

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Security Interest in a Water Right

And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s).: 37-2482
Adjudication Claim No(s).: _____
2. The following **REQUIRED** information must be submitted with this form:
 - A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
 - B) A **FEE** of **\$25.00 per water right** or adjudication claim.
3. Name and Mailing Address of Person or Company holding Security Interest
Claude G. Hinkle and Karen L. Hinkle
% Insured Titles
841 Main Street
Gooding ID 83330
4. Name of Water Right Owner/Claimant(s)
Kenneth Cox
5. Expiration Date of Notification Period October 15, 2018
6. Is this a Renewal of Request for Notification? ☐ YES ☒ NO
7. Signature(s) of Security Interest holder(s)
 (and title if applicable)
Claude G. Hinkle
Karen L. Hinkle

For Office Use Only

Received by _____	Date _____	Fee <u>\$25- + \$75-</u>
Received by <u>DM</u>	Date <u>11-18-2013</u>	Receipt No. <u>5033646 + 5033647</u>
Processed by _____	Date _____	WR _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
841 Main Street
Gooding, ID 83330

CAMAS COUNTY
RECORDED FOR:
Clerk
02:10:27 PM 10-29-2013
2013-085570
No. PAGES: 7 FEE: \$28.00
KORRI BLODGETT
COUNTY CLERK
DEPUTY: KB

Space Above This Line for Recorder's Use Only

File No. 483828GO (Is)

THIS DEED OF TRUST IS SUBJECT TO A DUE-ON-SALE RIDER DATED 10/23/2013, BETWEEN Kenneth Cox, an unmarried man, AS GRANTOR, First American Title Company, AS TRUSTEE, AND Claude G. Hinkle and Karen L. Hinkle, AS BENEFICIARY.

DEED OF TRUST INCLUDING DUE - ON - SALE RIDER

THIS DEED OF TRUST, made this **October 28, 2013**, between **Kenneth Cox, an unmarried man**, herein called GRANTOR(S), whose address is **PO Box 311, Fairfield, ID 83327**, and **First American Title Company**, herein called TRUSTEE, whose address is **199 Country Lane, Jerome, Idaho 83338**, and **Claude G. Hinkle and Karen L. Hinkle**, herein called BENEFICIARY, whose address is **P.O. Box 39, Fairfield, ID 83327**.

WITNESSETH: That Grantor does hereby Irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of **Camas**, State of **Idaho**, described as follows and containing not more than eighty acres in area:

TOWNSHIP 1 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 9: ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF THE FORMER O.S.L. RAILROAD, EXCEPTING THEREFROM VANSIKE SUBDIVISION.

TO INCLUDE: IDAHO DEPT OF WATER RESOURCES; WATER RIGHT 37-13103 AND 37-2482

TOGETHER WITH all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits;

For the purpose of securing:

1. Performance of each agreement of Grantor herein contained.
2. Payment of the indebtedness evidenced by a promissory note, of even date herewith, and any extension or renewal thereof, in the principal sum of ~~One Hundred Twenty Five Thousand Dollars, \$125,000.00~~ payable to Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if not sooner paid, to be finally due and payable **October 15, 2018**.
3. To secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them while record owner of present interest, for any purpose, and any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums in the rate therein provided. Provided, however, that the making of such further loan, advances or expenditures shall be optional with the Beneficiary, and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such loans, advances or expenditures together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

4. To pay: at least ten days before delinquency, all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure so to pay shall constitute a default under this trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the note rate.

6. Should Grantor fail to make any payment or do to any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be

prior or superior hereto; and, in exercising any such powers, or enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including the Beneficiary under the Deed of Trust, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payments of: all sums expended under the terms hereof, not then repaid, with accrued interest at the note rate; all other sums then secured hereby; and the remainder, if any, to the persons or persons legally entitled thereto.

7. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, the term Beneficiary shall mean the owner and holder of the Note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be party unless brought by Trustee.

9. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the County in which the property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the trustee or Trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.

Kenneth Cox

Kenneth Cox

STATE OF Idaho)
)
COUNTY OF Camas)

On this 29 day of October, 2013, before me, a Notary Public in and for said State, personally appeared **Kenneth Cox**, known or identified to me to be the person(s) whose name(s) 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.



Lisa Suhr

Notary Public for the State of Idaho

Residing at: Wendell Idaho

My Commission Expires: September 21, 2015

**THE PROMISSORY NOTE OR NOTES, AND ANY EVIDENCES OF FURTHER AND/OR ADDITIONAL
ADVANCES MUST BE PRESENTED WITH THIS REQUEST**

_____, Idaho _____, 20 ____

To: _____ Trustee

You are hereby authorized and requested to cancel all evidences of indebtedness secured by said Deed of Trust and to reconvey, without warranty, all the estate now held by you thereunder and deliver same to _____.

The undersigned hereby certifies that _____ is the legal owner and holder of the debt secured by the within Deed of Trust. All sums secured thereby have been fully paid and satisfied.

Address: _____

By: _____

By: _____

Telephone _____

DUE-ON-SALE OR DEED OF TRUST CLAUSE RIDER ATTACHED TO DEED OF TRUST DATED October 28, 2013, BETWEEN Kenneth Cox, AS GRANTORS, First American Title Company, AS TRUSTEE, AND Claude G. Hinkle and Karen L. Hinkle, as BENEFICIARIES.

DUE-ON-SALE CLAUSE RIDER

THIS RIDER made October 28, 2013, and is incorporated into, and shall be deemed to amend and supplement the Deed of Trust of the same date given by the undersigned Grantor to secure a Note to the Beneficiary of the same date and covering the property described in said Deed of Trust.

IN ADDITION to the covenants and agreements in the Deed of Trust, Grantor and Beneficiary further consent and agree that said Deed of Trust shall contain the following:

- A. If all or any part of the property, or an interest therein, is sold, assigned, leased or transferred by Grantor without Beneficiary's prior written consent, excluding (a) a transfer by devise, descent or by operation of law upon the death of one of the owners, or (b) the grant of any leasehold interest of one year or less not containing an option to purchase, Beneficiary may, at Beneficiary's option, declare all the sums secured by this Deed of Trust to be immediately due and payable. In addition, the Grantors agree to pay to the Beneficiary as a penalty the sum of \$ 25,000.00. Beneficiary shall have the right to waive such penalty and or option to accelerate if, prior to the sale or transfer.

KC [initials] KHA

If Beneficiary exercises such option to accelerate, Beneficiary shall mail Grantor notice of acceleration. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Grantor may pay the sum's declared due. If Grantor fails to pay such sums prior to the expiration of such period, Beneficiary may, without further notice or demand on Grantor, invoke any remedies permitted herein.

Grantors:

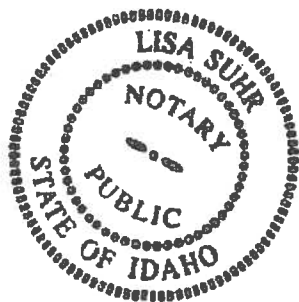
Kenneth Cox

Kenneth Cox

STATE OF Idaho)
)
) ss.
COUNTY OF Camas)

On this 24 day of October, 2013, before me, a Notary Public in and for said State, personally appeared **Kenneth Cox**, known or identified to me to be the person(s) whose name(s) 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.



A handwritten signature in cursive script, appearing to read "Lisa Suhr", written over a horizontal line.

Notary Public for the State of Idaho
Residing at: Wendell Idaho
My Commission Expires: September 21, 2015



First American Title Company
841 Main Street, Gooding, ID 83330
Phone (208)934-4427 Fax (208)934-4741

IDWR Southern Region
1341 Fillmore St, Ste 200
Twin Falls ID 83301

November 14, 2013
File No.: 483828GO (Is)

Attn: Trish Fawcett
Phone: 208-736-3033 Fax: N/A

Property: **56 West U.S. Highway 20, Fairfield, ID 83327**

Parcel No.: **RP01S14E094901A**

Legal Description of Property in question:

TOWNSHIP 1 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 9: ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF THE FORMER O.S.L. RAILROAD, EXCEPTING THEREFROM VANSKIKE SUBDIVISION.

Prior vested owner of property: **Heirs of Loy L. Vanskike and Pearl M. Vanskike, deceased. Dorothy M. Vanskike has been appointed as general Personal Representative of said estates.**

TO WHOM IT MAY CONCERN:

Please be advised that the above referenced property has been sold and title is now vested as follows:

Kenneth Cox, an unmarried man

as per copy of recorded Warranty Deed attached hereto. Also enclosed please find Notice of Security Interest per water right and check for this fee.

Please change your records accordingly and bill the new owners at:

Mailing Address: **PO Box 311, Fairfield, ID 83327**

Sincerely,

Lisa Suhr
Escrow Officer

Is/Is

*IDWR Southern Region
Attn: Trish Fawcett
1341 Fillmore St, Ste 200
Twin Falls ID 83301*