

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

Notice of Change in Water Right Ownership

JUL 29 2013

DEPARTMENT OF
WATER RESOURCES

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

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
81-7030	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: LANEE LEEPER
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): DARRELL & MARY BULL
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

6807 Hwy 12 Kootenai ID 83539
Mailing address City State ZIP
(208) 926-4723 maryleebull@hotmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
 - ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 7/1/2013

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

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

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

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

8. Signature: [Signature] 7/20/13
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature] 7/20/13
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by dg Date 7/29/13 Receipt No. C097538 Receipt Amt. \$25.00
Approved by [Signature] Processed by [Signature] Date 9-19-2013

DEV

490481

WARRANTY DEED

GRANTOR, LANCE ALLEN LEEPER, a married man dealing with his sole and separate property, joined by his wife, JODI DENISE LEEPER, of 1514 35th Street SE, Auburn, WA 98002, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to DARRELL EDWARD BULL and MARYLEE BULL, husband and wife, of 6159 Highway 12, Kooskia, ID 83539, as GRANTEE, and to grantee's heirs and assigns forever, all of the following described real estate located in the County of Idaho, State of Idaho, to wit:

Township 32 North, Range 5 East, Boise Meridian, Idaho County, Idaho,

Section 2: Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 3: Government Lot 6

LESS the following parcels originally described of record as follows:

A tract of land located in Government Lot 6, sometimes referred to as Idaho County Tax Assessor's Number 12, described as follows:

BEGINNING at the Northwest corner of Government Lot 6,

Thence East 1170.00 feet;

Thence in a Southwesterly direction to the Lewis Clark Highway right-of-way;

Thence in a Northwesterly direction on said Lewis Clark Highway 420 feet to the West line of Government Lot 6;

Thence North to THE POINT OF BEGINNING.

ALSO:

A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 and Government Lot 6 of Section 3, sometimes referred to as Idaho County Tax Assessor's Number 47, described as follows:

COMMENCING at a 5/8" dia. x 30" long iron bar with cap at a point of intersection of two fences, from which the $\frac{1}{4}$ corner of said Sections 2 and 3 bears N67°08'E, 448.00 feet;

Thence from said iron bar Northwesterly along a fence on the North side of U.S. Highway No. 12 through a curve to the right of undetermined radius, the chord of which bears N49°08'W, 591.60 feet to a 5/8" x 30" long iron bar with cap at the point of intersection of two fences, the TRUE POINT OF BEGINNING;

WARRANTY DEED

22842 5837

Instrument # 490481

IDAHO COUNTY, IDAHO,

6-28-2013 01:33:12 No. of Pages: 6

Recorded for: INLAND TITLE

KATHY M. ACKERMAN

Ex-Officio Recorder Deputy

Fee: 25.00

1 Thence N45°42'E, 1520.00 feet, more or less, along the fence
2 to the South boundary line of Government Lot 4 of said Section
2;

3 Thence West 430 feet, more or less, along said South boundary
4 line of Government Lot 4, to a point which is 140.70 feet West
of the 1/16 corner between said Sections 2 and 3;

5 Thence S44°00'W, 1130 feet along a fence line to a point of
intersection with the Lewis-Clark Highway No. 12 right-of-way
fence line;

6 Thence S35°00'E, 320.00 feet along said fence line to THE TRUE
7 POINT OF BEGINNING.

8 ALSO:

9 A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 and
Government Lot 6 of Section 3, sometimes referred to as Idaho
County Tax Assessor's Number 139, described as follows:

10 BEGINNING at a 5/8" dia. x 30" long iron bar with cap at the
11 point of intersection of two fences, from which the $\frac{1}{4}$ corner
of said Sections 2 and 3 bears N. 67°08' E., 448 feet;

12 Thence from said iron bar Northwesterly along a fence on the
North side of U.S. Highway No. 12 through a curve to the right
13 of undetermined radius, the chord of which bears N49°08'W,
591.60 feet to a 5/8" dia. x 30" long iron bar with cap at the
14 point of intersection of two fences, and also being a
Southeasterly property corner;

15 Thence N45°42' E, 1508.80 feet along a fence, also being an
East property line, to a 5/8" dia. x 30" long iron bar in a
16 fence;

17 Thence N85°37' E, 542.60 feet along last said fence to 5/8"
dia. x 30" long iron bar; Thence leaving said fence S38°20'W,
1574.50 feet to a fence corner;

18 Thence continuing along a fence S38°20'W, 315.70 feet, more or
19 less, to the POINT OF BEGINNING.

20 ALSO:

21 A tract of land located in Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 2 and Government Lot 6 of Section 3, sometimes
22 referred to as Idaho County Tax Assessor's Numbers 131 and
132, described as follows:

23 BEGINNING at a 5/8" x 30" rebar with cap marked "S700" set on
the North line of U.S. Highway No. 12, from which point the
24 Quarter Corner between said Sections 2 and 3 bears N67°08'E,
448 feet;

25 Thence S58°59'E, 744.2 feet along said North line to a
5/8"x30" rebar with cap marked "S700";

26 Thence continuing S58°58'E, 443.10 feet along said North line
to a 5/8"x30" rebar with cap marked "S700";

27 Thence N32°27'E, 1358.00 feet to the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 2;

28 Thence North 938.00 feet along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to
the center of the NW $\frac{1}{4}$ of said Section 2;

Thence West 571.00 feet along the fence marking the North line

1 of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a 5/8"x30" rebar with cap marked "S700";
2 Thence S38°20'W, 1890.20 feet to THE PLACE OF BEGINNING.

3 The above parcel is also described as follows:

4 Commencing at the Northeast Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2,
5 marked by a brass monument established by the Bureau of Land
6 Management, the TRUE POINT OF BEGINNING:

7 Thence S27°43'21"W, 2,181.53 feet to the Northerly right-of-
8 way boundary of U.S. Highway No.12;

9 Thence N59°04'31"W, 530.83 feet along said right-of-way
10 boundary;

11 Thence N30°31'01"E, 322.43 feet;

12 Thence N38°17'10"E, 1,759.70 feet to the Northerly boundary of
13 said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

14 Thence S89°49'06"E, 216.18 feet along said boundary to the
15 TRUE POINT OF BEGINNING.

16 ALSO:

17 Commencing at the Northeast Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
18 Section 2, marked by an aluminum monument established by the
19 Bureau of Land Management;

20 Thence N89°49'06"W, 216.18 feet along the Northerly boundary
21 of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the TRUE POINT OF BEGINNING:

22 Thence S38°17'10"W, 1,759.70 feet;

23 Thence S30°31'01"W, 322.43 feet to the Northerly right-of-way
24 boundary of U.S. Highway No. 12;

25 Thence N59°04'31"W, 340.79 feet along said right-of-way
26 boundary;

27 Thence N38°12'03"E, 1,889.75 feet, (formerly N38°20'E, 1,890.2
28 feet), to the Northerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2;

Thence S89°49'06"E, 377.70 feet along said boundary to the
TRUE POINT OF BEGINNING.

ALSO:

A tract of land located in Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 2, sometimes referred to as Idaho County Assessor's
Tax Number 124, described as follows:

Commencing at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
Section 2, marked by an aluminum monument established by the
Bureau of Land Management, the TRUE POINT OF BEGINNING;

Thence S01°03'41"W, 661.13 feet along the Easterly boundary of
said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Center South Northwest 1/64 corner marked
by an aluminum monument established by the Bureau of Land
Management;

Thence S00°52'34"W, 276.87 feet continuing along the Easterly
boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence S32°09'46"W, 1365.44 feet, (formerly S 32°27' W,
1358.00 feet) to the Northerly right-of-way boundary of U.S.
Highway No. 12;

Thence N59°04'31"W, 316.47 feet along said right of way
boundary;

1 Thence N27°43'21"E, 2,181.53 feet to the TRUE POINT OF
2 BEGINNING.

3 ALSO

4 A tract of land located in Government Lot 5, sometimes
5 referred to as Idaho County Assessor's Tax Numbers 11 and 17
6 and part of Tax Number 91, described as follows:

7 BEGINNING at a point where Lewis Clark Highway intersects the
8 East line of Government Lot 5;

9 Thence North 1,000.20 feet;

10 Thence in a Southwesterly direction 866.86 feet;

11 Thence paralleling said highway in a Southeasterly direction
12 502.5 feet to the POINT OF BEGINNING.

13 TOGETHER with all improvements, water, water rights, ditches,
14 ditch rights, easements, including but not limited to easements for
15 waterlines, hereditaments and appurtenances thereto.

16 Subject to:

17 1. Taxes for the year 2013 are an accruing lien, not yet due
18 or payable.

19 2. Any claim arising from the difference in the mean high
20 water line of the MIDDLE FORK OF THE CLEARWATER RIVER and the
21 meander line as shown by the Original Government Survey.

22 3. Any right, title and interest of the State of Idaho within
23 the natural bed of the MIDDLE FORK OF THE CLEARWATER RIVER
24 below the ordinary high water line, and also excepting any
25 accretion or avulsion changes of the ordinary high water line.

26 4. Subject to the existing easements for U.S. Highway 12
27 right-of-way and public utilities now in use or existence on
28 said land.

5. NATIONAL WILD AND SCENIC RIVERS SYSTEM RECREATION RIVER
AREA EASEMENT recorded April 20, 1977 as Instrument Number
267721.

6. JUDGMENT ON DECLARATION OF TAKING AND ORDER FOR DELIVERY OF
POSSESSION regarding a scenic easement, recorded May 8, 1978
as Instrument Number 273423.

7. All matters, covenants, conditions, restrictions, easements
and any rights, interests or claims which may exist by reason
thereof, disclosed by Record of Survey noted below, but
deleting any covenant, condition or restriction indicating a
preference, limitation or discrimination based on race,
color, religion, sex, handicap, familial status, or national
origin to the extent such covenants, conditions or
restrictions violate 42 USC 3604(c).

1 Record of Surveys:

2 recorded September 20, 1985 as Instrument Number 322500;

3 recorded May 23, 1996 as Instrument Number 386925.

4 8. Possible rights of possession or ownership as disclosed by
5 the fencelines contained in the legal description and the
6 encroachment of a fence onto the East side of said land
disclosed by a Record of Survey recorded September 20, 1985 as
Instrument Number 322500, and any rights, easements, interests
or claims which may exist by reason thereof.

7 9. EASEMENT AGREEMENT for a pumphouse, pump and water line
8 recorded October 25, 2001 as Instrument Number 419386.

9 10. WATER AGREEMENT, recorded June 11, 2004 as Instrument
10 Number 435784.

11 TO HAVE AND TO HOLD the said premises, with their
12 appurtenances, unto the said Grantees, their heirs and assigns
13 forever. And the said Grantors do hereby covenant to and with the
14 said Grantees that they are the owners in fee simple of said
15 premises; that they are free from all encumbrances, and that they
16 will warrant and defend the same from all lawful claims whatsoever,
except general taxes for the year 2013, and easements,
reservations, restrictions and rights-of-way of record or in use.

17 Except as otherwise expressly provided in this instrument,
18 GRANTORS, hereby declare pursuant to Title 5, Chapter 2 of the
19 Idaho Code, that in the event GRANTORS shall have permitted or
20 suffered at any time prior to the making of this instrument, any
21 person or entity to possess, use or occupy the above-described
22 premises, or any portion thereof, for any purpose, with or without
23 the knowledge of GRANTORS, it was not the intent of GRANTORS, by
24 permitting or suffering such possession, use or occupation, to
thereby define property boundaries or ownership thereof.

25 In construing this deed, and where the context so requires,
26 the singular includes the plural and the masculine, the feminine
27 and the neuter.
28

1 IN WITNESS WHEREOF, Grantors have hereunto subscribed their
2 names to this instrument this 28th day of June, 2013.

3
4 
5 LANCE ALLEN LEEPER

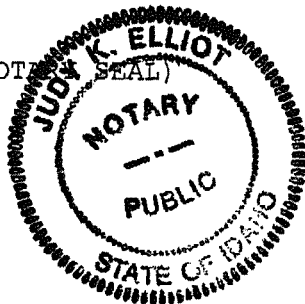
Jodi Denise Leeper
JODI DENISE LEEPER

6
7 STATE OF IDAHO)
8 ss.
9 County of Idaho)

10 On this 28th day of June, 2013, before me,
11 Judy K Elliot, a Notary for the said County and
12 State, personally appeared LANCE ALLEN LEEPER and JODI DENISE
13 LEEPER, ^{JKE} ~~husband and wife~~, known or identified to me to be the
14 persons whose names are subscribed to the within instrument, and
15 they acknowledged to me that they freely executed the same and that
16 the statements therein contained are true.

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

19
20 (NOTARY SEAL)



21 Judy K Elliot
22 Notary Public for State of Idaho.
23 Residing at Grangeville, therein.
24 My commission expires on
25 3-26, 2016.
26
27
28

COPY

WARRANTY DEED

GRANTOR, LANCE ALLEN LEEPER, a married man dealing with his sole and separate property, joined by his wife, JODI DENISE LEEPER, of 1514 35th Street SE, Auburn, WA 98002, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to DARRELL EDWARD BULL and MARYLEE BULL, husband and wife, of 6159 Highway 12, Kooskia, ID 83539, as GRANTEE, and to grantee's heirs and assigns forever, all of the following described real estate located in the County of Idaho, State of Idaho, to wit:

Township 32 North, Range 5 East, Boise Meridian, Idaho County, Idaho,

Section 2: Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 3: Government Lot 6

LESS the following parcels originally described of record as follows:

A tract of land located in Government Lot 6, sometimes referred to as Idaho County Tax Assessor's Number 12, described as follows:

BEGINNING at the Northwest corner of Government Lot 6,

Thence East 1170.00 feet;

Thence in a Southwesterly direction to the Lewis Clark Highway right-of-way;

Thence in a Northwesterly direction on said Lewis Clark Highway 420 feet to the West line of Government Lot 6;

Thence North to THE POINT OF BEGINNING.

ALSO:

A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 and Government Lot 6 of Section 3, sometimes referred to as Idaho County Tax Assessor's Number 47, described as follows:

COMMENCING at a 5/8" dia. x 30" long iron bar with cap at a point of intersection of two fences, from which the $\frac{1}{4}$ corner of said Sections 2 and 3 bears N67°08'E, 448.00 feet;

Thence from said iron bar Northwesterly along a fence on the North side of U.S. Highway No. 12 through a curve to the right of undetermined radius, the chord of which bears N49°08'W, 591.60 feet to a 5/8" x 30" long iron bar with cap at the point of intersection of two fences, the TRUE POINT OF BEGINNING;

1 Thence N45°42'E, 1520.00 feet, more or less, along the fence
2 to the South boundary line of Government Lot 4 of said Section

3 2;
4 Thence West 430 feet, more or less, along said South boundary
5 line of Government Lot 4, to a point which is 140.70 feet West
6 of the 1/16 corner between said Sections 2 and 3;

7 Thence S44°00'W, 1130 feet along a fence line to a point of
8 intersection with the Lewis-Clark Highway No. 12 right-of-way
9 fence line;

10 Thence S35°00'E, 320.00 feet along said fence line to THE TRUE
11 POINT OF BEGINNING.

12 ALSO:

13 A tract of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 and
14 Government Lot 6 of Section 3, sometimes referred to as Idaho
15 County Tax Assessor's Number 139, described as follows:

16 BEGINNING at a 5/8" dia. x 30" long iron bar with cap at the
17 point of intersection of two fences, from which the $\frac{1}{4}$ corner
18 of said Sections 2 and 3 bears N. 67°08' E., 448 feet;

19 Thence from said iron bar Northwesterly along a fence on the
20 North side of U.S. Highway No. 12 through a curve to the right
21 of undetermined radius, the chord of which bears N49°08'W,
22 591.60 feet to a 5/8" dia. x 30" long iron bar with cap at the
23 point of intersection of two fences, and also being a
24 Southeasterly property corner;

25 Thence N45°42' E, 1508.80 feet along a fence, also being an
26 East property line, to a 5/8" dia. x 30" long iron bar in a
27 fence;

28 Thence N85°37' E, 542.60 feet along last said fence to 5/8"
dia. x 30" long iron bar; Thence leaving said fence S38°20'W,
1574.50 feet to a fence corner;

Thence continuing along a fence S38°20'W, 315.70 feet, more or
less, to the POINT OF BEGINNING.

ALSO:

A tract of land located in Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 2 and Government Lot 6 of Section 3, sometimes
referred to as Idaho County Tax Assessor's Numbers 131 and
132, described as follows:

BEGINNING at a 5/8" x 30" rebar with cap marked "S700" set on
the North line of U.S. Highway No. 12, from which point the
Quarter Corner between said Sections 2 and 3 bears N67°08'E,
448 feet;

Thence S58°59'E, 744.2 feet along said North line to a
5/8"x30" rebar with cap marked "S700";

Thence continuing S58°58'E, 443.10 feet along said North line
to a 5/8"x30" rebar with cap marked "S700";

Thence N32°27'E, 1358.00 feet to the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 2;

Thence North 938.00 feet along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to
the center of the NW $\frac{1}{4}$ of said Section 2;

Thence West 571.00 feet along the fence marking the North line

1 of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a 5/8"x30" rebar with cap marked "S700";
2 Thence S38°20'W, 1890.20 feet to THE PLACE OF BEGINNING.

3 The above parcel is also described as follows:

4 Commencing at the Northeast Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2,
5 marked by a brass monument established by the Bureau of Land
6 Management, the TRUE POINT OF BEGINNING:

7 Thence S27°43'21"W, 2,181.53 feet to the Northerly right-of-
8 way boundary of U.S. Highway No.12;

9 Thence N59°04'31"W, 530.83 feet along said right-of-way
10 boundary;

11 Thence N30°31'01"E, 322.43 feet;

12 Thence N38°17'10"E, 1,759.70 feet to the Northerly boundary of
13 said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

14 Thence S89°49'06"E, 216.18 feet along said boundary to the
15 TRUE POINT OF BEGINNING.

16 ALSO:

17 Commencing at the Northeast Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
18 Section 2, marked by an aluminum monument established by the
19 Bureau of Land Management;

20 Thence N89°49'06"W, 216.18 feet along the Northerly boundary
21 of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the TRUE POINT OF BEGINNING:

22 Thence S38°17'10"W, 1,759.70 feet;

23 Thence S30°31'01"W, 322.43 feet to the Northerly right-of-way
24 boundary of U.S. Highway No. 12;

25 Thence N59°04'31"W, 340.79 feet along said right-of-way
26 boundary;

27 Thence N38°12'03"E, 1,889.75 feet, (formerly N38°20'E, 1,890.2
28 feet), to the Northerly boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2;

Thence S89°49'06"E, 377.70 feet along said boundary to the
TRUE POINT OF BEGINNING.

ALSO:

A tract of land located in Government Lot 5 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 2, sometimes referred to as Idaho County Assessor's
Tax Number 124, described as follows:

Commencing at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
Section 2, marked by an aluminum monument established by the
Bureau of Land Management, the TRUE POINT OF BEGINNING;

Thence S01°03'41"W, 661.13 feet along the Easterly boundary of
said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Center South Northwest 1/64 corner marked
by an aluminum monument established by the Bureau of Land
Management;

Thence S00°52'34"W, 276.87 feet continuing along the Easterly
boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence S32°09'46"W, 1365.44 feet, (formerly S 32°27' W,
1358.00 feet) to the Northerly right-of-way boundary of U.S.
Highway No. 12;

Thence N59°04'31"W, 316.47 feet along said right of way
boundary;

1 Thence N27°43'21"E, 2,181.53 feet to the TRUE POINT OF
2 BEGINNING.

3 ALSO

4 A tract of land located in Government Lot 5, sometimes
5 referred to as Idaho County Assessor's Tax Numbers 11 and 17
6 and part of Tax Number 91, described as follows:

7 BEGINNING at a point where Lewis Clark Highway intersects the
8 East line of Government Lot 5;

9 Thence North 1,000.20 feet;

10 Thence in a Southwesterly direction 866.86 feet;

11 Thence paralleling said highway in a Southeasterly direction
12 502.5 feet to the POINT OF BEGINNING.

13 TOGETHER with all improvements, water, water rights, ditches,
14 ditch rights, easements, including but not limited to easements for
15 waterlines, hereditaments and appurtenances thereto.

16 Subject to:

17 1. Taxes for the year 2013 are an accruing lien, not yet due
18 or payable.

19 2. Any claim arising from the difference in the mean high
20 water line of the MIDDLE FORK OF THE CLEARWATER RIVER and the
21 meander line as shown by the Original Government Survey.

22 3. Any right, title and interest of the State of Idaho within
23 the natural bed of the MIDDLE FORK OF THE CLEARWATER RIVER
24 below the ordinary high water line, and also excepting any
25 accretion or avulsion changes of the ordinary high water line.

26 4. Subject to the existing easements for U.S. Highway 12
27 right-of-way and public utilities now in use or existence on
28 said land.

5. NATIONAL WILD AND SCENIC RIVERS SYSTEM RECREATION RIVER
AREA EASEMENT recorded April 20, 1977 as Instrument Number
267721.

6. JUDGMENT ON DECLARATION OF TAKING AND ORDER FOR DELIVERY OF
POSSESSION regarding a scenic easement, recorded May 8, 1978
as Instrument Number 273423.

7. All matters, covenants, conditions, restrictions, easements
and any rights, interests or claims which may exist by reason
thereof, disclosed by Record of Survey noted below, but
deleting any covenant, condition or restriction indicating a
preference, limitation or discrimination based on race,
color, religion, sex, handicap, familial status, or national
origin to the extent such covenants, conditions or
restrictions violate 42 USC 3604(c).

1 Record of Surveys:
2 recorded September 20, 1985 as Instrument Number 322500;
3 recorded May 23, 1996 as Instrument Number 386925.

4 8. Possible rights of possession or ownership as disclosed by
5 the fencelines contained in the legal description and the
6 encroachment of a fence onto the East side of said land
disclosed by a Record of Survey recorded September 20, 1985 as
Instrument Number 322500, and any rights, easements, interests
or claims which may exist by reason thereof.

7 9. EASEMENT AGREEMENT for a pumphouse, pump and water line
8 recorded October 25, 2001 as Instrument Number 419386.

9 10. WATER AGREEMENT, recorded June 11, 2004 as Instrument
10 Number 435784.

11 TO HAVE AND TO HOLD the said premises, with their
12 appurtenances, unto the said Grantees, their heirs and assigns
13 forever. And the said Grantors do hereby covenant to and with the
14 said Grantees that they are the owners in fee simple of said
15 premises; that they are free from all encumbrances, and that they
16 will warrant and defend the same from all lawful claims whatsoever,
except general taxes for the year 2013, and easements,
reservations, restrictions and rights-of-way of record or in use.

17 Except as otherwise expressly provided in this instrument,
18 GRANTORS, hereby declare pursuant to Title 5, Chapter 2 of the
19 Idaho Code, that in the event GRANTORS shall have permitted or
20 suffered at any time prior to the making of this instrument, any
21 person or entity to possess, use or occupy the above-described
22 premises, or any portion thereof, for any purpose, with or without
23 the knowledge of GRANTORS, it was not the intent of GRANTORS, by
24 permitting or suffering such possession, use or occupation, to
thereby define property boundaries or ownership thereof.

25 In construing this deed, and where the context so requires,
26 the singular includes the plural and the masculine, the feminine
27 and the neuter.
28

1 IN WITNESS WHEREOF, Grantors have hereunto subscribed their
2 names to this instrument this _____ day of June, 2013.

3
4 _____
LANCE ALLEN LEEPER

JODI DENISE LEEPER

5
6
7 STATE OF IDAHO)
8 ss.
County of Idaho)

9 On this _____ day of June, 2013, before me,
10 _____, a Notary for the said County and
11 State, personally appeared LANCE ALLEN LEEPER and JODI DENISE
12 LEEPER, husband and wife, known or identified to me to be the
13 persons whose names are subscribed to the within instrument, and
14 they acknowledged to me that they freely executed the same and that
15 the statements therein contained are true.
16

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

19
20 (NOTARY SEAL)

21 _____
Notary Public for State of Idaho.
22 Residing at Grangeville, therein.
My commission expires on
23 _____, 20____.

