Form 42-248/42-1409(6) Rev. 03/13

RECEIVED
DEC 13 2013
Department of Water Resources
Eastern Region

STATE OF IDAHO
IDAHO DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE OF WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check, "*Yes*" in the "*Split?*" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
22-13673 ?	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Brian and Julie Boyle
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Prometierra, LLC
New owner(s) as listed on the conveyance document ☐ **and** ☐ **or** ☐ **and/or**

761 Southampton Dr. — Mailing Address
Palo Alto — City
CA — State
94303 — Zip
650-906-2247 — 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 new owner acquired the water rights and/or claims listed above: December 21, 2012

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

   - Rental payments will go to the lessor(s) of record at the beginning of the rental season.
   - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
   - New lessor(s) of record will receive payment after the following rental season.

7. This form must be signed and submitted with the following **REQUIRED** items:

   - A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
   - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
   - Filing fee (see instructions for further explanation):
     - $25 per *undivided* water right.
     - $100 per *split* water right.
     - No fee is required for pending adjudication claims.

8. Signature: Robert L. Harris — Signature of new owner/claimant
Attorney — Title, if applicable
December 12, 2013 — Date

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

G:\WPDATA\CAH\16798-001\Documents\NCO 22-13673.docx

$25. - for this app

For IDWR Office Use Only:
Receipted by JB — Date 12/16/2013 — Receipt No. E039373 — Receipt Amt $350. -
Approved by _____ — Processed by JB — Date 1/6/2013

Instrument # 225599
TETON COUNTY, IDAHO
12-21-2012 15:18:10 No. of Pages: 11
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: $40.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, GRANT

GRANT DEED

THIS INDENTURE is made this 5th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, acting not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, the "Grantor", to RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Most of the E½NW¼ and the W½NE¼ of Section 24, and a part of the W½SE¼ of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

COMMENCING AT the North quarter corner of Section 24 and running thence North 00°04'51" West 1869.60 feet along the West line of the SE¼ to a point on the Southern right-of-way line of State Highway 33; thence South 46°29'01" East 1819.71 feet along said right-of-way to a point on the East line of the W½SE¼ of Section 13; thence South 00°01'09" East 623.55 feet along the East line of the W½SE¼ to the Northeast corner of the W½NE¼ of Section 24; thence South 00°01'09" West 2640.89 feet along the East line of the W½NE¼ to the Southeast corner of the W½NE¼ of Section 24; thence North 89°40'21" West 2635.39 feet along the South line of the N½ to the Southwest corner of the E½NW¼ of Section 24; thence North 00°00'17" West 1760.07 feet along the West line of the E½NW¼ to a point; thence North 50°36'02" East 1377.18 feet to a point on the Northern section line; thence South 89°40'49" East 255.00 feet along the Northern section Line to the point of beginning.

SUBJECT TO a County Road and Utility Easement being the 30 feet directly East of the following described line: Commencing at the North Quarter Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton

GRANT DEED

THIS INDENTURE is made this 13th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, acting not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, the "Grantor", to RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Most of the E½NW¼ and the W½NE¼ of Section 24, and a part of the W½SE¼ of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

COMMENCING AT the North quarter corner of Section 24 and running thence North 00°04'51" West 1869.60 feet along the West line of the SE¼ to a point on the Southern right-of-way line of State Highway 33; thence South 46°29'01" East 1819.71 feet along said right-of-way to a point on the East line of the W½SE¼ of Section 13; thence South 00°01'09" East 623.55 feet along the East line of the W½SE¼ to the Northeast corner of the W½NE¼ of Section 24; thence South 00°01'09" West 2640.89 feet along the East line of the W½NE¼ to the Southeast corner of the W½NE¼ of Section 24; thence North 89°40'21" West 2635.39 feet along the South line of the N½ to the Southwest corner of the E½NW¼ of Section 24; thence North 00°00'17" West 1760.07 feet along the West line of the E½NW¼ to a point; thence North 50°36'02" East 1377.18 feet to a point on the Northern section line; thence South 89°40'49" East 255.00 feet along the Northern section Line to the point of beginning.

SUBJECT TO a County Road and Utility Easement being the 30 feet directly East of the following described line: Commencing at the North Quarter Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton

County, Idaho; thence North 00°04'81" West 1869.60 feet along the West line of the Southeast Quarter to the point of beginning.

ALSO SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 2.

That portion of the East ½ Northeast ¼ Section 24 lying between State Highway 33 and Trail Creek Irrigation Company Canal and that portion of the Southeast ¼ Southeast ¼ Section 13 lying South of State Highway 33, all located in Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and being further described as follows: From the Northeast corner of said Section 24 South 00 degrees 02'44" West, 621.62 feet along the East line of said Section 24 to the Southern right-of-way of State Highway 33 the true point of beginning: Thence South 00 degrees 02'44" West, 862.71 feet along the East line of said Section 24 to a point being more or less on the North edge of concrete of the Trail Creek Irrigation Canal; thence North 65 degrees 54'24" West, 382.41 feet along said concrete edge to a point; thence along a curve to the right with a radius of 685.12 feet and a chord bearing North 62 degrees 27'31" West, 78.67 feet to a point more or less on said concrete edge; thence North 59 degrees 00'00" West, 145.00 feet along said concrete edge to a point; thence along a curve to the right with a radius of 553.91 feet and a chord bearing North 54 degrees 52'48" West, 79.59 feet to a point more or less on said concrete edge; thence North 50 degrees 45'00" West, 334.00 feet along said concrete edge to a point; thence along a curve to the left with a radius of 179.06 feet and a chord bearing North 63 degrees 46'06" West, 80.67 feet to a point more or less on said concrete edge; thence North 76 degrees 45'00" West, 72.00 feet along said concrete edge to a point; thence South 88 degrees 00'00" West, 108.00 feet along said concrete edge to a point; thence North 86 degrees 30'00" West, 85.00 feet along said concrete edge to a point; thence along a curve to the right with a radius of 147.87 feet and a chord bearing North 73 degrees 13'13" West, 67.93 feet to a point more or less on said concrete edge; thence North 59 degrees 56'27" West 58.32 feet (deed call North 60 degrees 55'40" West, 57.75 feet) along said concrete edge to a point on the West line of the East ½ Northeast ¼; thence North 00 degrees 01'48"

East, 864.72 feet to the Northwest corner East ½ Northeast ¼ Section 24; thence North 00 degrees 03'09" East, 624.01 feet along the West line of the Southeast ¼ Southeast ¼ Section 13 to a point more or less on the Southern right-of-way of State Highway 33; thence South 46 degrees 26'23" East, 1817.83 feet along said right-of-way to the point of beginning.

SUBJECT TO a 50 foot canal and road easement along the South side.

ALSO SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

TOGETHER WITH Right-of-Way Easement for ingress and egress to the above-described property pursuant to Easement granted under Deed Granting Easement recorded February 6, 1995, Recorder's No. 119017, records of Teton County, Idaho and a Common Driveway and Utility Easement recorded February 6, 1995, Recorder's No. 119018, records of Teton County, Idaho. Said Right-of-Way Easement is particularly described as follows:

From the NW corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, S00°02'44W, 621.62 feet to the true point of beginning on the South of Highway Right-of-Way; thence S002'44"W, 861.70 feet along the section line; thence E 33.60 feet, more or less, to the property line; thence N1°06'E, 440.00 feet; thence N1°32'31"E 42.00 feet; thence N 335.90 feet to the Highway Right-of-Way; thence N44°04'58"W, 61.08 to the point of beginning.

Parcel 3.

Part of the SW¼ of Section 13, Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho, being further described as:

From the West ¼ corner of said Section 13 South 89°44'00" East, 572.23 feet and South 00°01'09" East, 794.75 Feet to the POINT OF BEGINNING;
Thence East, 1483.21 feet to a point;
Thence S 45°00'00"E, 392.33 feet to a point;
Thence East, 300.45 feet to a point;

Thence S 00°05'13"E, 844.86 feet to a point;
Thence N 89°41'18"W, 2062.01 feet to a point;
Thence N 00°01'09"W, 1111.06 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO all rights, benefits and burdens set forth in the following:

1. Irrigation Easement Agreement upon the terms, conditions and provisions contained therein:
   Parties: Richard and Susan Jacobsen, acting not individually but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993 and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership.
   Recorded: June 5, 2009, Instrument No. 205019.

2. Right-of-Way Easement Agreement upon the terms, conditions and provisions contained therein:
   Parties: Corey Rammell, not individually but as Trustee of The Fay T. Rammell Testamentary Trust for the Benefit of Sharin Rammell and Her Issue ("Sharin"), and Richard and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership ("Susan"), and The Fay T. Rammell and Corey T.H. Rammell Limited Partnership, an Idaho limited partnership ("Corey").
   Recorded: June 5, 2009, Instrument No. 205021.

ALSO SUBJECT TO the following:

1. All real property taxes and assessments, all existing patent reservations, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

2. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded February 22, 2005 as Instrument No. 166469, Official Records of Teton

County, Idaho and Record of Survey recorded August 7, 2008 as Instrument No. 199380, Official Records of Teton County, Idaho.

3. Reservation of the mineral rights in Warranty Deed recorded April 15, 1975, as Instrument No. 75414, Official Records of Teton County, Idaho.

4. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded August 7, 2008, October 1, 2008 and May 18, 2009 as Instrument Nos. 199380, 200384 and 204625.

5. Restrictions on Warranty Deed recorded May 18, 2009 as Instrument No. 204626, records of Teton County, Idaho. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

6. All real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all rights of tenants and other parties in possession, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 4.

Part of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho being further described as:
From the Southwest corner of said Section 13, S 89°41'18"E, 575.84 feet to the POINT OF BEGINNING;
Thence N 00°01'09"W, 733.46 feet to a point;
Thence S 89°41'18"E, 2062.01 feet to a point;
Thence S 00°05'13"E, 733.46 feet to a point;
Thence N 89°41'18"W, 2062.88 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO all of the rights, benefits and obligations of the following:

1. Right-of-Way Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Corey Rammell, not individually, but as Trustee of The Fay T. Rammell Testamentary Trust for the Benefit of Sharin Rammell and Her Issue, and Richard and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership, and The Fay T. Rammell and Corey T. H. Rammell Limited Partnership, an Idaho limited partnership.
Recorded: June 5, 2009, Instrument No. 205021.

ALSO SUBJECT TO the following matters:

1. All real property taxes and assessments, all existing patent reservations, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

2. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded February 23, 2005 as Instrument No. 166469, Official Records of Teton County, Idaho and Record of Survey recorded August 7, 2008 as Instrument No. 199380, Official Records of Teton County, Idaho and Record of Survey recorded May 7, 2009 as Instrument No.204470, Official Records of Teton County.

3. Reservation of the mineral rights in Warranty Deed Recorded April 15, 1975, as Instrument Number 75414, Official Records of Teton County, Idaho.

4. Restrictions on Correction Warranty Deed recorded May 7, 2009, as Instrument No. 204472, records of Teton County, Idaho. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

5. Grant of Easement Agreement upon the terms, conditions and provisions contained therein:

Parties: Richard Jacobsen and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993 and Cory Rammell, not individually, but as Trustee of The Fay T. Rammell Testamentary Trust for the Benefit of Sharin Rammell and Her Issue, and his successors and assigns.
Recorded: June 5, 2009, Instrument No. 205020.

Parcel 5.

Containing the following two tracts:

Tract 1:

The following described tract of land in the County of Teton, State of Idaho to-wit:

E½ of NW¼ of Sec. 18, and Lots 1 and 2 of Sec. 18, all in Twp. 3 N., R. 45 E., Boise Meridian.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Commencing at a point N. 89°40' W, 508.25 feet from the North ¼ corner of Section 18, Twp. 3 N. Rng. 45 E. B.M. Teton County, Idaho; thence N. 89°40' W, 900.63 feet along the Section line; thence South 555.81 feet; thence S. 89°40' E, 900.63 feet; thence North 555.81 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the North Quarter Corner of Section 18, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, North 89°40' West 508.25 feet; thence South 555.81 feet; thence North 89°40' West 294.32 feet to the point of beginning; thence North 89°40' West 606.31 feet to a point; thence S. 62°50'16" East 371.13 feet to a point; thence North 59°00' East 322.11 feet to the point of beginning.

Tract 2:

The following described tract of land in the County of Teton, State of Idaho, to-wit:

Beginning at the North Quarter Corner of Section 18, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, thence North 89°40' West 508.25 feet; thence South 218.15 feet to the point of beginning; thence South 51°52'59" West 254.90 feet to a point; thence South 35°22'46" East 105.11 feet to a point; thence South 59°00' West 180.39 feet; thence South 89°40' East 294.32 feet; thence North 337.66 feet to the point of beginning.

Tract 1 and Tract 2 are subject to the following:

All real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 6.

The following described tract of land in the County of Teton, State of Idaho, to-wit:

Beginning at the North Quarter Corner of Section 18, Township 3 North Range 45 East, Boise Meridian, and running thence South along the North South center line of said section 170 feet; thence East parallel to the North line of said section 256.24 feet; thence North 170 feet to the North line of said section; thence West 256.24 feet along section line to the point of beginning.

SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 7.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho Section 18; W½NE¼; W½SE¼.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the North Quarter Corner of Section 18, Township 3 North Range 45 East, Boise Meridian, and running thence South along the North South center line of said section 170 feet; thence East parallel to the North line of said section 256.24 feet; thence North 170 feet to the North line of said section; thence West 256.24 feet along section line to the point of beginning.

SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcels 1 through 7 are transferred with and shall include all water rights appurtenant thereto (including all storage water and water rights evidenced by Stock Certificates or membership in an irrigation district), and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

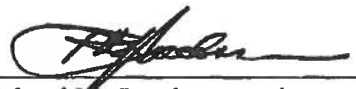
Parcels 1 through 7 are also transferred with and shall include all irrigation equipment located on Parcels 1 through 7 or used in connection with the irrigation of Parcels 1 through 7.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:



Richard M. Jacobsen, acting not individually but as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993

Susan P. Jacobsen, acting not individually but as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993

STATE OF California)
)ss.
County of Santa Clara)

On the 18th day of September, 2012, before me, the undersigned, a notary public in and for said State, personally appeared RICHARD M. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and acknowledged to me that he executed the same as such Trustee.

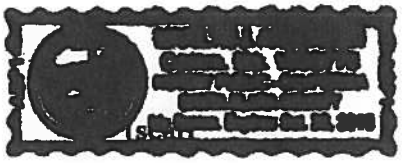
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Marilyn J. Anderson
Notary Public for California
Residing at Palo Alto, California
My Commission Expires: October 28, 2016

STATE OF California)
)ss.
County of Santa Clara)

On the 18th day of September, 2012, before me, the undersigned, a notary public in and for said State, personally appeared SUSAN P. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and acknowledged to me that she executed the same as such Trustee.

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



Marilyn J. Anderson
Notary Public for California
Residing at Palo Alto, California
My Commission Expires: October 28, 2016

G:\WPDATA\CAH\16798\Documents\Grant Deed_JacobsenTrust_Jacobsen.wpd:

Instrument # 225600
TETON COUNTY, IDAHO
12-21-2012 15:18:10 No. of Pages: 11
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: $40.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, GRANT

GRANT DEED

THIS INDENTURE is made this 18th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, collectively the "Grantor", to PROMETIERRA, LLC, an Idaho limited liability company, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Most of the E½NW¼ and the W½NE¼ of Section 24, and a part of the W½SE¼ of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

COMMENCING AT the North quarter corner of Section 24 and running thence North 00°04'51" West 1869.60 feet along the West line of the SE¼ to a point on the Southern right-of-way line of State Highway 33; thence South 46°29'01" East 1819.71 feet along said right-of-way to a point on the East line of the W½SE¼ of Section 13; thence South 00°01'09" East 623.55 feet along the East line of the W½SE¼ to the Northeast corner of the W½NE¼ of Section 24; thence South 00°01'09" West 2640.89 feet along the East line of the W½NE¼ to the Southeast corner of the W½NE¼ of Section 24; thence North 89°40'21" West 2635.39 feet along the South line of the N½ to the Southwest corner of the E½NW¼ of Section 24; thence North 00°00'17" West 1760.07 feet along the West line of the E½NW¼ to a point; thence North 50°36'02" East 1377.18 feet to a point on the Northern section line; thence South 89°40'49" East 255.00 feet along the Northern section Line to the point of beginning.

SUBJECT TO a County Road and Utility Easement being the 30 feet directly East of the following described line: Commencing at the North Quarter Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence North 00°04'81" West 1869.60 feet along the West line of the Southeast Quarter to the point of beginning.

GRANT DEED

THIS INDENTURE is made this 6th day of DECEMBER, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, collectively the "Grantor", to PROMETIERRA, LLC, an Idaho limited liability company, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Most of the E½NW¼ and the W½NE¼ of Section 24, and a part of the W½SE¼ of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as follows:

COMMENCING AT the North quarter corner of Section 24 and running thence North 00°04'51" West 1869.60 feet along the West line of the SE¼ to a point on the Southern right-of-way line of State Highway 33; thence South 46°29'01" East 1819.71 feet along said right-of-way to a point on the East line of the W½SE¼ of Section 13; thence South 00°01'09" East 623.55 feet along the East line of the W½SE¼ to the Northeast corner of the W½NE¼ of Section 24; thence South 00°01'09" West 2640.89 feet along the East line of the W½NE¼ to the Southeast corner of the W½NE¼ of Section 24; thence North 89°40'21" West 2635.39 feet along the South line of the N½ to the Southwest corner of the E½NW¼ of Section 24; thence North 00°00'17" West 1760.07 feet along the West line of the E½NW¼ to a point; thence North 50°36'02" East 1377.18 feet to a point on the Northern section line; thence South 89°40'49" East 255.00 feet along the Northern section Line to the point of beginning.

SUBJECT TO a County Road and Utility Easement being the 30 feet directly East of the following described line: Commencing at the North Quarter Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence North 00°04'81" West 1869.60 feet along the West line of the Southeast Quarter to the point of beginning.

ALSO SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 2.

That portion of the East ½ Northeast ¼ Section 24 lying between State Highway 33 and Trail Creek Irrigation Company Canal and that portion of the Southeast ¼ Southeast ¼ Section 13 lying South of State Highway 33, all located in Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and being further described as follows: From the Northeast corner of said Section 24 South 00 degrees 02'44" West, 621.62 feet along the East line of said Section 24 to the Southern right-of-way of State Highway 33 the true point of beginning: Thence South 00 degrees 02'44" West, 862.71 feet along the East line of said Section 24 to a point being more or less on the North edge of concrete of the Trail Creek Irrigation Canal; thence North 65 degrees 54'24" West, 382.41 feet along said concrete edge to a point; thence along a curve to the right with a radius of 685.12 feet and a chord bearing North 62 degrees 27'31" West, 78.67 feet to a point more or less on said concrete edge; thence North 59 degrees 00'00" West, 145.00 feet along said concrete edge to a point; thence along a curve to the right with a radius of 553.91 feet and a chord bearing North 54 degrees 52'48" West, 79.59 feet to a point more or less on said concrete edge; thence North 50 degrees 45'00" West, 334.00 feet along said concrete edge to a point; thence along a curve to the left with a radius of 179.06 feet and a chord bearing North 63 degrees 46'06" West, 80.67 feet to a point more or less on said concrete edge; thence North 76 degrees 45'00" West, 72.00 feet along said concrete edge to a point; thence South 88 degrees 00'00" West, 108.00 feet along said concrete edge to a point; thence North 86 degrees 30'00" West, 85.00 feet along said concrete edge to a point; thence along a curve to the right with a radius of 147.87 feet and a chord bearing North 73 degrees 13'13" West, 67.93 feet to a point more or less on said concrete edge; thence North 59 degrees 56'27" West 58.32 feet (deed call North 60 degrees 55'40" West, 57.75 feet) along said concrete edge to a point on the West line of the East ½ Northeast ¼; thence North 00 degrees 01'48" East, 864.72 feet to the Northwest corner East ½ Northeast ¼ Section 24; thence North 00 degrees 03'09" East, 624.01 feet along the West line of the Southeast ¼ Southeast ¼ Section 13 to a point more or less on the Southern

right-of-way of State Highway 33; thence South 46 degrees 26'23" East, 1817.83 feet along said right-of-way to the point of beginning.

SUBJECT TO a 50 foot canal and road easement along the South side.

ALSO SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

TOGETHER WITH Right-of-Way Easement for ingress and egress to the above-described property pursuant to Easement granted under Deed Granting Easement recorded February 6, 1995, Recorder's No. 119017, records of Teton County, Idaho and a Common Driveway and Utility Easement recorded February 6, 1995, Recorder's No. 119018, records of Teton County, Idaho. Said Right-of-Way Easement is particularly described as follows:

From the NW corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, S00°02'44W, 621.62 feet to the true point of beginning on the South of Highway Right-of-Way; thence S002'44"W, 861.70 feet along the section line; thence E 33.60 feet, more or less, to the property line; thence N1°06'E, 440.00 feet; thence N1°32'31"E 42.00 feet; thence N 335.90 feet to the Highway Right-of-Way; thence N44°04'58"W, 61.08 to the point of beginning.

Parcel 3.

Part of the SW¼ of Section 13, Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho, being further described as:

From the West ¼ corner of said Section 13 South 89°44'00" East, 572.23 feet and South 00°01'09" East, 794.75 Feet to the POINT OF BEGINNING;
Thence East, 1483.21 feet to a point;
Thence S 45°00'00"E, 392.33 feet to a point;
Thence East, 300.45 feet to a point;
Thence S 00°05'13"E, 844.86 feet to a point;
Thence N 89°41'18"W, 2062.01 feet to a point;
Thence N 00°01'09"W, 1111.06 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO all rights, benefits and burdens set forth in the following:

1. Irrigation Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Richard and Susan Jacobsen, acting not individually but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993 and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership.
Recorded: June 5, 2009, Instrument No. 205019.

2. Right-of-Way Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Corey Rammell, not individually but as Trustee of The Fay T. Rammell Testamentary Trust for the Benefit of Sharin Rammell and Her Issue ("Sharin"), and Richard and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership ("Susan"), and The Fay T. Rammell and Corey T.H. Rammell Limited Partnership, an Idaho limited partnership ("Corey").
Recorded: June 5, 2009, Instrument No. 205021.

ALSO SUBJECT TO the following:

1. All real property taxes and assessments, all existing patent reservations, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

2. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded February 22, 2005 as Instrument No. 166469, Official Records of Teton County, Idaho and Record of Survey recorded August 7, 2008 as Instrument No. 199380, Official Records of Teton County, Idaho.

3. Reservation of the mineral rights in Warranty Deed recorded April 15, 1975, as Instrument No. 75414, Official Records of Teton County, Idaho.

4. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded August 7, 2008, October 1, 2008 and May 18, 2009 as Instrument Nos. 199380, 200384 and 204625.

5. Restrictions on Warranty Deed recorded May 18, 2009 as Instrument No. 204626, records of Teton County, Idaho. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

6. All real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all rights of tenants and other parties in possession, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 4.

Part of Section 13, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho being further described as:
From the Southwest corner of said Section 13, S 89°41'18"E, 575.84 feet to the POINT OF BEGINNING;
Thence N 00°01'09"W, 733.46 feet to a point;
Thence S 89°41'18"E, 2062.01 feet to a point;
Thence S 00°05'13"E, 733.46 feet to a point;
Thence N 89°41'18"W, 2062.88 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO all of the rights, benefits and obligations of the following:

1. Right-of-Way Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Corey Rammell, not individually, but as Trustee of The Fay T. Rammell Testamentary Trust for the Benefit of Sharin Rammell and

Her Issue, and Richard and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and The Susan D. Rammell Limited Partnership, an Idaho limited partnership fka The Fay T. Rammell and Susan D. Rammell Limited Partnership, and The Fay T. Rammell and Corey T. H. Rammell Limited Partnership, an Idaho limited partnership.
Recorded: June 5, 2009, Instrument No. 205021.

ALSO SUBJECT TO the following matters:

1. All real property taxes and assessments, all existing patent reservations, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

2. All matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded February 23, 2005 as Instrument No. 166469, Official Records of Teton County, Idaho and Record of Survey recorded August 7, 2008 as Instrument No. 199380, Official Records of Teton County, Idaho and Record of Survey recorded May 7, 2009 as Instrument No.204470, Official Records of Teton County.

3. Reservation of the mineral rights in Warranty Deed Recorded April 15, 1975, as Instrument Number 75414, Official Records of Teton County, Idaho.

4. Restrictions on Correction Warranty Deed recorded May 7, 2009, as Instrument No. 204472, records of Teton County, Idaho. As per Article VII, Section 1-7-16, ID County, Subdivision ordinance, this property cannot be further divided under the one time only split provision.

5. Grant of Easement Agreement upon the terms, conditions and provisions contained therein:
Parties: Richard Jacobsen and Susan Jacobsen, not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993 and Cory Rammell, not individually, but as Trustee of The Fay T. Rammell Testamentary Trust

for the Benefit of Sharin Rammell and Her Issue, and his successors and assigns.
Recorded: June 5, 2009, Instrument No. 205020.

Parcel 5.

Containing the following two tracts:

Tract 1:

The following described tract of land in the County of Teton, State of Idaho to-wit:

E½ of NW¼ of Sec. 18, and Lots 1 and 2 of Sec. 18, all in Twp. 3 N., R. 45 E., Boise Meridian.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Commencing at a point N. 89°40' W, 508.25 feet from the North ¼ corner of Section 18, Twp. 3 N. Rng. 45 E. B.M. Teton County, Idaho; thence N. 89°40' W, 900.63 feet along the Section line; thence South 555.81 feet; thence S. 89°40' E, 900.63 feet; thence North 555.81 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the North Quarter Corner of Section 18, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, North 89°40' West 508.25 feet; thence South 555.81 feet; thence North 89°40' West 294.32 feet to the point of beginning; thence North 89°40' West 606.31 feet to a point; thence S. 62°50'16" East 371.13 feet to a point; thence North 59°00' East 322.11 feet to the point of beginning.

Tract 2:

The following described tract of land in the County of Teton, State of Idaho, to-wit:

Beginning at the North Quarter Corner of Section 18, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, thence North 89°40'

West 508.25 feet; thence South 218.15 feet to the point of beginning; thence South 51°52'59" West 254.90 feet to a point; thence South 35°22'46" East 105.11 feet to a point; thence South 59°00' West 180.39 feet; thence South 89°40' East 294.32 feet; thence North 337.66 feet to the point of beginning.

Tract 1 and Tract 2 are subject to the following:

All real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 6.

The following described tract of land in the County of Teton, State of Idaho, to-wit:

Beginning at the North Quarter Corner of Section 18, Township 3 North Range 45 East, Boise Meridian, and running thence South along the North South center line of said section 170 feet; thence East parallel to the North line of said section 256.24 feet; thence North 170 feet to the North line of said section; thence West 256.24 feet along section line to the point of beginning.

SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcel 7.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho Section 18; W½NE¼; W½SE¼.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the North Quarter Corner of Section 18, Township 3 North Range 45 East, Boise Meridian, and running thence South along the North South center line of said section 170 feet; thence East parallel to the North line of said section 256.24 feet; thence North 170 feet to the North line of said section; thence West 256.24 feet along section line to the point of beginning.

SUBJECT TO all real property taxes and assessments, all existing patent reservations, easements, rights-of-way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

Parcels 1 through 7 are transferred with and shall include all water rights appurtenant thereto (including all storage water and water rights evidenced by Stock Certificates or membership in an irrigation district) and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

Parcels 1 through 7 are also transferred with and shall include all irrigation equipment located on Parcels 1 through 7 or used in connection with the irrigation of Parcels 1 through 7.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

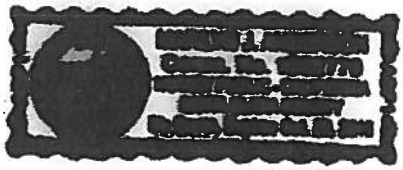
Richard M. Jacobsen,

Susan P. Jacobsen,

STATE OF California)
)ss.
County of Santa Clara)

On the 18th day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared RICHARD M. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such Trustee.

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

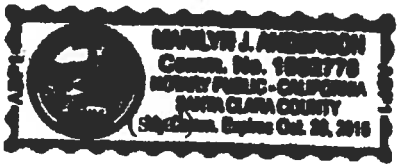


Marilyn J. Anderson
Notary Public for California
Residing at Palo Alto, California
My Commission Expires: October 28, 2016

STATE OF California)
)ss.
County of Santa Clara)

On the 18th day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared SUSAN P. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as such Trustee.

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



Marilyn J. Anderson
Notary Public for California
Residing at Palo Alto, California
My Commission Expires: October 28, 2016

G:\WPDATA\CAH\16795\Documents\Grant Deed Jacobsen Prometierra.wpd:

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 218670
TETON COUNTY, IDAHO
09-16-2011 16:17:16 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: $16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **391067-T (tm)**

Date: **September 13, 2011**

For Value Received, **Brian L. Boyle, a single person**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Richard Jacobsen and Susan Jacobsen, husband and wife, acting not individually but as Trustees for The Richard and Susan Jacobsen Famly Trust dated April 2, 1993**, hereinafter called the Grantee, whose current address is **3201 Ash Street, Palo Alto, CA 94306-2204**, the following described premises, situated in **Teton** County, **Idaho**, to-wit:

Paul 9
Brm
Boyle
25

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

TOGETHER WITH all appurtenant water rights.

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.

Date: **09/13/2011**

Warranty Deed
- continued

File No.: **391067-T (tm)**

Brian L. Boyle

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this 14th **day of September, 2011**, before me, a Notary Public in and for said State, personally appeared **Brian L. Boyle**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO

Teresa K. Mangum
Notary Public for the State of Idaho
Residing at: Driggs ID
My Commission Expires: 07-24-2015

EXHIBIT A

A part of the SE1/4 SE1/4 of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as; from the SE 1/4 Corner of said Section 7, thence N 89°06'01" W, 521.39 feet along the Southern section line to the TRUE POINT OF BEGINNING; thence N 89°06'01" W, 275.00 feet further along the Southern section line to a point; thence N 00°36'42" E, 400 feet to a point; thence S 89°06'01" E, 275.00 feet to a point; thence S 00°36'42" W, 400.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the existing County Road Right of Way along the Southern property boundary of the above described property.

Instrument # 205251
TETON COUNTY, IDAHO
6-17-2009 04:25:00 No. of Pages: 2
Recorded for : BRIAN BOYLE
MARY LOU HANSEN Fee: 6.00
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

205251 JUN17'09 PM 4:25

QUITCLAIM DEED

THIS INDENTURE, made this 15th day of June, 2009, between JULIA FOSTER BOYLE, the party of the first part, and BRIAN L. BOYLE, 418 W. 900 S. Victor, ID 83455, the party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, lawful money of the United States of America, to party of the first part in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM, unto said party of the second part, and to party of second part's heirs and assigns, forever, all the following described real estate, situated in Teton County, State of Idaho, to-wit:

418 W. 900 S., Victor, Teton County, Idaho, more particularly described as follows:

A part of SE ¼ SE ¼ Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the SE ¼ Corner of said Section 7, thence N 89 Degrees 06' 01" West, 521.39 feet along the Southern Section line to the true point of beginning; thence North 89 degrees 06' 01" West 275.00 feet further along the Southern section line to a point; thence North 00 degrees 36' 42" East, 400 feet to a point; thence South 89 degrees 06' 01" East, 275.00 feet to a point; thence South 00 degrees 36' 42" West, 400 feet to the point of beginning.

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

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set

his hand and seal the day and year first above written.

Julia Foster Boyle

JULIA FOSTER BOYLE

STATE OF IDAHO)
) ss.
County of Teton)

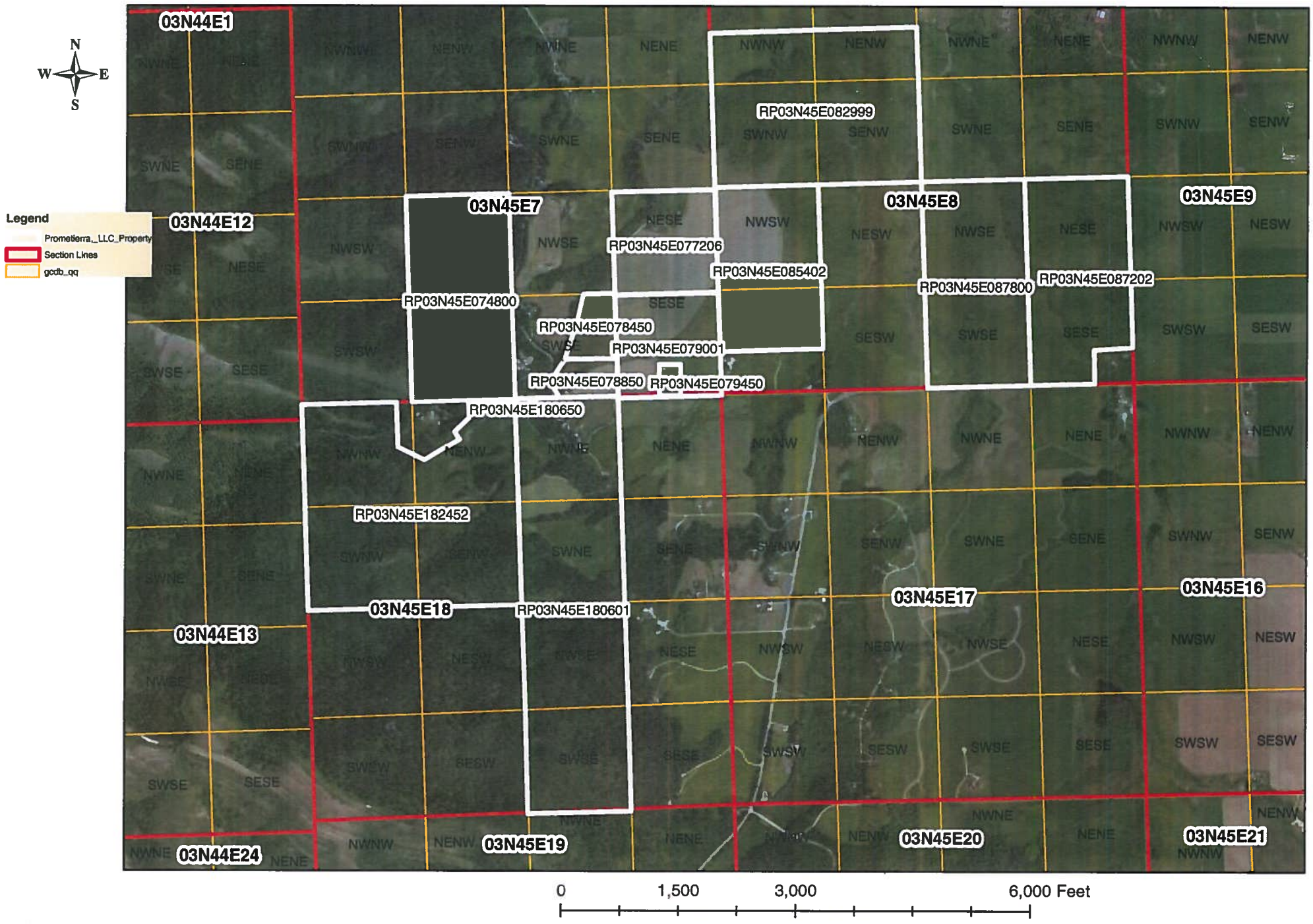
On this 15th day of June, 2009, before me, the undersigned Notary Public in and for said State, personally appeared, JULIA FOSTER BOYLE, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO

Teresa K. Mangum
Notary Public for Idaho
Residing at: Driggs
My Commission Expires: 07-24-09

PROMETIERRA, LLC PARCELS



Instrument # 225645
TETON COUNTY, IDAHO
12-27-2012 11:36:10 No. of Pages: 9
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: $34.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, GRANT

GRANT DEED

THIS INDENTURE is made this 18th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, acting not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, the "Grantor", to RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho
Section 8: W½SE¼

Parcel 2.

Most of the E½SE¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the East ¼ corner of said Section 8; thence S00°06'41"E, 2160.49 feet to a point; thence S87°59'12"W, 499.43 feet to a point; thence South 426.82 feet to a point; thence N89°41'46"W, 822.01 feet to a point; thence N00°07'32"W, 2602.91 feet to a point; thence S89°53'41"E, 1322.63 feet to the point of beginning.

Parcel 3.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼; thence N 00°35'35" W along the East line of said SW ¼ 481.87 feet, to the POINT OF BEGINNING.

Thence N. 89°37'57" W. 666.70 feet, to an iron pin;

Also in Rupp
Binder

GRANT DEED

THIS INDENTURE is made this 18th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, acting not individually, but as Trustees of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, the "Grantor", to RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho
Section 8: W½SE¼

Parcel 2.

Most of the E½SE¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the East ¼ corner of said Section 8; thence S00°06'41"E, 2160.49 feet to a point; thence S87°59'12"W, 499.43 feet to a point; thence South 426.82 feet to a point; thence N89°41'46"W, 822.01 feet to a point; thence N00°07'32"W, 2602.91 feet to a point; thence S89°53'41"E, 1322.63 feet to the point of beginning.

Parcel 3.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼; thence N 00°35'35" W along the East line of said SW ¼ 481.87 feet, to the POINT OF BEGINNING.

Thence N. 89°37'57" W. 666.70 feet, to an iron pin;

Thence N. 19°11'49" E. 522.36 feet to an iron pin;
Thence N. 13°56'15" E. 344.00 feet to an iron pin;
Thence S. 89°52'33" E. 403.47 feet to an iron pin at the 1/16th corner;
Thence S. 00°35'35" E. 830.63 feet to the point of beginning.

Together with a 60 foot private road and utility easement to the Southeastern property line as set out in Land Split Record of Survey recorded as Instrument No. 151391.

Parcel 4.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 8: W½SW¼

LESS A Portion of the SW¼ SW¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Beginning at the Southeast Corner of the SW¼SW¼ of said Section 8 and running West 420.00 feet to a point along the section line; thence North 556.00 feet to a point; thence East 420.00 feet to a point; thence South 556.00 feet along the 1/16th line to the point of beginning.

ALSO LESS Beginning at the SE Corner of the SW¼SW¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 420 feet to the true point of beginning; thence West 900 feet more or less to the SW corner of said Section 8; thence North 556 feet along the West Section Line; thence East 900 feet more or less to a point directly North of the true point of beginning; thence South 556 feet to the point of beginning.

Parcel 5.

Section 7: SE¼SE¼

LESS A part of the SE¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: from the SE¼ Corner of said Section 7; thence N 89°06'01" W, 521.39 feet along the Southern section line to the TRUE POINT OF BEGINNING; thence N 89°06'01" W, 275.00 feet further along the Southern section line to a point;

thence N 00°36'42" E, 400 feet to a point; thence S 89°06'01" E, 275.00 feet to a point; thence S 00°36'42" W, 400.00 feet to the point of beginning.

Parcel 6.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 7: NE¼SE¼

Together with an easement for ingress and egress described as follows: Beginning at the SW Corner of the SE¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence North along the West line of said SE¼SE¼ 1,320 feet more or less to the NW Corner of said SE¼SE¼; thence East 30 feet; thence South 1,320 feet more or less to the South section line of said Section 7; thence West 30 feet to the point of beginning.

Parcel 7.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 8: S½NW¼; S½N½NW¼

Parcel 8.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, B.M., Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼, said point being the point of beginning; thence N89°42'43"W, along the South line of said Section 7, 750.99 feet to an iron pin; thence N30°45'17"W 228.75 feet, to an iron pin; thence N34°29'03"E, 346.68 feet to an iron pin; thence S89°37'57"E 666.70 feet to a point on the East line of said SW¼; thence S0°35'35"E 481.87 feet to the point of beginning.

SUBJECT TO a 60 foot private road and utility easement along the eastern property line and a 30 foot county road and utility easement along the Southern and Southwestern property lines as set out in Land Split Record of Survey recorded as Instrument No. 151391.

Parcel 9.

A part of the SE¼ SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: from the SE¼ Corner of said Section 7; thence N 89°06'01" W, 521.39 feet along the Southern section line to the TRUE POINT OF BEGINNING; thence N 89°06'01" W, 275.00 feet further along the Southern section line to a point; thence N 00°36'42" E, 400 feet to a point; thence S 89°06'01" E, 275.00 feet to a point; thence S 00°36'42" W, 400.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the existing County Road Right of Way along the Southern property boundary of the above described property.

Parcel 10.

The East Half (E½) of the Southwest Quarter (SW¼), Section 7, Township Three (3) North, Range Forty-Five (45) East of the Boise Meridian, Teton County, Idaho.

Parcel 11.

The land situated in Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho and described as follows:

The W½NW¼ South of U.S. Highway 33, LESS highway right of way and LESS the following described property:

Beginning at a point 1624.0 feet South and 903.0 feet East from the Northwest Corner, and running South 1°6' East 210.0 feet; thence North 71°20' West 200 feet; thence North 1°6' West 366 feet; thence South 42°52' East 286.5 feet to the point of beginning.

Beginning at a point 1291.4 feet South and 475.2 feet East from the Northwest Corner, and running South 1°6' East 390.0 feet; thence South 66°42' East 250.0 feet; thence North 1°6' West 366.0 feet; thence North 62°01' West 261.0 feet to the point of beginning.

Beginning at a point 1043.4 feet South and 41.7 feet East from the Northwest Corner, and running South 1°6' West 448.0 feet; thence South 66°42' East

240.0 feet; thence North 1°6' West 440.0 feet; thence North 64°46' West 244.0 feet to the point of beginning.

Beginning at a point 1291.4 feet South and 475.2 feet East from the Northwest Corner, and running South 1°6' East 390.0 feet; thence North 66°42' West 230.0 feet; thence North 1°6' West 440.0 feet; thence South 55°46' East 256.0 feet to the point of beginning.

Beginning 737.98 feet South and South 46°53' East 1239.35 feet from the Northwest Corner and running thence South 260 feet; thence South 48°39' East 263 feet; thence North 7°43' East 157 feet; thence North 39°10' West 330 feet to the point of beginning.

Beginning at a point 666.82 feet South 3°36'40" East from the Northwest Corner and running South 46°27'50" East 1060.7 feet along the highway fence to the siphon pipe; thence North 77°6'43" West 107.6 feet; thence North 62°2'25" West 260.85 feet; thence North 55°46'32" West 256.03 feet; thence North 64°50'55" West 244.7 feet; thence North 335.90 feet to the point of beginning.

Parcel 12.

A part of the E½NE¼ Section 24, TWP. 3N. RNG. 45 E., B.M., Teton County, Idaho, being further described as:

From the NE Corner of said Section 24; thence S 00°02'44"W. 1484.33 feet along the eastern section line to a point on the north edge of concrete of the Trail Creek Irrigation Canal. The true point of beginning;
Thence S 00°02'44"W. 1154.57 feet further along the eastern section line to the SE corner of the E½NE¼ of section 24;
Thence N 89°41'10"W., 1316.65 feet along the south line of the E½NE¼ to the SW corner of the E½NE¼ of said section 24;
Thence N 00°02'01" E. 1772.27 feet along the west line of the E½NE¼ to a point on the north edge of concrete of the Trail Creek Irrigation Canal;
Thence along said concrete edge, S 60°55'40"E. 56.47 feet to a point;
Thence along said concrete edge, 68.55 feet along a 147.87 foot radius curve to the left, having a central angle of 26°33'33" and a chord bearing S 73°13'13"E. 67.93 feet to a point;
Thence along said concrete edge, S 86°30'00"E. 85.00 feet to a point;
Thence along said concrete edge, N 88°00'00"E. 108.00 feet to a point;

Thence along said concrete edge, S 76°45'00"E. 72.00 feet to a point;
Thence along said concrete edge, 81.37 feet along a 179.06 foot radius curve to the right, having a central angle of 26°02'13" and a chord bearing S 63°46'06"E. 80.67 feet to a point;
Thence along said concrete edge, S 50°45'00" E. 334.00 feet to a point;
Thence along said concrete edge, 79.66 feet along a 553.91 foot radius curve to the left, having a central angle of 08°14'25" and a chord bearing S 54°52'48"E. 79.59 feet to a point;
Thence along said concrete edge, S 59°00'00"E. 145.00 feet to a point;
Thence along said concrete edge, 78.71 feet along a 685.12 foot radius curve to the left, having a central angle of 06°34'58" and a chord bearing S 62°27'31"E. 78.67 feet to a point;
Thence along said concrete edge, S 65°54'24" E. 382.41 feet to the point of beginning.

Together with Right-of-Way Easement for ingress and egress to the above described property pursuant to Easement granted under Deed Granting Easement recorded February 6, 1995, Recorder's No. 119017, records of Teton County, Idaho, and a Common Driveway and Utility Easement recorded February 6, 1995, Recorder's No. 119018, records of Teton County, Idaho. Said Right-of-Way Easement is particularly described as follows:

From the NE Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, S 00°02'44" W, 621.62 feet to the true point of beginning on the South highway right-of-way line;
Thence S 0°02'44" W, 623.10 feet;
Thence 160.51 feet along an 80.00 foot radius curve to the right with a chord of S 57°31'22" W, 134.91 feet;
Thence S 25°00'00" W, 25.72 feet;
Thence S 55°00'00" E, 152.03 feet;
Thence S 0°02'44" W, 56.65 feet to the South property line;
Thence along said property line, N 65°45'00" W, 72.73 feet;
Thence leaving said property line N 55°00'00" W, 146.86 feet;
Thence 207.69 feet along a 70.00 foot radius curve to the right, with a chord of N 30°00'00" E, 139.47 feet;
Thence S 65°00'00" E, 31.58 feet;
Thence 40.13 feet along a 20.00 foot radius curve to the left, with a chord of N 57°31'22" E, 33.73 feet;
Thence N 13°03'26" E, 177.66 feet;
Thence N 0°02'45" E, 469.00 feet;

Thence S 46°26'23" E, 27.58 feet to the point of beginning.

From the NW corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, S 00°02'44" W, 621.62 feet to THE TRUE POINT OF BEGINNING on the South of Highway Right-of-Way; thence S 0°02'44" W, 861.70 feet along the section line; thence E. 33.60 feet, more or less to the property line; thence N 1°06' E, 440.00 feet; thence N 1°32'21" E, 42.00 feet; thence N 335.90 feet to the Highway Right-of-Way; thence N 44°04'58" W, 61.08 feet to THE POINT OF BEGINNING.

Subject to a 50 foot canal and road easement along the north side.

Parcels 1 through 12 are transferred with and shall include all appurtenant easements, all water rights appurtenant thereto (including all storage water and water rights evidenced by Stock Certificates or membership in an irrigation district), and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

Parcels 1 through 12 are also transferred with and shall include all irrigation equipment located on Parcels 1 through 12 or used in connection with the irrigation of Parcels 1 through 12.

All of the above described Parcels 1 through 12 are transferred subject to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

The above described Parcels 1 and 2 are transferred subject to Conservation Easement recorded on December 30, 2008 in the records of Teton County, Idaho as Instrument No. 202040. The terms and conditions of such Conservation Easement are incorporated herein by reference and the above described Parcels 1 and 2 are transferred and conveyed subject to the terms and conditions of such Conservation Easement.

The above described Parcels 3 through 7 are transferred subject to Conservation Easement recorded on December 24, 2009 in the records of Teton County, Idaho as Instrument No. 208812. The terms and conditions of such Conservation Easement are

incorporated herein by reference and the above described Parcels 3 through 7 are transferred and conveyed subject to the terms and conditions of such Conservation Easement.

The above described Parcel 10 is transferred subject to Conservation Easement recorded on December 30, 1996 in the records of Teton County, Idaho as Instrument No. 126058. The terms and conditions of such Conservation Easement are incorporated herein by reference and the above described Parcel 10 is transferred and conveyed subject to the terms and conditions of such Conservation Easement.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

Richard M. Jacobsen, acting not individually but as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993

Susan P. Jacobsen, acting not individually but as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993

STATE OF Idaho)
)ss.
County of Teton)

On the 26 day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared RICHARD M. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and acknowledged to me that he executed the same as such Trustee.

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

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO
(seal)

Teresa K. Mangum
Notary Public for Idaho
Residing at Driggs ID
My Commission Expires: 07-24-2015

STATE OF Idaho)
)ss.
County of Teton)

On the 26th day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared SUSAN P. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Richard and Susan Jacobsen Family Trust created under Trust Agreement dated April 2, 1993, and acknowledged to me that she executed the same as such Trustee.

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

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO
(seal)

Teresa K. Mangum
Notary Public for Idaho
Residing at Driggs ID
My Commission Expires: 07-24-2015

G:\WPDATA\CAJN\6798\Documents\Grant Deed.JacobsenTrust.Jacobsen.v2.wpd:

Instrument # 225646
TETON COUNTY, IDAHO
12-27-2012 11:36:10 No. of Pages: 9
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: $34.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, GRANT

GRANT DEED

THIS INDENTURE is made this 26th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, collectively the "Grantor", to PROMETIERRA, LLC, an Idaho limited liability company, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho
Section 8: W½SE¼

Parcel 2.

Most of the E½SE¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the East ¼ corner of said Section 8; thence S00°06'41"E, 2160.49 feet to a point; thence S87°59'12"W, 499.43 feet to a point; thence South 426.82 feet to a point; thence N89°41'46"W, 822.01 feet to a point; thence N00°07'32"W, 2602.91 feet to a point; thence S89°53'41"E, 1322.63 feet to the point of beginning.

Parcel 3.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼; thence N 00°35'35" W along the East line of said SW ¼ 481.87 feet, to the POINT OF BEGINNING.

Thence N. 89°37'57" W. 666.70 feet, to an iron pin;
Thence N. 19°11'49" E. 522.36 feet to an iron pin;
Thence N. 13°56'15" E. 344.00 feet to an iron pin;

GRANT DEED

THIS INDENTURE is made this 26th day of December, 2012, by RICHARD M. JACOBSEN AND SUSAN P. JACOBSEN, husband and wife, collectively the "Grantor", to PROMETIERRA, LLC, an Idaho limited liability company, whose mailing address is 761 Southampton Drive, Palo Alto, California 94303, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcel 1.

Township 3 North, Range 45 East Boise Meridian, Teton County, Idaho
Section 8: W½SE¼

Parcel 2.

Most of the E½SE¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the East ¼ corner of said Section 8; thence S00°06'41"E, 2160.49 feet to a point; thence S87°59'12"W, 499.43 feet to a point; thence South 426.82 feet to a point; thence N89°41'46"W, 822.01 feet to a point; thence N00°07'32"W, 2602.91 feet to a point; thence S89°53'41"E, 1322.63 feet to the point of beginning.

Parcel 3.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼; thence N 00°35'35" W along the East line of said SW ¼ 481.87 feet, to the POINT OF BEGINNING.

Thence N. 89°37'57" W. 666.70 feet, to an iron pin;
Thence N. 19°11'49" E. 522.36 feet to an iron pin;
Thence N. 13°56'15" E. 344.00 feet to an iron pin;

Thence S. 89°52'33" E. 403.47 feet to an iron pin at the 1/16th corner;
Thence S. 00°35'35" E. 830.63 feet to the point of beginning.

Together with a 60 foot private road and utility easement to the Southeastern property line as set out in Land Split Record of Survey recorded as Instrument No. 151391.

Parcel 4.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 8: W½SW¼

LESS A Portion of the SW¼ SW¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Beginning at the Southeast Corner of the SW¼SW¼ of said Section 8 and running West 420.00 feet to a point along the section line; thence North 556.00 feet to a point; thence East 420.00 feet to a point; thence South 556.00 feet along the 1/16th line to the point of beginning.

ALSO LESS Beginning at the SE Corner of the SW¼SW¼ of Section 8, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 420 feet to the true point of beginning; thence West 900 feet more or less to the SW corner of said Section 8; thence North 556 feet along the West Section Line; thence East 900 feet more or less to a point directly North of the true point of beginning; thence South 556 feet to the point of beginning.

Parcel 5.

Section 7: SE¼SE¼

LESS A part of the SE¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: from the SE¼ Corner of said Section 7; thence N 89°06'01" W, 521.39 feet along the Southern section line to the TRUE POINT OF BEGINNING; thence N 89°06'01" W, 275.00 feet further along the Southern section line to a point; thence N 00°36'42" E, 400 feet to a point; thence S 89°06'01" E, 275.00 feet to a point; thence S 00°36'42" W, 400.00 feet to the point of beginning.

Parcel 6.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 7: NE¼SE¼

Together with an easement for ingress and egress described as follows: Beginning at the SW Corner of the SE¼SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence North along the West line of said SE¼SE¼ 1,320 feet more or less to the NW Corner of said SE¼SE¼; thence East 30 feet; thence South 1,320 feet more or less to the South section line of said Section 7; thence West 30 feet to the point of beginning.

Parcel 7.

Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 8: S½NW¼; S½N½NW¼

Parcel 8.

A part of the SW¼SE¼ of Section 7, Township 3 North, Range 45 East, B.M., Teton County, Idaho, being further described as:

Commencing at the SE corner of said SW¼SE¼, said point being the point of beginning; thence N89°42'43"W, along the South line of said Section 7, 750.99 feet to an iron pin; thence N30°45'17"W 228.75 feet, to an iron pin; thence N34°29'03"E, 346.68 feet to an iron pin; thence S89°37'57"E 666.70 feet to a point on the East line of said SW¼; thence S0°35'35"E 481.87 feet to the point of beginning.

SUBJECT TO a 60 foot private road and utility easement along the eastern property line and a 30 foot county road and utility easement along the Southern and Southwestern property lines as set out in Land Split Record of Survey recorded as Instrument No. 151391.

Parcel 9.

A part of the SE¼ SE¼ of Section 7, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: from the SE¼ Corner of said Section 7; thence N 89°06'01" W, 521.39 feet along the Southern section line to the TRUE POINT OF BEGINNING; thence N 89°06'01" W, 275.00 feet further along the Southern section line to a point; thence N 00°36'42" E, 400 feet to a point; thence S 89°06'01" E, 275.00 feet to a point; thence S 00°36'42" W, 400.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the existing County Road Right of Way along the Southern property boundary of the above described property.

Parcel 10.

The East Half (E½) of the Southwest Quarter (SW¼), Section 7, Township Three (3) North, Range Forty-Five (45) East of the Boise Meridian, Teton County, Idaho.

Parcel 11.

The land situated in Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho and described as follows:

The W½NW¼ South of U.S. Highway 33, LESS highway right of way and LESS the following described property:

Beginning at a point 1624.0 feet South and 903.0 feet East from the Northwest Corner, and running South 1°6' East 210.0 feet; thence North 71°20' West 200 feet; thence North 1°6' West 366 feet; thence South 42°52' East 286.5 feet to the point of beginning.

Beginning at a point 1291.4 feet South and 475.2 feet East from the Northwest Corner, and running South 1°6' East 390.0 feet; thence South 66°42' East 250.0 feet; thence North 1°6' West 366.0 feet; thence North 62°01' West 261.0 feet to the point of beginning.

Beginning at a point 1043.4 feet South and 41.7 feet East from the Northwest Corner, and running South 1°6' West 448.0 feet; thence South 66°42' East

240.0 feet; thence North 1°6' West 440.0 feet; thence North 64°46' West 244.0 feet to the point of beginning.

Beginning at a point 1291.4 feet South and 475.2 feet East from the Northwest Corner, and running South 1°6' East 390.0 feet; thence North 66°42' West 230.0 feet; thence North 1°6' West 440.0 feet; thence South 55°46' East 256.0 feet to the point of beginning.

Beginning 737.98 feet South and South 46°53' East 1239.35 feet from the Northwest Corner and running thence South 260 feet; thence South 48°39' East 263 feet; thence North 7°43' East 157 feet; thence North 39°10' West 330 feet to the point of beginning.

Beginning at a point 666.82 feet South 3°36'40" East from the Northwest Corner and running South 46°27'50" East 1060.7 feet along the highway fence to the siphon pipe; thence North 77°6'43" West 107.6 feet; thence North 62°2'25" West 260.85 feet; thence North 55°46'32" West 256.03 feet; thence North 64°50'55" West 244.7 feet; thence North 335.90 feet to the point of beginning.

Parcel 12.

A part of the E½NE¼ Section 24, TWP. 3N. RNG. 45 E., B.M., Teton County, Idaho, being further described as:

From the NE Corner of said Section 24; thence S 00°02'44"W. 1484.33 feet along the eastern section line to a point on the north edge of concrete of the Trail Creek Irrigation Canal. The true point of beginning;
Thence S 00°02'44"W. 1154.57 feet further along the eastern section line to the SE corner of the E½NE¼ of section 24;
Thence N 89°41'10"W., 1316.65 feet along the south line of the E½NE¼ to the SW corner of the E½NE¼ of said section 24;
Thence N 00°02'01" E. 1772.27 feet along the west line of the E½NE¼ to a point on the north edge of concrete of the Trail Creek Irrigation Canal;
Thence along said concrete edge, S 60°55'40"E. 56.47 feet to a point;
Thence along said concrete edge, 68.55 feet along a 147.87 foot radius curve to the left, having a central angle of 26°33'33" and a chord bearing S 73°13'13"E. 67.93 feet to a point;
Thence along said concrete edge, S 86°30'00"E. 85.00 feet to a point;
Thence along said concrete edge, N 88°00'00"E. 108.00 feet to a point;

Thence along said concrete edge, S 76°45'00"E. 72.00 feet to a point;
Thence along said concrete edge, 81.37 feet along a 179.06 foot radius curve to the right, having a central angle of 26°02'13" and a chord bearing S 63°46'06"E. 80.67 feet to a point;
Thence along said concrete edge, S 50°45'00" E. 334.00 feet to a point;
Thence along said concrete edge, 79.66 feet along a 553.91 foot radius curve to the left, having a central angle of 08°14'25" and a chord bearing S 54°52'48"E. 79.59 feet to a point;
Thence along said concrete edge, S 59°00'00"E. 145.00 feet to a point;
Thence along said concrete edge, 78.71 feet along a 685.12 foot radius curve to the left, having a central angle of 06°34'58" and a chord bearing S 62°27'31"E. 78.67 feet to a point;
Thence along said concrete edge, S 65°54'24" E. 382.41 feet to the point of beginning.

Together with Right-of-Way Easement for ingress and egress to the above described property pursuant to Easement granted under Deed Granting Easement recorded February 6, 1995, Recorder's No. 119017, records of Teton County, Idaho, and a Common Driveway and Utility Easement recorded February 6, 1995, Recorder's No. 119018, records of Teton County, Idaho. Said Right-of-Way Easement is particularly described as follows:

From the NE Corner of Section 24, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, S 00°02'44" W, 621.62 feet to the true point of beginning on the South highway right-of-way line;
Thence S 0°02'44" W, 623.10 feet;
Thence 160.51 feet along an 80.00 foot radius curve to the right with a chord of S 57°31'22" W, 134.91 feet;
Thence S 25°00'00" W, 25.72 feet;
Thence S 55°00'00" E, 152.03 feet;
Thence S 0°02'44" W, 56.65 feet to the South property line;
Thence along said property line, N 65°45'00" W, 72.73 feet;
Thence leaving said property line N 55°00'00" W, 146.86 feet;
Thence 207.69 feet along a 70.00 foot radius curve to the right, with a chord of N 30°00'00" E, 139.47 feet;
Thence S 65°00'00" E, 31.58 feet;
Thence 40.13 feet along a 20.00 foot radius curve to the left, with a chord of N 57°31'22" E, 33.73 feet;
Thence N 13°03'26" E, 177.66 feet;
Thence N 0°02'45" E, 469.00 feet;

Thence S 46°26'23" E, 27.58 feet to the point of beginning.

From the NW corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, S 00°02'44" W, 621.62 feet to THE TRUE POINT OF BEGINNING on the South of Highway Right-of-Way; thence S 0°02'44" W, 861.70 feet along the section line; thence E. 33.60 feet, more or less to the property line; thence N 1°06' E, 440.00 feet; thence N 1°32'21" E, 42.00 feet; thence N 335.90 feet to the Highway Right-of-Way; thence N 44°04'58" W, 61.08 feet to THE POINT OF BEGINNING.

Subject to a 50 foot canal and road easement along the north side.

Parcels 1 through 12 are transferred with and shall include all appurtenant easements, all water rights appurtenant thereto (including all storage water and water rights evidenced by Stock Certificates or membership in an irrigation district), and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

Parcels 1 through 12 are also transferred with and shall include all irrigation equipment located on Parcels 1 through 12 or used in connection with the irrigation of Parcels 1 through 12.

All of the above described Parcels 1 through 12 are transferred subject to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

The above described Parcels 1 and 2 are transferred subject to Conservation Easement recorded on December 30, 2008 in the records of Teton County, Idaho as Instrument No. 202040. The terms and conditions of such Conservation Easement are incorporated herein by reference and the above described Parcels 1 and 2 are transferred and conveyed subject to the terms and conditions of such Conservation Easement.

The above described Parcels 3 through 7 are transferred subject to Conservation Easement recorded on December 24, 2009 in the records of Teton County, Idaho as Instrument No. 208812. The terms and conditions of such Conservation Easement are

incorporated herein by reference and the above described Parcels 3 through 7 are transferred and conveyed subject to the terms and conditions of such Conservation Easement.

The above described Parcel 10 is transferred subject to Conservation Easement recorded on December 30, 1996 in the records of Teton County, Idaho as Instrument No. 126058. The terms and conditions of such Conservation Easement are incorporated herein by reference and the above described Parcel 10 is transferred and conveyed subject to the terms and conditions of such Conservation Easement.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

Richard M. Jacobsen,

Susan P. Jacobsen,

STATE OF Idaho)
)ss.
County of Teton)

On the 20 day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared RICHARD M. JACOBSEN, known or identified 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.

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO
(Seal)

Teresa K. Mangum
Notary Public for Idaho
Residing at Driggs ID
My Commission Expires: 07-24-2015

STATE OF Idaho)
)ss.
County of Teton)

On the 20th day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared SUSAN P. JACOBSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

TERESA K. MANGUM
NOTARY PUBLIC
STATE OF IDAHO
(Seal)

Teresa K. Mangum
Notary Public for Idaho
Residing at Driggs ID
My Commission Expires: 07-24-2015

G:\WPDATA\CAH\16798\Documents\Grant Deed Jacobsen Prometierra.v2.wpd: