600 West, Salt Lake City, Utah 84119, County of Salt Lake, State of Utah, grantor, hereby conveys and warrants to JEFFERY S. BLAND & JANE M. MITCHELL, husband and wife, 220 Celestial Way #3, Juno Beach, Florida 33408, grantees for good and valuable consideration, the following described tract of land in Teton County, State of Idaho:

The S1/2 LOT 4 SECTION 19, TWP. 6N, RNG. 46E., B.M., TETON COUNTY, IDAHO, AND THE NORTHERN 26 FOOT PORTION OF LOT 1, SECTION 30, TWP. 6N., RNG. 46E., B.M., BEING FURTHER DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID SECTION 19;
THENCE S 00 DEGREES 25'25" W, 24.00 FEET TO A POINT;
THENCE N 89 DEGREES 54'13" E, 1211.86 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 27.25 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 659.57 FEET TO A POINT;
THENCE S 89 DEGREES 44'29" W, 1203.80 FEET TO A POINT;
THENCE S 00 DEGREES 47'54" W, 659.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROAD AND UTILITY EASEMENT BEING 30 FEET ON THE SOUTH AND 10 FEET ON THE NORTH OF A LINE THAT BEGINS 6.0 FEET NORTH OF THE SW CORNER OF SAID SECTION 19;
THENCE N 89 DEGREES 53'07" E, 283.70 FEET;
THENCE ALONG A 60 FOOT WIDE ROAD AND UTILITY EASEMENT BEING 30 FEET ON EACH SIDE OF CENTERLINE, N 89 DEGREES 53'07" E, 930.0 FEET TO THE WEST LINE OF THE S21/4SW1/4 SECTION 19.
SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby were duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of October, 1992.

Grantor: Teton West Corporation

Patrick A. Shea
Assistant Secretary

George C. Hatch
GEORGE C. HATCH, President

STATE OF UTAH, COUNTY OF SALT LAKE

On the 9th day of October, 1992, personally appeared before me a Notary Public for said State, GEORGE C. HATCH who being by me duly sworn did say, each for himself, that he, the said is the President, and he, the said PATRICK A. SHEA is the Assistant Secretary of Teton West Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors and said GEORGE C. HATCH and PATRICK A. SHEA each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Norma Oliver
Notary Public
Residing at *2185 South 3600 West*
Comm. Expires *2/1/95*



NOTARY PUBLIC
NORMA OLIVER
2185 South 3600 West
Salt Lake City, Utah 84119
My Commission Expires
February 1, 1995
STATE OF UTAH

RECEIVED
JUN 29 1995 12:38

FIRST AMERICAN - DRIGGS

208 354 8825 P.02

JUN 30 1995

120416

WARRANTY DEED

TETON Co. Id.
Clark Recorder

For Value Received JEFFREY S. BLAND and JANE M. MITCHELL, husband and wife,

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
MATTHEW M. L. MITCHELL, a single person, and MELINDA E. BRREN, a single
person,
whose address is: P.O. BOX 570, DRIGGS, IDAHO 83422

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

The S1/2 LOT 4 SECTION 19, TWP 6N, RNG 46E., B.M., TETON COUNTY, IDAHO, AND
THE NORTHERN 26 FOOT PORTION OF LOT 1, SECTION 30, TWP. 6N., RNG. 46E.,
B.M., BEING FURTHER DESCRIBED AS:
BEGINNING AT THE SW CORNER OF SAID SECTION 19;
THENCE S 00 DEGREES 25'25" W, 24.00 FEET TO A POINT;
THENCE N 89 DEGREES 54'13" E, 1211.86 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 27.25 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 659.57 FEET TO A POINT;
THENCE S 89 DEGREES 44'29" W, 1203.80 FEET TO A POINT;
THENCE S 00 DEGREES 47'54" W, 659.49 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A ROAD AND UTILITY EASEMENT BEING 30 FEET ON THE SOUTH AND 10
FEET ON THE NORTH OF A LINE THAT BEGINS 6.0 FEET NORTH OF THE SW CORNER OF
SAID SECTION 19; THENCE N 89 DEGREES 53'07" E, 281.70 FEET;
THENCE ALONG A 60 FOOT WIDE ROAD AND UTILITY EASEMENT BEING 30 FEET ON EACH
SIDE OF CENTERLINE; N 89 DEGREES 53'07" E, 938.0 FEET TO THE WEST LINE OF
THE S21/4SW1/4 SECTION 19.
SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WESTERN
PROPERTY LINE

Subject to Reservation in United States Patent, recorded July 13, 1912, in
Book 7 at page 9, Records of Teton County, Idaho, wherein all Coal is
reserved to the United States.

SUBJECT TO Declaration of Public Right-of-way (Dry Ridge Road) recorded
June 13, 1973, Recorder's No. 81298, Records of Teton County, Idaho.

SUBJECT TO Electric Line Right-of-way Easement granted by Teton West
Corporation to Fall River Rural Electric, recorded November 28, 1988,
Recorder's No. 103488, Records of Teton County, Idaho.

Subject to Easements as disclosed on Warranty Deed recorded October 15,
1992, Recorder's No. 111250, Records of Teton County, Idaho.

Subject to reservations in United States and State Patents; existing and
recorded Right-of-ways, Easements, Zoning, Building and Subdivision
ordinances; Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee
simple of said premises; that said premises are free from all encumbrances except current taxes, liens, and assessments, and
except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will
warrant and defend the same from all claims whatsoever.

120416

Dated:

FILED

AT THE REQUEST OF

JEFFREY S. BLAND

First American

Jane M. Mitchell

ATTEST: JUNE 30 1995

JANE M. MITCHELL

Florida, Morrow
STATE OF COUNTY OF

DATE June 30 1995
Clerk of Recorder

Filed
Indexed
Placed

On this 29 day of June, in the year 1995, I, _____, a Notary Public in and for said State, personally
appeared JEFFREY S. BLAND and JANE M. MITCHELL, known or identified to me to be the person(s) whose name(s) are
subscribed to the within instrument, and acknowledged to me that they executed the same.



OFFICIAL SEAL
SHIRLEY FAYE NUNN
My Commission Expires
March 17, 1996
mm: No. 7-1-1995

120416

Shirley Faye Nunn
Notary Public of Idaho
Residing at Morrow Co.
Commission Expires March 17, 1996

RECEIVED

35-9538-G

NOV 10 1997

128762

TETON CO. ID
CLERK RECORDS

Warranty Deed

ALLIANCE TITLE & ESCROW CORP., INC.
P.O. BOX 644 / 7th & MAIN STREET
BOZEMAN, MONTANA 59422

For Value Received

MATTHEW M.L. MITCHELL AND MELINDA E. BREEN, HUSBAND AND WIFE, WHO
ACQUIRED TITLE AS SINGLE PERSONS
the grantors, do hereby grant, bargain, sell and convey unto

STEPHEN L. YOUNG AND LYNN M. YOUNG, HUSBAND AND WIFE
whose current address is P.O. BOX 529, LIBERTY, UTAH 84310

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

A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and the Northern 26 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise Meridian, being described as follows: Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East 485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet; thence South 00 degrees 06'30" West 686.82 feet; thence South 89 degrees 54'13" West 1181.86 feet; thence North 00 degrees 47'54" East 40 feet; thence North 89 degrees 53'08" East 308.56 feet; thence North 00 degrees 32'38" East, 403.82 feet; thence South 89 degrees 19'31" East 140.64 feet; thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet on the North of a line that begins 6.0 feet North of the Southwest corner of said Section 19; thence North 89 degrees 53'07" East 201.70 feet; thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North 89 degrees 53'07" East 930.0 feet to the west line of the Southeast Quarter Southwest Quarter Section 19.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever, and the said Grantors do hereby covenant to and with the said Grantee s, that he is the owner in fee simple of said premises; that they are free from all incumbrances except; Subject to all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: NOVEMBER 4, 1997

MATTHEW M.L. MITCHELL

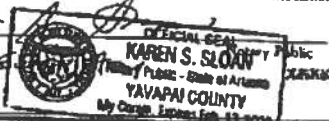
MELINDA E. BREEN

STATE OF IDAHO COUNTY OF TETON
On this 7 day of November, 1997
before me, a notary public in and for said State, personally appeared

Matthew M.L. Mitchell and
Melinda E. Breen

known to me to be the person s whose names are
subscribed to the within instrument, and acknowledged to me that
they executed the same.

Reading at
Comm. Expires



128762

FILED

AT THE REQUEST OF

ALLIANCE TITLE AND ESCROW

AT 14 MINUTES PAST 1 P.M.

DATE Nov. 10, 1997

BY Lisa J. Drake

CLERK OF RECORDS

DEPUTY

157517

WARRANTY DEED

RECEIVED

SEP 26 2003

TETON COUNTY
CLERK RECORDER

For Value Received **Stephen L. Young and Lynn M. Young, husband and wife**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
Dennis Seb Gertmenian and Susan Hedges Gertmenian, trustees of the DENNIS AND SUSAN GERTMENIAN FAMILY TRUST
whose address is: **4401 Foxdale Ave, Irwindale, CA 91706**

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

Remaining Parcel, 702 North 100 East Mini-Subdivision, Teton County, Idaho, as the same appears on the official plat thereof recorded March 11, 1996, as Instrument No. 123180. More particularly described as follows: A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and the Northern 26 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise Meridian, being described as follows:

Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East 485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet;
Thence South 00 degrees 06'30" West 686.82 feet;
Thence South 89 degrees 54'13" West 1181.86 feet;
Thence North 00 degrees 47'54" East, 40 feet;
Thence North 89 degrees 53'08" East, 308.56 feet;
Thence North 00 degrees 31'38" East, 403.82 feet;
Thence South 89 degrees 19'31" East 148.64 feet;
Thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet on the North of a line that begins 6.0 feet North of the Southwest corner of said Section 19;
Thence North 89 degrees 53'07" East 281.70 feet;
Thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North 89 degrees 53'07" East 930.00 feet to the west line of the Southeast Quarter Southwest Quarter Section 19.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 9-26-03

Stephen L. Young
Stephen L. Young

Lynn M. Young
Lynn M. Young

STATE OF Idaho

), ss.

COUNTY OF TETON

On this 26th day of September, 2003, before me a Notary Public, personally appeared Stephen L. Young and Lynn M. Young, known or identified to me (or proved to me on the oath of), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Jerrilee J. Brower
Notary Public of Idaho
Residing at: Teton, Idaho
Commission Expires 2-27-04

JERRILEE J. BROWER
NOTARY PUBLIC
STATE OF IDAHO

Instrument # 157517

DRISGS, TETON, IDAHO
2003-09-26 11:30:44 No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy R. Brower
Index to DEED WARRANTY

157517

161032

WARRANTY DEED

RECEIVED

MAY 04 2004

TETON CO., ID
CLERK RECORDER

For Value Received **Dennis Seb Gertmenian and Susan Hedges Gertmenian, Trustees of the
Dennis and Susan Gertmenian Family Trust**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
RP RANCHES, LLC, a Delaware Limited Liability Company
whose address is: **4401 Foxdale Ave, Irwindale, CA 91706**

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

Remaining Parcel, 702 North 100 East Mini-Subdivision, Teton County, Idaho, as the same appears on the official plat thereof recorded March 11, 1996, as Instrument No. 123180. More particularly described as follows: A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and the Northern 28 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise Meridian, being described as follows:

Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East 485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet;
Thence South 00 degrees 06'30" West 688.82 feet;
Thence South 89 degrees 54'13" West 1181.86 feet;
Thence North 00 degrees 47'54" East, 40 feet;
Thence North 89 degrees 53'08" East, 308.56 feet;
Thence North 00 degrees 31'38" East, 403.62 feet;
Thence South 89 degrees 19'31" East 148.64 feet;
Thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet on the North of a line that begins 6.0 feet North of the Southwest corner of said Section 19;

Thence North 89 degrees 53'07" East 281.70 feet;

Thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North 89 degrees 53'07" East 930.00 feet to the west line of the Southeast Quarter Southwest Quarter Section 19;

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 4-28-04

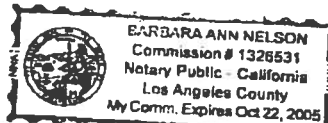
DENNIS AND SUSAN GERTMENIAN FAMILY TRUST

Dennis Seb Gertmenian, Trustee

Susan Hedges Gertmenian, Trustee

STATE OF California)

COUNTY OF Los Angeles)



On this 28 day of April, 2004, in the year of 2004, before me a notary public, personally appeared DENNIS SEB GERTMENIAN and SUSAN HEDGES GERTMENIAN, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) are subscribed to the within instrument as trustees and acknowledged to me that they executed the same as such trustees.

Barbara Ann Nelson

Notary Public of

Residing at:

Commission Expires:

Instrument # 161032

DRIGGS, TETON, IDAHO

2004-05-04 09:18:05 No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 3.00

Ex-Officio Recorder Deputy *RP RANCHES*

Index to: DEED, WARRANTY

CHAIN SHEET Arb#

Page 1 of 1

Order No.:

Legal Desc.: 19-6-46							GI: 1/1
							Clerk Screen 1/1
							State Tax Liens 1/1
Prior: Date:							Tract Books 1/1
Vesting: USA							Ultima/Grantor 1/1
							Ultima/Grantee 1/1
							Related Inst. 1/1
Grantor:	Grantee:	Doc:	Date:	Inst. No:	Remarks	Code	
↓							
Wallace Ricks et al	Wallace Ricks	Pat	7-13-12	729			
Wallace Ricks et al	L.R. Perry	WD	11-29-11	1-281			
Lewis Perry et al	Don C. Driggs	WD	6-3-13	4 p 379			
Don Driggs et al	Edwin Little	WD	5-15-17	37 p 176			
Edwin Little et al	Teton County	WD	8-28-17	37 p 344			
Edwin Little et al	Elmer Little	WD	12-10-31	62 p 68			
Elmer Little et al	Zina Little	WD	2-13-39	67 p 522			
Zina Little	Ed Little	Deed	11-13-42	54 p 379			
Elmer Little et al	David Little et al	WD	12-27-71	70418			
David Little et al	Chen State-broad.	WD	12-27-71	70423			

Grantor:	Grantee:	Doc:	Date:	Inst. No:	Remarks	Code
Great State Broadcasting	Teton Valley Ranches	WD	12-7-82	91595		
Teton Valley Ranches	Teton West Corp.	WD	2-26-88	102165		
Teton West Corp	Jeffrey Bland and wife	WD	10-15-92	111250		
Jeffrey Bland	Matthew Mitchell	WD	6-30-95	120416		
Matthew Mitchell	Stephen Young	WD	11-10-97	128762		
Stephen Young	Dennis Gietmanian	WD	9-26-03	157517		
Dennis Gietmanian	RP Ranches	WD	5-4-04	161032		

799

No. 45505

THE UNITED STATES OF AMERICA

Blackfoot No. 04755

TO ALL TO WHOM THESE PRESENTS SHALL COME—GREETING:

WHEREAS, A certificate of the Register of the Land Office at Blackfoot, Idaho

has been deposited in the General Land Office

whereby it appears that full payment has been made by the said Wallace Rioks

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the Sale of the Public Lands," and the acts supplemental thereto, for the Lot four and the Southeast quarter of the Southwest quarter of Section nineteen in Township Six North of Range Forty-six East of the Boise Meridian, Idaho, containing seventy-six and sixty two Hundredths acres.

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General.

NOW, KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have Given and Granted, and by these presents do Give and Grant unto the said Claimant,

and to the heirs of the said claimant, the said tract above described:

TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said Claimant

and to the heirs and assigns of the said claimant, forever; subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Reserving also, to the United States, all coal in the lands so granted, and to it, or persons authorized by it, the right to prospect for, mine and remove coal from the same upon compliance with the conditions of and subject to the limitations of the Act of March 3, 1909, (35 Stat., 844).

IN TESTIMONY WHEREOF, I, William H. Taft,

President of the United States of America, have caused these letters to be made patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the third day of June in the year of our Lord one thousand nine hundred and twelve and of the Independence of the United States the one hundred and Thirty-sixth.

BY THE PRESIDENT: William H. Taft

By M. P. LeRoy Secretary.

Recorded: Patent Number 271000

H. W. Sanford
Recorder of the General Land Office.

Filed for Record at 9:10 o'clock AM July 12, A. D. 1912, and recorded at the request of B. W. Briggs

By A. M. Carter
Deputy County Recorder.

Transcribed from Book B of Patents, page 440, Fremont County Records.

Transcribed from Book 46 of Patents, page 457, Madison County Records



No. 41970.

QUIT CLAIM DEED.

This Indenture, made this 15th day of September in the year of our Lord, one thousand nine hundred eleven between L. A. Wight, single of Lawrence, in the County of Douglas and State of Kansas of the first part, and James Wanlass, Sr. of the second part:

Witnesseth: that the said party of the first part, for and in consideration of the sum of One hundred sixty dollars to her duly paid, hath sold, and by these presents doth remise, release and quit-claim unto the said party of the second part his heirs and assigns forever, all that tract or parcel of land situated in the County of Fremont and State of Idaho and described as follows, to-wit: The North west $\frac{1}{4}$ of South east $\frac{1}{4}$ and North East $\frac{1}{4}$ of South west $\frac{1}{4}$ of Section twenty five (25) in township Four (4) North, of Range forty-five (45) East of Boise Meridian, eighty acres:

The interest hereby conveyed being that acquired under tax deed dated July 29, 1909, for unpaid taxes of 1905, and subsequent claim for tax of 1906; with all the appurtenances, and all the estate, title and interest of the said party of the first part therein, to have and to hold all and singular, the above described premises, together with the appurtenances, unto the said party of the second part his heirs and assigns forever.

In witness whereof, the said party of the first part hath hereunto set her hand and seal the day and year above written.

Signed, Sealed and delivered in presence of L. A. Wight. (Seal)
Wm. T. Sinclair.

State of Kansas, Douglas County, ss.

Be it remembered that on this 15th day of September A. D. 1911 before me, a Notary Public in and for said County and State, came L. A. Wight a single woman, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

In witness whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires December 28, 1912. Wm. T. Sinclair, Notary Public (Seal)

Filed for record at the request of the Mutual Abstract Company at 9:30 A. M. November 24th, 1911. A. M. Carter, Recorder.

Transcribed from Fremont County Records, Page 129, Book 10 of Deeds.

Transcribed from Madison County Records, Page 283, Book 5 of Deeds.

No. 41507.

KNOW ALL MEN BY THESE PRESENTS, That Wallace Hicks and Irene Hicks, his wife, of LaGrande County of Union, State of Oregon (grantor) in consideration of One Thousand and no/100 dollars, to us paid by L. R. Perry of Driggs County of Fremont, State of Idaho, (grantee) the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto said L. R. Perry, heirs and assigns, all the following bounded and described real property, situated in the County of Fremont, and State of Idaho, to-wit:

Lot four (4) S $\frac{1}{2}$ S $\frac{1}{2}$ Section Nineteen (19) Township six (6) N. R. ⁴⁶ E. B. L.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and also all said estate, right, title and interest in and to the same, including dower and claim of dower.

To have and to hold the above described granted premises unto the said L. R. Perry his heirs and assigns forever. And Wallace Hicks and Irene Hicks his wife, grantors, above named do covenant to and with L. R. Perry the above named grantee his heirs and assigns,

that the above granted premises are free from all incumbrances and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In witness whereof, we the grantors above named, hereunto set our hands and seals this 24th day of September A. D. 1911.

Signed, Sealed, and Delivered in the presence of us, Wallace Hicks, (Seal)
as witnesses. Maud Schofield. C. J. Black. Irene Hicks, (Seal)
State of Oregon, County of Union ss.

This certifies that on this 24th day of September A. D. 1911 before me the undersigned a Notary Public in and for said County and State, personally appeared the within named Wallace Hicks and Irene Hicks, who are known to me to be the identical persons described ⁱⁿ and who executed the within instrument, and who acknowledged to me that they executed the same freely and voluntarily.

In Testimony whereof, I have hereunto set my hand and Notarial seal the day and year last above written. (Seal) C. J. Black, Notary Public for Oregon.

Filed for record at the request of L. K. Perry Nov. 29, 1911 at 9 A. M.

A. L. Carter, Recorder.

Transcribed from Book 10 of Deeds, Page 134, Fremont County Records.

Transcribed from Book 5 of Deeds, Page 284, Madison County Records.

- - - - -

No. 41098.

QUIT CLAIM DEED.

This Indenture made the 18th day of June in the year of our Lord one thousand nine hundred and Ten between Jesse Ferrin, unmarried, of the County of Fremont, and the State of Idaho the party of the first part, and Yellowstone Park Railroad Company, a corporation, the party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Twenty-five (\$25.00) dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents demise, release and forever quitclaim unto the said party of the second part, and to its successors and assigns all that certain lot, piece or parcel of land situated in the County of Fremont State of Idaho and bounded and particularly described as follows, to-wit:

A strip of land 100 feet wide, being 50 feet in width each side of the center line of main tract of the Teton Basin Branch of the Yellowstone Park Railroad as located across the north east quarter of the north east quarter of Section 8, Township 7 North, Range 45 East of the Boise Meridian.

The course of said center line of main track being more particularly described as follows, to-wit: Beginning at a point in the west line of said northeast quarter of north east quarter of said Section 8, and 885 feet, more or less southerly from the northwest corner thereof; thence northeasterly, along the spiralled end of a curve to the left with a radius of 716.8 feet for a distance of 166 feet, more or less; thence north 74 degrees and 55 minutes East 119.8 feet to a point in the east line of said Section 8 and 546.4 feet southerly from the northeast corner thereof.

The above described tract containing 3.13 acres, more or less.

In addition to the strip of land herein conveyed, the party of the first part hereby grants to the party of the second part the right to remove earth from and additional strip

WARRANTY DEED

4 p379

No. of Instrument 44763

This Indenture, Made the 16 day of March in the year of our Lord one thousand nine hundred and twelve, between Lewis R. Perry and his wife Cornelia D. Perry of Le Grande

of the County of Union and State of Oregon the part 1st of the first part, and

Don C. Driggs of Driggs, of the County of Fremont and State of Idaho the part y of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

One thousand

DOLLARS,

lawful money of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey and Confirm unto the said part y of the second part, and to his heirs and assigns, forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Fremont and State of Idaho and bounded and described as follows, to-wit:

Lot four and south east quarter of south west quarter of section nineteen, township six North of Range forty six East of Boise Meridian

together with all and singular ^{water rights} the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular, the said premises, together with the appurtenances and privileges thereunto incident, unto the said part y of the second part, to his heirs and assigns forever. And the said part 1st of the first part and their heirs, the said premises in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against the said part 1st of the first part, and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

H. A. Watson

C. J. Black

Lewis R. Perry

Cornelia D. Perry

(SEAL)

(SEAL)

(SEAL)

STATE OF IDAHO,

County of Fremont

ss.

On this sixteenth day of March in the year 19 12

before me, a Notary Public in and for said County

and State, personally appeared Lewis R. Perry and his wife Cornelia D. Perry

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

My commission expires

C. J. Black, Notary Public

Seal

Recorded at the request of Don C. Driggs this 3 day of June

A. D. 19 12, at minutes past 9 o'clock A. M.

By E. E. Gee

Deputy. A. H. Carter

Recorder.

Transcribed from Book 11 of Deeds page 94 Fremont County Records
Transcribed from Book 26 of Deeds page 309 Madison Co Records.

37p174

WARRANTY DEED

THIS INDENTURE, Made the 15th day of May in the year of our Lord One Thousand Nine Hundred and Seventeen, between Lon C. Briggs and May R. Briggs *his wife*, of the County of Teton, and State of Idaho, the parties of the first part, and Edwin S. Little of the County of Teton, and State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Two Thousand DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey and Confirm unto the said party of the second part and to his heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton and the State of Idaho, and bounded and described as follows, to-wit:

Lot four (4) and the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fifteen (15) in Township Six (6) North of Range forty six (46) East of the Boise Meridian in Idaho.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to his heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whatsoever, lawfully claiming or to claim the same, shall and will warrant any, and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

Ben W. Briggs

Lon C. Briggs

(SEAL)

May R. Briggs

(SEAL)

(SEAL)

STATE OF Idaho

County of Teton

} ss.

On the 15th day of May, in the year 1917, before me, Ben W. Briggs

in and for said County and State, personally appeared Lon C. Briggs & May R. Briggs, Notary Public

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

(NOTARIAL SEAL)

Ben W. Briggs, Notary Public for the State of

Idaho. Residing at Briggs.

Filed for record at the request of E. S. Little at minutes past 3:00 o'clock P. M., this 15th day of May, 1917.

W. F. Robertson, A.C. Recorder.

By Deputy.

Fees, \$ 1.20

Instrument No. 3209.
 TETON CO., POSTOFFICE & BUSINESS PHONE 40015

37 P344

QUIT CLAIM DEED

THIS INDENTURE, Made the 7th day of July in the year of our Lord One Thousand Nine Hundred and seventeen, between ED. S. LITTLE AND ZINA W. LITTLE, His wife, of the County of Teton, and State of Idaho, the parties of the first part, and TETON COUNTY, IDAHO, of the County of a subdivision of the State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of FIFTY DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said party of the second part, and to its successors and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Teton, and State of Idaho, and bounded and described as follows, to-wit:

Commencing at the Northwest corner of Lot 4, in Section 19, Township 6, North, Range 46 East of the Boise Meridian, and running thence East to the Northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section, thence South 25 feet, thence West to a point 25 feet South of the place of Beginning, thence 25 feet North to the place of Beginning, (said land to be used for public roads by said grantee)

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

TO HAVE AND TO HOLD, All and singular, the said premises, together with the appurtenances unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

Ben. W. Briggs

Ed S. Little

(SEAL)

Zina W. Little

(SEAL)

(SEAL)

STATE OF IDAHO,

County of Teton

ss.

On the 9th day of July, in the year 1917, before me, BEN W. BRIGGS, a Notary Public in and for said County and State, personally appeared

Ed S. Little and Zina W. Little known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date first above written.

Ben. W. Briggs, Notary Public for the State of Idaho.

(SEAL)

Residing at Briggs, Idaho.

My commission expires Feb. 17, 1921.

STATE OF IDAHO, }
 County of Teton, } ss.

I hereby certify that this instrument was filed for record at the request of Teton County at 10 minutes past 10:00 o'clock A. M., this 28th day of August A. D. 1917, in my office.

W. F. ROBERTSON

REC.

Ex-officio Recorder.

By

Deputy.

Fees for filing, \$

62 p 68

Notary Public in and for said County and State, personally appeared Edwin S. Little and Zina W. Little, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date first above written.

(Seal)

Shelby H. Atchley

My commission expires Sept. 10, 1935.

Notary Public in and for the State of Idaho,
Residing at Driggs, Idaho

I hereby certify that this instrument was filed for record at the request of Ed S. Little at 35 minutes past 4 o'clock P. M., this 12 day of Dec, A. D. 1931.

Earl Floyd,
Ex-Officio Recorder.

Instrument No. 23685

WARRANTY DEED

THIS INDENTURE, Made the 10th day of December, in the year of Our Lord, One Thousand Nine Hundred and 31, between Edwin S. Little and Zina W. Little, his wife, of the County of Teton, and State of Idaho, the parties of the first part, and Elmer A. Little of the County of Teton, and State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One (\$1.00), and other good and valuable consideration, DOLLARS, lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey and Conform unto the said party of the second part and to his heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton, and the State of Idaho, and bounded and described as follows, to-wit:

Lot Four (4), and SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section Nineteen (19), Township Six (6) $\frac{1}{2}$, Range Forty-six (46) E.B.M.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to his heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceful possession of the said party of the second part his heirs and assigns, against the said parties of the first part and their heirs, and against all and every person or persons whosoever, lawfully claiming or to claim the same, shall and will warrant any, and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of	Ed. S. Little	(SEAL)
	Zina W. Little	(SEAL)
		(SEAL)

STATE OF Idaho)
COUNTY OF Teton) SS.

On the 10th day of December, in the year of 1931, before me, Shelby H. Atchley a Notary Public in and for said County and State, personally appeared Edwin S. Little and Zina W. Little, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

DEED RECORD, No. 67

67P522

Instrument 32849

WARRANTY DEED

THIS INDENTURE, Made the 11th day of February, in the year of Our Lord, One Thousand Nine Hundred and Thirty-nine, between Elmer A. Little and H. Lucille Little, his wife, of the County of Teton, and State of Idaho, the parties of the first part, and Zina W. Little, a widow, of the County of Teton, and State of Idaho, the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One (\$1.00, and other good and valuable consideration)--- DOLLARS lawful money of the United States of America to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto the said party of the second part and to her heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Teton, and the State of Idaho, and bounded and described as follows, to-wit:

Lot Four (4) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), Section Nineteen (19), Township Six (6) North, Range Forty-six (46), R. B. M.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises together with all appurtenances and privileges thereunto incident, unto the said party of the second part, to her heirs and assigns forever. And the said parties of the first part and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part her heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whosoever, lawfully claiming or to claim the same, shall and will warrant any, or by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered)
in the presence of)

Elmer A. Little (SEAL)
H. Lucille Little (SEAL)
(SEAL)

STATE OF IDAHO,) ss.
County of Teton,)

On the 11th day of February, in the year 1939, before me, the undersigned a Notary Public in and for said County and State, personally appeared Elmer A. Little and H. Lucille Little known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

(Notarial Seal)

Shelby H. Atchley
Notary Public for Idaho
Residing at Driggs, Idaho

Filed for Record at the request of S. H. Atchley at 2 o'clock P.M., this 13th day of February, 1939

Fees, \$1.00.

L. W. Hastings Recorder.
By Lois Choules Deputy.

Instrument 32859

6622 Rankin.

Know All Men by these Presents, That The Alliance Trust Co., Ltd a corporation duly organized and existing under the laws of Great Britain, having its principal office at Dundee, Scotland in consideration of Twenty three hundred twenty four and 78/100 Dollars, to it paid by Helen M. Rankin of the County of Fremont State of Idaho has bargained and sold, and by these presents does grant, bargain, sell and convey unto said Helen M. Rankin her heirs and assigns, all of the following bounded and described real property situated in the County of Teton and State of Idaho:

Lots one (1) and two (2) and the south half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section two (2), Township six (6) North, Range forty-four (44) East of the Boise Meridian, containing 157.24 acres more or less.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all its estate, right, title and interest in and to the same.

Instrument 37583

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT OF THE STATE
OF IDAHO IN AND FOR THE COUNTY OF TETON.

Beatrice O. Hibler,

Plaintiff,

vs.

Dan Hibler,

Defendant.

FILED
DATE 10/21/42
L. W. Hastings
CLERK OF DIST. COURT
BY Dorothy E. Wilkie DEPUTY

DECREE OF ANNULMENT:

This cause came on regularly to be heard on the 20th day of October, 1942, upon the complaint of the plaintiff herein, taken as confessed by the defendant for failing to answer the said complaint, the default of the defendant for not appearing or answering the said complaint having been duly entered, and Louise Keefer, attorney at law, appearing for plaintiff, and no appearances having been made by the defendant and no one appearing for him, and the plaintiff having submitted oral and documentary evidence in support of the allegations of her complaint and the evidence being closed and submitted to the court on consideration:

It is ordered, adjudged and decreed that the marriage between the said plaintiff and the said Dan Hibler, the defendant, be and it is hereby annulled and held for naught in accordance with the provisions of Section 31-501 Idaho Code Annotated, and the second and fourth subdivisions thereof, and the said plaintiff and the defendant and each of them be and they are absolutely released from all obligations thereof.

That the plaintiff be and she is hereby permitted to resume the use of the name she used prior to the time of her alleged marriage to the defendant.

Done this 20th day of October, 1942.

C. J. Taylor District Judge

Filed for Record at the Request of L. W. Hastings at 25 Minutes past 2 O'clock P.M. this 21st day of October 1942

L. W. Hastings Recorder
By Dorothy E. Wilkie Deputy

Instrument 37694

IN THE PROBATE COURT OF TETON COUNTY, STATE OF IDAHO

(COPY)

In the Matter of the Estate of

Zina W. Little,

DECREE OF FINAL DISTRIBUTION

Deceased.

BE IT REMEMBERED: That E. C. Little and S. B. Little, administrators of the estate of Zina W. Little, deceased, filed in this court August 12, 1942, their first and final account, report and petition for distribution of said estate; that on said date an order was made fixing August 24, 1942, as the time for the hearing thereon; that no objections were made to same either orally or in writing, which hearing had been duly advertised, and said account and report appears to be regular in every respect, and it appearing further that all taxes have been paid and all things necessary to be done prior to distribution of said estate having been done, and that no inheritance tax is due upon said estate, the court now settles, approves and confirms said report and orders distribution as follows:

That E. C. Little and S. B. Little, the petitioners herein, are the duly appointed, qualified and acting administrators of said estate.

That a true and full inventory of all the property belonging to said estate was filed herein February 9, 1942.

That notice to creditors of said deceased was published according to law and a decree of this court was entered decreeing that due and legal notice to creditors had been given; that more than six months had elapsed between the first publication of such notice and the filing of said final account. No claims were presented by creditors.

That said final account is hereby approved and allowed.

That the value of said estate has been fixed by this court and no transfer tax is due thereon.

That said Zina W. Little died intestate in Teton county, Idaho, leaving real estate in said county which was separate property.

That said decedent left surviving her as her legal heirs: Harvey E. Little, son, aged 38, Hanford, California; E. C. Little, a son, aged 54, Tetonia, Idaho; S. B. Little, a son, aged 52, Tetonia, Idaho; E. A. Little, a son, aged 50, Tetonia, Idaho; Ray W. Little, a son aged 48, Tetonia, Idaho; L. B. Little, a son, aged 46, Driggs, Idaho; Eva Ricks, a daughter, aged 44, Grovont, Wyoming; Lucile Knight, a daughter, aged 42, Driggs, Idaho; and the following grandchildren, being sons and daughters of Edith Beesley, deceased daughter of said Zina W. Little: Alden Beesley, grandson, aged 19; Dell Beesley, grandson, aged 18; Vernita Beesley, granddaughter aged 16, and Wanda Beesley, granddaughter, aged 15—all of Driggs, Idaho; Also, Marie Gilbert, daughter, aged 34, Driggs, Idaho.

It is ordered, adjudged and decreed that the administrators have in their possession the following property in Teton county, Idaho, belonging to said estate:

South Half of the Southwest Quarter, Sec. 3, Twp. 5 N., R. 45 E. B. M., and Southeast Quarter of the Southwest Quarter and Lot 4 of said SW¹/₄, Sec. 19, Twp. 6 North, R. 46 E. B. M.

That said property has been duly assigned to Marie Gilbert and E. A. Little, daughter and son, respectively, of said Zina W. Little. That said assignment was duly made August 1, 1942, and is hereby made

a part hereof by reference; that said E. A. Little and Marie Gilbert have agreed upon a division of said property as follows:

To Marie Gilbert: South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$), Sec. 3, Twp. 5 North, Range 45 E. B. M., and

To E. A. Little: Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and Lot 4 of said SW $\frac{1}{4}$, Sec. 19, Twp. 6 North, Range 46 E. B. M.

It is hereby ordered, adjudged and decreed, and the same is hereby that said property be distributed as follows:

To Marie Gilbert (Ne Marie Davidson): South Half of the Southwest Quarter, Sec. 3, Twp. 5 North, Range 45 E. B. M., Teton county, Idaho;

To E. A. Little (Also known as Elmer Little): Southeast Quarter of the Southwest Quarter and Lot 4 of said SW $\frac{1}{4}$, Sec. 19, Twp. 6 North, Range 46 E. B. M., Teton county, Idaho.

That all of said assignors are over 21 years of age.

Dated November 13, 1942.

(SEAL)

J. C. Packrell
Probate Judge

I HEREBY CERTIFY the foregoing to be a full, true and correct copy of the original Decree of Final Distribution on file in my office, in the above entitled estate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the above named Court this 13th day of November, 1942.

(PROBATE COURT SEAL)

J C Packrell, Probate Judge

Filed for Record at the Request of S. H. Atchley at 5 Minutes past 4 O'clock P.M. this 13th day of November 1942

\$1.40

L. W. Hastings Recorder
By Dorothy E. Wilkie Deputy

Instrument 37695

IN THE PROBATE COURT OF TETON COUNTY, STATE OF IDAHO

In the Matter of the Estate of Hean

Christensen,

Deceased.

DECREE

BE IT REMEMBERED: That Maud Christensen, the administratrix of the estate of Hean Christensen, deceased, filed herein September 12, 1942, her first and final account and report and petition for final distribution of said estate;

That it is shown by the records in said case that due and legal notice of the hearing on said final account has been given as required by law, due proof of which is on file in said cause;

Thereupon said petition and report came on for hearing before the court this day at the time and place fixed in said notice for said hearing, and from the evidence adduced on the part of said administratrix the court finds:

That Maud Christensen, administratrix, is the duly appointed, qualified and acting administratrix of said estate by order of this court;

That a true and full inventory of all the property belonging to said estate was filed herein August 7, 1942, covering all the property which has come to the knowledge or possession of said administratrix;

That notice to the creditors of said deceased has been published as required by law, and a decree of this court has been entered decreeing that due and legal notice to creditors has been given; that all personal property taxes have been paid, and said estate is in proper condition to be closed; that the further costs necessary to close same should not exceed \$50.00; that all costs of administration have been paid to date.

That more than six months elapsed between the first publication of notice to creditors and the filing of said final account, and no claims were filed against said estate.

That the said final account has been allowed and confirmed.

That the value of said estate has been fixed by the court, and it appears that no transfer tax is due thereon.

That all of the property hereinafter described was acquired by said deceased and his surviving wife, the petitioner herein, through their joint efforts during marriage, and all of said property was and is the community property of said deceased and his surviving wife, Maud Christensen.

That the said Hean Christensen died intestate in Teton county, Idaho, leaving surviving him as heirs the following persons: (No legatees or devisees)

Maud Christensen, surviving wife, aged 57, Victor, Idaho; Merlin Christensen, son, aged 36; Victor, Idaho; Glen Christensen, a son, aged 34, Victor, Idaho; Weston Christensen, a son, aged 32, Victor, Idaho; Ellen Christensen, daughter, aged 30, Victor, Idaho; Donna Ball, daughter, aged 28, Idaho Falls, Idaho; Bert Christensen, son, aged 26, San Francisco, California; Ray Christensen, a son, aged 24, Key Port, Washington; May Christensen, a daughter, aged 22, Salt Lake City, Utah; Ora Christensen, a daughter, aged 17, Victor, Idaho;

That said property descended and must be decreed according to the statutory laws in such cases made and provided; that by virtue of said property having been the community property of said deceased and his surviving wife, Maud Christensen, the said Maud Christensen is, and was, prior to and at the time of the death of decedent, the owner in her own right of an undivided one-half interest in said property, and by virtue of same being community property of said parties and no will having been made, the said Maud Christensen, as

70418

WARRANTY DEED

THIS INDENTURE, made the 15th day of March, 1911, in the year of Our Lord, One Thousand Nine Hundred and Twenty-two, between William Little and Margaret Little, his wife, of the County of ... and State of ... the part ... of the first part, and ... and ... his wife, of the County of ... and State of ... the part ... of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and no/100----- (210.00) DOLLARS lawful money of the United States of America to ... in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby by these presents, Grant, Bargain, Sell and Convey and Confirm unto the said parties of the second part and to their heirs and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of ... and the State of ... and bounded and described as follows, to-wit: North half of the Northeast quarter of Section thirty; Southeast quarter of the Southwest quarter of Section twenty; Lot One and North half of the Northwest quarter of Section twenty-nine; and South half of the ... half of Section nineteen, all in Township six North, Range forty-six, ... together with all appurtenant water rights;

together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in any wise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises together with all appurtenances and privileges hereunto incident, unto the said parties of the second part, to their heirs and assigns forever. And the said parties of the first part and their heirs to said premises in the quiet and peaceful possession of the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whosoever, lawfully claiming or to claim the same, shall and will warrant any or by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

Handwritten: SYSTEMS

STATE OF IDAHO,
County of Teton,

On the 2nd day of April, in the year 1962, before me,
John A. [Signature], a notary public in and for said County and State,
personally appeared Edmund A. Little and Harriet Lucile Little, his wife,
known to me to be the persons whose names are subscribed to the within instrument,
and acknowledged to me that they executed the same.

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

[Signature]
Notary Public residing at Driggs, Idaho

My Commission Expires Dec. 21, 1965

No. 26115

WARRANTY DEED

Edmund A. Little
et ux

To
Harriet Lucile Little
et ux

Dated 4-2, 1962

Filed for Record at the request of
Harriet Lucile Little
at 40 minutes past 4
o'clock P.M., this 27
day of April, 1962
and Recorded in Book 181 of Deeds,
Page , Records of Teton County,
State of Idaho.

Harriet Lucile Little
By [Signature] Deputy

70423

THIS INDENTURE. Made this 23rd day of December
in the year of our Lord one thousand nine hundred and seventy-one, between
DAVID VERN LITTLE and KAREN ANN LITTLE, his wife,
of , County of Teton, State of Idaho
the parties of the first part, and GEM STATE BROADCASTING CORPORATION, a
Nevada corporation qualified to do business within the State
of Idaho
of , County of , State of
the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
TEN and 0/100----- DOLLARS.
lawful money of the United States of America, and other good and sufficient
consideration to them in hand paid by the said
party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party
of the second part, and to its heirs and assigns forever, all of the following described real estate,
situated in , County of Teton, State of Idaho, to-wit:

Lot 4 and the Southeast Quarter of the Southwest Quarter
(SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the South one-half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$)
in Section 19; and the Southwest Quarter of the Southwest Quarter
(SW $\frac{1}{4}$ SW $\frac{1}{4}$) in Section 20; and Lot 1 and the North one-half of the
Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) in Section 29; and the North one-
half of the Northeast Quarter in Section 30; all in Township
6 North, Range 46 East, Boise Meridian, Teton County, Idaho,
consisting of 391.76 acres.

Together with all water and water rights, ditches and
ditch rights of every name, kind and nature, however evidenced,
thereunto belonging or in anywise appertaining.

Subject to that certain mortgage on said premises dated
December 23, 1971, from Grantors to First Security Bank of
Idaho, N.A., securing a promissory note of \$80,000, which note
and mortgage Grantee agrees to assume, perform and pay accord-
ing to all of their terms and conditions.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, the reversions and reversion, remainder and remainders, rents
issues and profits thereof; and all estate, right, title and interest in and to the said premises, as well
in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together
with the appurtenances, unto the party of the second part, and to the heirs and assigns forever,
and the said parties of the first part, and their heirs, do hereby warrant, defend and support the
possession of the said party of the second part, and their heirs and assigns forever, against the
claims of the first part, and their heirs, and assigns, and any other person or persons claiming or to claim

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

David Vern Little [Seal]

Karen Ann Little [Seal]

[Seal]

[Seal]

STATE OF IDAHO,

} ss.

COUNTY OF Bonneville

On this 23rd day of December

the undersigned,

in the year 19 71, before me

, a Notary Public

in and for said State, personally appear

DAVID VERN LITTLE and KAREN ANN LITTLE, his wife,

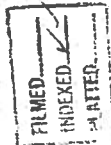
known to me to be the persons whose names are acknowledged to me that they executed the same.

subscribed to the within instrument, and

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

Tom B. Graw

Notary Public for the State of Idaho,
Residing at Idaho Falls, Idaho.



No. 12345

WARRANTY DEED

David Vern Little et al

Idaho State

Broadcasting Corp.

dated 12-23, 1971

STATE OF IDAHO,

} ss.

Tom B. Graw

I have by cert. that this instrument was filed

on record in request of *Mervyn*

David Vern Little

minutes past

day

A. D. 1971

and duly recorded in Book

Page 12345

By *Tom B. Graw*

Deputy

Tom B. Graw

Tom B. Graw

91595

JS-6764-0

FILED
INDEXED
PLATED

AMERICAN LAND TITLE
CO. BOX 757
IDAHO

10-11-1982
Dec 7 1982
E. Wayne Hines
Notary Public

WARRANTY DEED
(Corporation)

GEM STATE BROADCASTING CORPORATION, a Nevada corporation, qualified to do business in Idaho, Grantor, doing business in the County of Teton, State of Idaho, hereby conveys and warrants to TETON VALLEY RANCHES, INC., a Nevada corporation, qualified to do business in Idaho, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00), the following described tract of land in Teton County, State of Idaho, to-wit:

Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho:
Section 19: Lot 4, SE/4 SW/4, S/2 SE/4
Section 20: SW/4 SW/4
Section 29: Lot 1, N/2 NW/4
Section 30: N/2 NE/4, and beginning at the North 1/16th corner, a brass cap known as the NE corner of the SE/4 NE/4, and running thence North 89°52'20" West 758.0 feet; thence South 26°11'25" East 245.58 feet; thence North 71°23'42" East 685.46 feet to the point of beginning.

WITNESS the hand of said Grantor this 24 day of December, 1982.

GEM STATE BROADCASTING CORPORATION

By George C. Hatch
President

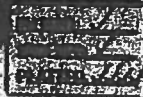
Attest:
J. Wayne Hines
Notary Public

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 24 day of December, 1982, personally appeared before me GEORGE C. HATCH, known to me to be the President of Gem State Broadcasting Corporation, the corporation that executed the within and foregoing Warranty Deed, and said George C. Hatch duly acknowledged to me that he executed said Warranty Deed for and in behalf of said corporation.

My commission expires:

Notary Public
Residing at Salt Lake City, Utah



5-1234-7
AMERICAN LAND TITLE CO.
P. O. BOX 100
SALT LAKE CITY, UTAH

RECORDED

James H. Smith
Wm. H. Smith
E. H. Smith
Wm. H. Smith
DEPUTY

RECORDED
Mr. Barry Nash
RUE Property
2185 S. 3600 West
Salt Lake City, Utah 84119

WARRANTY DEED

TETON VALLEY RANCHES, INC. (Grantor), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, hereby conveys and warrants to TETON WEST CORPORATION, (Grantee), a Nevada Corporation with offices at 2185 S. 3600 West, Salt Lake City, Utah 84119, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of its right, title and interest, and all water and water rights appurtenant thereto, in these certain lands located in Teton County, State of Idaho, which are more particularly described as follows:

Township 6 North, Range 40 East, Boise Meridian, Teton County, Idaho
Section 18: Lot 4, SW1/4 SW1/4, S1/2 SW1/4
Section 20: SW1/4 SW1/4
Section 28: Lot 1, N1/2 NW1/4
Section 30: N1/2 NE1/4, and: Beginning at the NE1/4 corner, a brass cap known as the NE corner of the SW1/4 NE1/4, and running thence S 69° 52' 20" W, 755.0 feet; thence S 25° 11' 25" E, 245.28 feet; thence E 71° 25' 42" E, 865.46 feet to the point of beginning.

(Contains 880.67 acres, more or less.)

Subject to any and all exceptions and reservations of record.

IN WITNESS WHEREOF, the undersigned executed this Warranty Deed on the 31st day of December, 1967.

TETON VALLEY RANCHES, INC.
(Grantor)

by *George C. Smith*
George C. Smith, President

by *Patrick A. Shea*
Patrick A. Shea, Asst. Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 31st day of December, 1967, before me, *Norm Olson*, personally appeared George C. Smith and Patrick A. Shea, known or identified to me (or proved to be on the oath of George C. Smith and Patrick A. Shea) to be the President and Asst. Secretary of Teton Valley Ranches, Inc., the corporation that executed the above instrument or the persons who executed the instrument on behalf of the 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.

(seal)

Norm Olson
Notary Public
Residing at *S.L.C., Utah*
My commission expires *12/31/68*

(Note: Teton Valley Ranches, Inc. contains 880.67 acres, more or less.)

RECEIVED

OCT 15 1992

TETON Co. ID
Clark Recorder

WARRANTY DEED
(Corporate Form)

111250

FILED

AT THE REQUEST OF

First American
AT 50 MINUTES PAST 4 P. M.
DATE *Oct. 15, 1992*
Joe J. Drake
CLERK OF RECORDER
BY *Nina Rishy*

Teton West Corporation, a corporation organized and existing under the State of Nevada, authorized to do business in Utah and Idaho, with its principal office at 2185 South 3600 West, Salt Lake City, Utah 84119, County of Salt Lake, State of Utah, grantor, hereby conveys and warrants to JEFFERY S. BLAND & JANE M. MITCHELL, husband and wife, 220 Celestial Way #3, Juno Beach, Florida 33408, grantees for good and valuable consideration, the following described tract of land in Teton County, State of Idaho:

The S1/2 LOT 4 SECTION 19, TWP, 6N, RNG, 46E, B.M., TETON COUNTY, IDAHO, AND THE NORTHERN 26 FOOT PORTION OF LOT 1, SECTION 30, TWP, 6N., RNG. 46E., B.M., BEING FURTHER DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID SECTION 19;
THENCE S 00 DEGREES 25'25" W, 24.00 FEET TO A POINT;
THENCE N 89 DEGREES 54'13" E, 1211.86 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 27.25 FEET TO A POINT;
THENCE N 00 DEGREES 06'30" E, 659.37 FEET TO A POINT;
THENCE S 89 DEGREES 44'29" W, 1203.80 FEET TO A POINT;
THENCE S 00 DEGREES 47'54" W, 659.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROAD AND UTILITY EASEMENT BEING 30 FEET ON THE SOUTH AND 10 FEET ON THE NORTH OF A LINE THAT BEGINS 6.0 FEET NORTH OF THE SW CORNER OF SAID SECTION 19;

THENCE N 89 DEGREES 53'07" E, 231.70 FEET;
THENCE ALONG A 60 FOOT WIDE ROAD AND UTILITY EASEMENT BEING 30 FEET ON EACH SIDE OF CENTERLINE, N 89 DEGREES 53'07" E, 930.0 FEET TO THE WEST LINE OF THE S21/4SW1/4 SECTION 19.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE

The officers who sign this deed hereby certify that this deed and the transfer represented thereby were duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of October, 1992.

Grantor: Teton West Corporation

Patrick A. Shea
Assistant Secretary

George C. Hatch
GEORGE C. HATCH, President

STATE OF UTAH, COUNTY OF SALT LAKE

On the 9th day of October, 1992, personally appeared before me a Notary Public for said State, GEORGE C. HATCH who being by me duly sworn did say, each for himself, that he, the said is the President, and he, the said PATRICK A. SHEA is the Assistant Secretary of Teton West Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors and said GEORGE C. HATCH and PATRICK A. SHEA each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public
Residing at *Salt Lake City, Utah*
Comm. Expires *2/1/95*



NOTARY PUBLIC
NORMA OLIVER
2185 South 3600 West
Salt Lake City, Utah 84119
My Commission Expires
February 1, 1995
STATE OF UTAH

RECEIVED
JUN 29 1995 12:58

FIRST AMERICAN - DRIGGS

208 354 8825 P.22

JUN 30 1995

120416

WARRANTY DEED

TETON Co. Id.
Clerk Recorder

For Value Received **JEFFREY S. BLAND and JANE M. MITCHELL**, husband and wife,

Hereinafter called the Grantees, hereby grant, bargain, sell and convey unto **MATTHEW M. L. MITCHELL**, a single person, and **MELINDA S. BREEN**, a single person, whose address is: P.O. BOX 570, DRIGGS, IDAHO 83422

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

The S1/2 LOT 4 SECTION 19, TWP 6N, RNG 46E., S.M., TETON COUNTY, IDAHO, AND THE NORTHERN 26 FOOT PORTION OF LOT 1, SECTION 30, TWP. 6N., RNG. 46E., BEGINNING AT THE SW CORNER OF SAID SECTION 19; THENCE S 00 DEGREES 25'25" W, 24.00 FEET TO A POINT; THENCE N 89 DEGREES 54'13" E, 1211.86 FEET TO A POINT; THENCE N 00 DEGREES 06'30" E, 27.25 FEET TO A POINT; THENCE N 00 DEGREES 06'30" E, 659.57 FEET TO A POINT; THENCE S 89 DEGREES 44'29" W, 1203.80 FEET TO A POINT; THENCE S 00 DEGREES 47'54" W, 659.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROAD AND UTILITY EASEMENT BEING 30 FEET ON THE SOUTH AND 10 FEET ON THE NORTH OF A LINE THAT BEGINS 6.0 FEET NORTH OF THE SW CORNER OF SAID SECTION 19; THENCE N 89 DEGREES 53'07" E, 281.70 FEET; THENCE ALONG A 60 FOOT WIDE ROAD AND UTILITY EASEMENT BEING 30 FEET ON EACH SIDE OF CENTERLINE; N 89 DEGREES 53'07" E, 930.0 FEET TO THE WEST LINE OF THE S1/2SW1/4 SECTION 19. SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE

Subject to Reservation in United States Patent, recorded July 13, 1912, in Book 7 at page 9, Records of Teton County, Idaho, wherein all Coal is reserved to the United States.

SUBJECT TO Declaration of Public Right-of-way (Dry Ridge Road) recorded June 13, 1973, Recorder's No. 81298, Records of Teton County, Idaho.

SUBJECT TO Electric Line Right-of-way Easement granted by Teton West Corporation to Fall River Rural Electric, recorded November 28, 1988, Recorder's No. 103488, Records of Teton County, Idaho.

Subject to Easements as disclosed on Warranty Deed recorded October 15, 1992, Recorder's No. 111250, Records of Teton County, Idaho.

Subject to reservations in United States and State Patents; existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantee does hereby covenant to and with the said Grantee, that the Grantee is the owner in fee simple of said premises; that said premises are free from all encumbrances except current taxes, liens, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantee will warrant and defend the same from all claims whatsoever.

120416

Dated:

FILED

AT THE REQUEST OF

Jeffrey S. Bland
JEFFREY S. BLAND
Jane M. Mitchell
JANE M. MITCHELL
ATTEST: *Shirley Faye Nalley*
SHIRLEY FAYE NALLEY
CLERK OF RECORDER
DATE: *June 30 1995*
STATE OF *Idaho* COUNTY OF *Idaho*
Filed *11*
Indexed *17*
Planned *17*

On this 29 day of June in the year 1995, I, *Shirley Faye Nalley*, a Notary Public in and for said State, personally appeared **JEFFREY S. BLAND and JANE M. MITCHELL**, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument, and acknowledged to me that they executed the same.



OFFICIAL SEAL
SHIRLEY FAYE NALLEY
Notary Public, State of Idaho
My Commission Expires
March 31, 1996
mm. No. 120416

120416

Shirley Faye Nalley
Notary Public of *Idaho*
Residing at *Monroe Co.*
Commission Expires *March 17, 1996*

RECEIVED

NOV 10 1997

TETON CO. ID
CLERK RECORDS

128762

Warranty Deed

35-9538-G

ALLIANCE TITLE & ESCROW CORP. INC.
79 60X 644 / 78 A MAIN STREET
DRUGGS, IDAHO 83422

For Value Received

MATTHEW M.L. MITCHELL AND MELINDA E. BREEN, HUSBAND AND WIFE, WHO
ACQUIRED TITLE AS SINGLE PERSONS
the grantors, do hereby grant, bargain, sell and convey unto

STEPHEN L. YOUNG AND LYNN M. YOUNG, HUSBAND AND WIFE

whose current address is P.O. BOX 529, LIBERTY, UTAH 84310

the grantee s, the following described premises, in TETON County, Idaho, to-wit:

A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and the Northern 26 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise Meridian, being described as follows: Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East 485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet; thence South 00 degrees 06'30" West 686.82 feet; thence South 89 degrees 54'13" West 1181.86 feet; thence North 00 degrees 47'54" East 40 feet; thence North 89 degrees 53'08" East 308.56 feet; thence North 00 degrees 31'38" East, 403.82 feet; thence South 89 degrees 19'31" East 148.64 feet; thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet on the North of a line that begins 6.0 feet North of the Southwest corner of said Section 19; thence North 89 degrees 53'07" East 201.70 feet; thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North 89 degrees 53'07" East 930.0 feet to the west line of the Southeast Quarter Southwest Quarter Section 19.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever, and the said Grantors do hereby covenant to and with the said Grantee s, that he is the owner in fee simple of said premises; that they are free from all incumbrances except; Subject to all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: NOVEMBER 4, 1997

MATTHEW M.L. MITCHELL

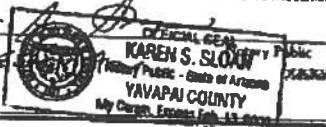
MELINDA E. BREEN

STATE OF IDAHO, COUNTY OF YAVAPI
On this 7 day of November, 19 97
before me, a notary public in and for said State, personally appeared

Matthew M.L. Mitchell and
Melinda E. Breen

known to me to be the person s whose names are
subscribed to the within instrument, and acknowledged to me that
they executed the same.

Residing at
Comm. Expires



128762

FILED

AT THE REQUEST OF

ALLIANCE TITLE AND ESCROW

AT 14 MINUTES PAST 1 PM

DATE Nov 10 1997

BY [Signature] CLERK OF RECORD

BY [Signature] DEPUTY

157517

WARRANTY DEED

RECEIVED

SEP 26 2003

TETON COUNTY
CLERK RECORDER

For Value Received Stephen L. Young and Lynn M. Young, husband and wife

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

Dennis Seb Gertmenian and Susan Hedges Gertmenian, trustees of the DENNIS AND SUSAN GERTMENIAN FAMILY TRUST

whose address is: 4401 Foxdale Ave, Irwindale, CA 91706

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

Remaining Parcel, 702 North 100 East Mini-Subdivision, Teton County, Idaho, as the same appears on the official plat thereof recorded March 11, 1996, as Instrument No. 123180. More particularly described as follows: A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and the Northern 26 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise Meridian, being described as follows:

Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East 485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet;

Thence South 00 degrees 06'30" West 686.82 feet;

Thence South 89 degrees 54'13" West 1181.86 feet;

Thence North 00 degrees 47'54" East, 40 feet;

Thence North 89 degrees 53'08" East, 308.56 feet;

Thence North 00 degrees 31'38" East, 403.82 feet;

Thence South 89 degrees 19'31" East 148.64 feet;

Thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet on the North of a line that begins 6.0 feet North of the Southwest corner of said Section 19;

Thence North 89 degrees 53'07" East 281.70 feet;

Thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North 89 degrees 53'07" East 930.00 feet to the west line of the Southeast Quarter Southwest Quarter Section 19.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 9-26-03

Stephen L. Young

Lynn M. Young

STATE OF Idaho

)ss.

COUNTY OF TETON

On this 26th day of September, 2003, before me a Notary Public, personally appeared Stephen L. Young and Lynn M. Young, known or identified to me (or proved to me on the oath of), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Jerrilee J. Brower

Notary Public of Idaho
Residing at: Teton, Idaho
Commission Expires 2-27-04

JERRILEE J. BROWER
NOTARY PUBLIC
STATE OF IDAHO

Instrument # 157517

ORIGGS, TETON, IDAHO

2003-09-26

11:30:44

No. of Pages: 1

Recorded for: FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 3.00

Ex-Officio Recorder Deputy

Index to DEED WARRANTY

157517

161032

WARRANTY DEED

RECEIVED

MAY 04 2004

TETON CO. ID
CLERK RECORDER

For Value Received **Dennis Seb Gertmenian and Susan Hedges Gertmenian, Trustees of the
Dennis and Susan Gertmenian Family Trust**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto
RP RANCHES, LLC, a Delaware Limited Liability Company
whose address is: **4401 Foxdale Ave, Irwindale, CA 91706**

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

Remaining Parcel, 702 North 100 East Mini-Subdivision, Teton County, Idaho, as the same appears on the
official plat thereof recorded March 11, 1996, as Instrument No. 123180. More particularly described as follows:

A portion of the South half of Lot 4, Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton
County, Idaho, and the Northern 28 feet portion of Lot 1, Section 30, Township 6 North, Range 46 East, Boise
Meridian, being described as follows:

Beginning at a point which bears North 00 degrees 47'54" East 659.49 feet and North 89 degrees 44'29" East
485.33 feet from the Southwest corner of Section 19, Township 6 North, Range 46 East, Boise Meridian, Teton
County, Idaho, and running thence North 89 degrees 44'29" East 718.47 feet;
Thence South 00 degrees 06'30" West 686.82 feet;
Thence South 89 degrees 54'13" West 1181.86 feet;
Thence North 00 degrees 47'54" East, 40 feet;
Thence North 89 degrees 53'08" East, 308.46 feet;
Thence North 00 degrees 31'38" East, 403.82 feet;
Thence South 89 degrees 19'31" East 148.84 feet;
Thence North 00 degrees 47'54" East 242.02 feet to the point of beginning.

Together with and subject to a road and utility easement being 30 feet on the South and 10 feet North of
a line that begins 6.0 feet North of the Southwest corner of said Section 19;

Thence North 89 degrees 53'07" East 281.70 feet;

Thence along a 60 foot wide road and utility easement being 30 feet on each side of centerline; North
degrees 53'07" East 930.00 feet to the west line of the Southeast Quarter Southwest Quarter Section 19.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning
ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments
as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is
the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes,
levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible
upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 4-28-04

DENNIS AND SUSAN GERTMENIAN FAMILY TRUST

Dennis Seb Gertmenian, Trustee

Susan Hedges Gertmenian, Trustee

STATE OF *California*

COUNTY OF *Los Angeles*

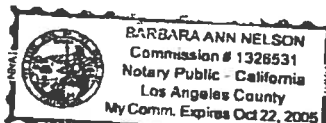
On this *28* day of *April*, 2004, in the year of 2004, before me a notary public, personally appeared DENNIS SEB
GERTMENIAN and SUSAN HEDGES GERTMENIAN, known or identified to me (or proved to me on the oath of), to be the person(s) whose
name(s) are subscribed to the within instrument as trustees and acknowledged to me that they executed the same as such trustees.

Barbara Ann Nelson

Notary Public of

Residing at:

Commission Expires:



Instrument # 161032

DRIGGS, TETON, IDAHO

2004-05-04

09:18:05 No. of Pages: 1

Recorded for : FIRST AMERICAN TITLE

NOLAN G. BOYLE

Fee: 3.00

Ex-Officio Recorder Deputy *RB*

Index to: DEED, WARRANTY

161032