

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## Notice of Change in Water Right Ownership

(Hessner Farm)

**RECEIVED**  
AUG 07 2013  
DEPT. OF WATER RESOURCES  
SOUTHERN REGION

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

| Water Right/Claim No. | Split?                       | Water Right/Claim No. | Split?                       | Water Right/Claim No. | Split?                       |
|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|
| 45-485A               | Yes <input type="checkbox"/> | 45-2720               | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-485B               | Yes <input type="checkbox"/> | 45-4132               | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-486A               | Yes <input type="checkbox"/> | 45-12451              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-486B               | Yes <input type="checkbox"/> | 45-2190               | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-2216B              | Yes <input type="checkbox"/> | 45-10067              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |

see additional page

2. Previous Owner's Name: Russell V. or Lisa E. Patterson  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Pattco, LLC  
New owner(s) as listed on the conveyance document
- Mailing address: 1800 Z Street  
City: Hayburn State: ID ZIP: 83336
- Telephone: 208-678-0441 Email: aces@cablone.net
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: 12/26/2012
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: Russell V. Patterson Title, if applicable: General Partner Date: 8-1-13  
Signature: Lisa E. Patterson Title, if applicable: General Partner Date: 8-1-13

For IDWR Office Use Only:

Received by SM Date 8-7-2013 Receipt No. S033443 Receipt Amt. \$250-  
Approved by \_\_\_\_\_ Processed by \_\_\_\_\_ Date \_\_\_\_\_

SUPPORT DATA

IN FILE # 45-485A

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**Notice of Change in Water Right Ownership**

(Hobson Farm)  
(Woodhouse Farm)

**RECEIVED**

**AUG 07 2013**

DEPT. OF WATER RESOURCES  
SOLBEN

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?                       |
|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|
| 45-7603               | Yes <input type="checkbox"/> | 45-13399              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-2621               | Yes <input type="checkbox"/> | 45-2582B              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-7164               | Yes <input type="checkbox"/> | 45-2585B              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-7261               | Yes <input type="checkbox"/> | 45-13613              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
| 45-13398              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Russell V. or Lisa E. Patterson  
Name of current water right holder/claimant

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

1800 E Street      Hayburn      ID      83336  
Mailing address      City      State      ZIP

208-678-0441      aces@cableone.net  
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: 12/26/2012

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):
  - o \$25 per *undivided* water right.
  - o \$100 per *split* water right.
  - o No fee is required for pending adjudication claims.

8. Signature: Russell V. Patterson      General Partner      8-1-13  
Signature of new owner/claimant      Title, if applicable      Date

Signature: Lisa E. Patterson      General Partner      8-1-13  
Signature of new owner/claimant      Title, if applicable      Date

For IDWR Office Use Only:

Received by DM      Date 8-7-2013      Receipt No. 5033442      Receipt Amt. \$225-

Approved by \_\_\_\_\_      Processed by \_\_\_\_\_      Date \_\_\_\_\_

Recording Requested By And  
When Recorded Mail To:

Kellie D. Kuster  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500

**TWIN FALLS COUNTY**  
Recorded for:  
**AHRENS DEANGELI LAW**  
9:54:11 AM 04-08-2013  
**2013-007656**  
No. Pages: 9 Fee: \$ 34.00  
**KRISTINA GLASCOCK**  
County Clerk  
Deputy: BHUNTER

## Correction Bargain and Sale Deed

Russell V. Patterson, also known as Russell Patterson and Lisa E. Patterson, also known as Lisa Patterson, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain and convey to Pattco, LLLP, an Idaho limited liability limited partnership, whose current address is 1800 Z Street, Heyburn, Idaho 83336, Grantee, the following described real property located in Twin Falls County, Idaho, more particularly described as follows, to wit:

### PARCEL 1:

TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE BOISE  
MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 30: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$

TOGETHER WITH a Grant of Easement for Ingress and Egress and Irrigation Pipeline recorded in Twin Falls County, Idaho as Instrument No. 2011-005303, records of Twin Falls County, Idaho. The access and irrigation pipeline easement is more particularly described as follows:

Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 30 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Southeast Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 30 of T. 11 S., R. 20 E., B.M. said corner marked by a 5/8" rebar which shall be the Point of Beginning;

THENCE North 89 degrees 42 minutes 03 seconds West for a distance of 1312.90 feet to the west line of the NE1/4NE1/4;

THENCE North 00 degrees 08 minutes 45 seconds West along said line for a distance of 25.00 feet;

THENCE South 89 degrees 42 minutes 03 seconds East for a distance of 1312.86 feet to the east line of the NE1/4NE1/4;

THENCE South 00 degrees 14 minutes 40 seconds East along the east line of Section 30 for a distance of 25.00 feet to the POINT OF BEGINNING;

Said property contains 0.75 acres more or less.

PARCEL 2:

TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 30: NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 3:

TOWNSHIP 11 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 29: S $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM a part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  in Section 29 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, Idaho, described as follows:

Beginning at the West  $\frac{1}{4}$  corner of Section 29 of Township 11 South, Range 20 East of the Boise Meridian, said corner marked by a 5/8" rebar;

Thence North 00°15'07" West along the West line of Section 29 for a distance of 220.02 feet to the POINT OF BEGINNING;

Thence North 00°15'07" West along the West line of Section 29 for a distance of 268.44 feet;

Thence South 88°44'54" East for a distance of 19.97 feet to a  $\frac{1}{2}$ " rebar;

Thence South 88°44'54" East for a distance of 142.33 feet to a ½" rebar;  
Thence South 88°44'54" East for a distance of 2.50 feet;  
Thence South 00°08'53" East for a distance of 268.44 feet;  
Thence North 88°44'54" West for a distance of 144.27 feet to a ½" rebar;  
Thence North 88°44'54" West for a distance of 20.03 feet to the POINT OF BEGINNING.

**PARCEL 4:**

Part of the SW1/4SE1/4 of Section 19 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the South 1/4 Corner of Section 19 of T. 11 S., R. 20 E., B.M. said corner marked by a 5/8" rebar which shall be the Point of Beginning;

THENCE North 00 degrees 11 minutes 40 seconds West along the west line of the SW1/4SE1/4 for a distance of 1314.82 feet to a 5/8" rebar at the Northwest Corner of the SW1/4SE1/4;

THENCE North 89 degrees 44 minutes 48 seconds East along the north line of the SW1/4SE1/4 for a distance of 653.41 feet;

THENCE South 00 degrees 00 minutes 16 seconds East (S 0°02'46" W, rec.) for a distance of 705.72 feet to a ½" rebar;

THENCE South 89 degrees 59 minutes 33 seconds East (S 89°57'14" E, rec.) for a distance of 620.14 feet to a ½" rebar;

THENCE South 89 degrees 59 minutes 33 seconds East (S 89°57'14" E, rec.) for a distance of 34.93 feet to a ½" rebar;

THENCE North 00 degrees 00 minutes 08 seconds West (N 0°02'46" E, rec.) for a distance of 505.51 feet (505.39', rec.) to a 5/8" rebar;

THENCE North 00 degrees 01 minutes 25 seconds East (N 0°02'46" E, rec.) for distance of 184.02 feet to a 5/8" rebar;

THENCE North 00 degrees 20 minutes 37 seconds West (N 0°02'46" E, rec.) for a distance of 19.18 feet to the north line of the SW1/4SE1/4;

THENCE North 89 degrees 44 minutes 48 seconds East along said line for a distance of 3.39 feet to a 5/8" rebar at the Northeast Corner of the SW1/4SE1/4;

THENCE South 00 degrees 08 minutes 20 seconds East along the east line of the SW1/4SE1/4 for a distance of 1313.55 feet to a 5/8" rebar at the Southeast Corner of the SW1/4SE1/4;

THENCE South 89 degrees 41 minutes 28 seconds West along the south line of the SW1/4SE1/4 for a distance of 1310.61 feet to the POINT OF BEGINNING;

Said property contains 28.92 acres more or less and it TOGETHER WITH an access easement more particularly described as follows: (see Exhibit "A" attached hereto and by this reference made a part hereof), and is subject to a county road right of way along the north side and is subject to any other easements or right of ways, existing or of record.

**PARCEL 5:**

Part of the SW1/4SE1/4 of Section 19 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the South 1/4 Corner of Section 19 of T. 11 S., R. 20 E., B.M. said corner marked by a 5/8" rebar; Thence North 00 degrees 11 minutes 40 seconds West along the west line of the SW1/4SE1/4 for a distance of 1314.82 feet to a 5/8" rebar at the Northwest Corner of the SW1/4SE1/4; Thence North 89 degrees 44 minutes 48 seconds East along the north line of the SW1/4SE1/4 for a distance of 1064.77 feet to a 1/2" rebar which shall be the Point of Beginning;

THENCE North 89 degrees 44 minutes 48 seconds East along the north line of the SW1/4SE1/4 for a distance of 34.96 feet;

THENCE South 00 degrees 09 minutes 23 seconds West (S 0°02'46" W, rec.) for a distance of 18.25 feet to a 5/8" rebar;

THENCE South 00 degrees 01 minutes 46 seconds East (S 0°02'46" W, rec.) for a distance of 183.77 feet to a 5/8" rebar;

THENCE South 89 degrees 55 minutes 45 seconds East (S 89°57'14" E, rec.) for a distance of 208.75 feet (208.71', rec.) to a 5/8" rebar;

THENCE South 00 degrees 00 minutes 08 seconds East (S 0°02'46" E, rec.) for a distance of 505.51 feet (505.39', rec.) to a 1/2" rebar;

THENCE North 89 degrees 59 minutes 33 seconds West (N 89°57'14" W, rec.) for a distance of 34.93 feet to a 1/2" rebar;

THENCE North 00 degrees 00 minutes 07 seconds West (N 0°02'46" E, rec.) for a distance of 470.46 feet to a 1/2" rebar;

THENCE North 89 degrees 59 minutes 33 seconds West (N 89°57'14" W, rec.) for a distance of 208.80 feet (208.71', rec.) to a 1/2" rebar;

THENCE North 00 degrees 00 minutes 16 seconds West (N 0°02'46" E, rec.) for a distance of 237.13 feet to the POINT OF BEGINNING;

Said property contains 0.53 acres more or less and is TOGETHER WITH an access easement more particularly described as follows: (see Exhibit "A" attached hereto and by this reference made a part hereof), and is subject to a county road right of way along the north side, and subject to any other easements or right of ways, existing or of record.

PARCEL 6:

Part of the N $\frac{1}{2}$  of Sections 19 & 20 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the East  $\frac{1}{4}$  section corner of Section 19 of T.11 S., R.20 E., B.M. said corner marked by a spike nail which shall be the Point of Beginning;

THENCE South 89 degrees 48 minutes 08 seconds West along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 1313.15 feet to a  $\frac{5}{8}$ " rebar at the SW corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ;

THENCE South 89 degrees 48 minutes 08 seconds West along the south line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 656.58 feet to a  $\frac{5}{8}$ " rebar at the SW corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

THENCE North 00 degrees 11 minutes 56 seconds West along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 359.67 feet to a  $\frac{1}{4}$ " rebar;

THENCE North 00 degrees 11 minutes 56 seconds West for a distance of 15.00 feet to the centerline of a drain ditch;

THENCE along the centerline of said drain ditch on the following courses and distances:

|                                              |              |
|----------------------------------------------|--------------|
| North 33 degrees 34 minutes 47 seconds West, | 64.93 feet;  |
| North 13 degrees 33 minutes 51 seconds West, | 110.63 feet; |
| North 33 degrees 27 minutes 53 seconds West, | 43.09 feet;  |
| North 44 degrees 32 minutes 24 seconds West, | 77.49 feet;  |
| North 77 degrees 40 minutes 51 seconds West, | 102.92 feet; |
| South 79 degrees 57 minutes 23 seconds West, | 28.03 feet;  |
| South 76 degrees 31 minutes 24 seconds West, | 80.04 feet;  |
| North 85 degrees 46 minutes 34 seconds West, | 77.24 feet;  |
| North 66 degrees 39 minutes 20 seconds West, | 78.53 feet;  |
| North 33 degrees 11 minutes 49 seconds West, | 215.22 feet; |
| North 57 degrees 10 minutes 40 seconds West, | 219.03 feet; |
| North 75 degrees 33 minutes 11 seconds West, | 63.23 feet;  |
| North 63 degrees 18 minutes 28 seconds West, | 44.95 feet;  |
| North 23 degrees 20 minutes 17 seconds West, | 61.06 feet;  |

North 42 degrees 22 minutes 23 seconds East, 51.65 feet;  
North 17 degrees 50 minutes 36 seconds East, for a distance  
of 149.44 feet to the south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

THENCE South 89 degrees 49 minutes 17 seconds West along the  
south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 49.33 feet to a  $\frac{1}{2}$ "  
rebar;

THENCE South 89 degrees 49 minutes 17 seconds West along the  
south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 298.73 feet to a  $\frac{1}{2}$ "  
rebar at the SW corner of the East 18 acres of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

THENCE North 00 degrees 10 minutes 37 seconds West along the  
west line of the East 18 acres of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of  
204.52 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 10 minutes 37 seconds West along the  
west line of the East 18 acres of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of  
530.16 feet to the south line of Murtaugh Lake;

THENCE along the south line of the Murtaugh Lake on the  
following courses and distances:

South 54 degrees 24 minutes 55 seconds East, 480.64 feet;  
North 66 degrees 11 minutes 21 seconds East, 201.04 feet;  
South 81 degrees 26 minutes 36 seconds East, 164.25 feet;  
North 58 degrees 34 minutes 16 seconds East, 105.80 feet;  
North 63 degrees 43 minutes 48 seconds East, 72.25 feet;  
North 72 degrees 49 minutes 39 seconds East, 110.26 feet;  
South 89 degrees 09 minutes 33 seconds East, 69.17 feet;  
South 68 degrees 48 minutes 36 seconds East, 197.12 feet;  
South 58 degrees 23 minutes 44 seconds East, 122.07 feet;  
North 83 degrees 22 minutes 03 seconds East, 195.57 feet;  
North 71 degrees 18 minutes 54 seconds East, 287.21 feet;  
North 62 degrees 19 minutes 29 seconds East, 58.38 feet;  
North 84 degrees 50 minutes 32 seconds East, 104.11 feet;  
South 61 degrees 40 minutes 02 seconds East, 207.20 feet;  
North 58 degrees 25 minutes 07 seconds East, 256.18 feet;  
North 88 degrees 45 minutes 06 seconds East, 453.01 feet;  
North 79 degrees 33 minutes 51 seconds East, 467.44 feet;  
South 81 degrees 19 minutes 34 seconds East, 76.65 feet;  
South 71 degrees 47 minutes 08 seconds East, 153.18 feet;  
South 58 degrees 37 minutes 28 seconds East, 151.08 feet;  
South 26 degrees 53 minutes 41 seconds East, 99.02 feet;  
South 83 degrees 53 minutes 09 seconds East, 68.07 feet;  
North 45 degrees 46 minutes 53 seconds East, 28.16 feet;  
South 74 degrees 38 minutes 07 seconds East, 59.70 feet;  
South 64 degrees 00 minutes 32 seconds East, 179.28 feet;  
South 68 degrees 26 minutes 53 seconds East, 64.38 feet;  
South 88 degrees 15 minutes 48 seconds East, 79.22 feet;  
South 87 degrees 35 minutes 18 seconds East, 191.96 feet;  
North 85 degrees 21 minutes 40 seconds East, 101.56 feet;  
South 87 degrees 10 minutes 20 seconds East, 168.49 feet;  
North 79 degrees 42 minutes 04 seconds East, 170.84 feet;  
South 89 degrees 18 minutes 56 seconds East, 87.98 feet;

South 88 degrees 25 minutes 36 seconds East, 120.05 feet;  
 South 79 degrees 40 minutes 13 seconds East, 137.74 feet;  
 South 78 degrees 25 minutes 22 seconds East, 89.80 feet;  
 South 69 degrees 14 minutes 54 seconds East, 238.54 feet;  
 South 66 degrees 39 minutes 13 seconds East, 195.27 feet;  
 South 72 degrees 47 minutes 24 seconds East, 126.78 feet;  
 THENCE North 84 degrees 32 minutes 31 seconds East for a  
 distance of 132.87 feet to the east line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
 THENCE South 00 degrees 14 minutes 18 seconds East along the  
 east line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 65.14 feet to a  $\frac{1}{2}$ "  
 rebar;  
 THENCE South 00 degrees 14 minutes 18 seconds East along the  
 east line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 168.48 feet to a  $\frac{5}{8}$ "  
 rebar at the SE corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
 THENCE North 89 degrees 43 minutes 04 seconds West along the  
 south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1314.23 feet to a  $\frac{5}{8}$ "  
 rebar at the SW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
 THENCE South 00 degrees 13 minutes 31 seconds East along the  
 east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1317.33 feet to a  $\frac{5}{8}$ "  
 rebar at the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
 THENCE North 89 degrees 40 minutes 37 seconds West along the  
 south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 1314.53 feet to the  
Point of Beginning.

Said property contains 184.09 acres more or less and is  
 subject to any easements or right of ways, existing or of record.

Together with: Department of Water Resources Water Right  
 numbers 45-2190 and 45-10067

And 110 acres of Milner Irrigation Water Rights and 26 acres of  
 additional land of Milner Irrigation Water Rights. Milner Irrigation  
 Water Rights are subject to availability pursuant to their rules.

Excluding any and all mineral rights (if any)

Together with all improvements, easements, hereditaments and appurtenances  
 thereto, and subject to such rights, easements, covenants, restrictions and zoning  
 regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2012 and all subsequent years,  
 and to such rights, easements, liens, encumbrances, covenants, rights-of-way,  
 reservations, restrictions, and zoning regulations as appear of record or based  
 upon the premises, and to any state of facts an accurate survey or inspection of the  
 premises would show.

THIS CORRECTION BARGAIN AND SALE DEED CORRECTS THE LEGAL DESCRIPTIONS SET FORTH ON THE BARGAIN AND SALE DEED RECORDED JANUARY 11, 2013, IN TWIN FALLS COUNTY, IDAHO, AS INSTRUMENT NO. 2013-000619.

IN WITNESS WHEREOF, the Grantors have executed this 20<sup>th</sup> day of March, 2013.

Russell V. Patterson  
Russell V. Patterson, also known as Russell Patterson

Lisa E. Patterson  
Lisa E. Patterson, also known as Lisa Patterson

"Grantors"

STATE OF IDAHO )  
COUNTY OF Cassia ) : ss.

On this 20<sup>th</sup> day of March, 2013, before me, Bona Rae Davis, a Notary Public, personally appeared Russell V. Patterson, also known as Russell Patterson and Lisa E. Patterson, also known as Lisa Patterson, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)



Bona Rae Davis  
Notary Public for Idaho  
Commission expires: 7/5/2014

## Exhibit "A"

Part of the SW1/4SE1/4 of Section 19 of Township 11 South, Range 20 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the South 1/4 Corner of Section 19 of T. 11 S., R. 20 E., B.M. said corner marked by a 5/8" rebar; Thence North 00 degrees 11 minutes 40 seconds West along the west line of the SW1/4SE1/4 for a distance of 1314.82 feet to a 5/8" rebar at the Northwest Corner of the SW1/4SE1/4; Thence North 89 degrees 44 minutes 48 seconds East along the north line of the SW1/4SE1/4 for a distance of 1039.77 feet to the Point of Beginning;

THENCE North 89 degrees 44 minutes 48 seconds East along the north line of the SW1/4SE1/4 for a distance of 25.00 feet to a 1/2" rebar;

THENCE South 00 degrees 00 minutes 16 seconds East (S 0°02'46" E, rec.) for a distance of 237.13 feet to a 1/2" rebar;

THENCE South 89 degrees 59 minutes 33 seconds East (S 89°57'14" E, rec.) for a distance of 208.80 feet (208.71', rec.) to a 1/2" rebar;

THENCE South 00 degrees 00 minutes 07 seconds East (S 0°02'46" W, rec.) for a distance of 470.46 feet to a 1/2" rebar;

THENCE North 89 degrees 59 minutes 33 seconds West for a distance of 25.00 feet;

THENCE North 00 degrees 00 minutes 07 seconds West for a distance of 445.46 feet;

THENCE North 89 degrees 59 minutes 33 seconds West for a distance of 208.80 feet;

THENCE North 00 degrees 00 minutes 16 seconds West for a distance of 262.02 feet to the POINT OF BEGINNING;

Said property contains 0.74 acres more or less.

Recording Requested By And  
When Recorded Mail To:

Kellie D. Kuster  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500

## Bargain and Sale Deed

Russell V. Patterson and Lisa E. Patterson, husband and wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain and convey to Pattco, LLLP, an Idaho limited liability limited partnership, whose current address is 1800 Z Street, Heyburn, Idaho 83336, Grantee, the following described real property located in Cassia County, Idaho, more particularly described as follows, to wit:

### PARCEL 1:

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 29: S $\frac{1}{4}$ SW $\frac{1}{4}$ , EXCEPTING THEREFROM that portion deeded to the State of Idaho for Highway purposes.

### PARCEL 2:

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 30: Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30, which point shall be the True Point of Beginning, said point being marked by a U.S. Government Brass Cap dated 1915;  
Thence South 0°26'37" West along the 1/16th section line for 821.09 feet to an iron pin;  
Thence North 89°21'23" West for 40.35 feet to an iron pin;  
Thence on a curve to the left in a Northwesterly direction for 1016.22 feet to an iron pin, which lies North 40°41'32" West for 994.25 feet from the point of a curve, said curve having a radius of 1406.30 feet and a central angle of 41°24'11";  
Thence North 27°33'29" West for 66.39 feet to an iron pin on the quarter section line;  
Thence North 89°22'37" East along said quarter section line for 725.71 feet to the True Point of Beginning.

**PARCEL 3:**

**TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO**

**Section 30: E $\frac{1}{4}$ SE $\frac{1}{4}$  EXCEPT that portion deeded to the State of Idaho for Highway purposes and EXCEPTING THEREFROM the following described tracts:**

**Tract No. 1:**

Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30, which point shall be the True Point of Beginning, said point marked by an iron pin;  
Thence North 0°26'37" East along the 1/16th section line for 1309.50 feet to an iron pin;  
Thence North 89°43'28" East for 177.02 feet to an iron pin;  
Thence South 3°48'08" East for 301.55 feet to an iron pin;  
Thence South 0°00'00" West for 1007.76 feet to an iron pin on section line;  
Thence South 89°32'18" West for 207.16 feet along said section line to the True Point of Beginning.

**Tract No. 2:**

Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30, said point marked by an iron pin;  
thence North 89°32'18" East along section line for 207.16 feet to an iron pin, which shall be the True Point of Beginning;  
Thence North 0°00'00" East for 778.01 feet to an iron pin;  
Thence South 41°26'54" East for 265.15 feet to an iron pin;  
Thence South 0°54'22" East for 577.85 feet to an iron pin on section line;  
Thence South 89°32'18" West along said section line for 184.66 feet to the True Point of Beginning.

**Tract No. 3:**

Beginning at the SE corner of Said Section 30, said corner marked by a 5/8 inch rebar; Thence South 89°32'26" West along section line for a distance of 115.45 feet to a point on the Westerly right of way of State Highway 30 which shall be the Point of Beginning.  
Thence South 89°32'26" West along section line for a distance of 822.32 feet to a ½ inch rebar;  
Thence North 00°35'07" West for a distance of 394.83 feet to a ½ inch rebar;  
Thence South 87°12'51" East for a distance of 130.70 feet to a ½ inch rebar;  
Thence South 58°14'05" East for a distance of 306.37 feet to a ½ inch rebar;  
Thence South 19°16'40" East for a distance of 120.33 feet to a ½ inch rebar;  
Thence South 48°43'15" East for a distance of 127.26 feet to a ½ inch rebar;  
Thence North 89°57'08" East for a distance of 322.65 feet to a ½ inch rebar on the Westerly right of way of State Highway 30;  
Thence South 44°14'28" West along said right of way for a distance of 29.78 feet to a concrete highway right of way marker at Station 82+80.23;  
Thence South 44°14'28" West along said right of way for a distance of 2.77 feet to the Point of Beginning.

**PARCEL 4:**

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 30: E $\frac{1}{4}$ SW $\frac{1}{4}$  and W $\frac{1}{4}$ SE $\frac{1}{4}$ , EXCEPTING THEREFROM that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 30, which point shall be the True Point of Beginning, said point being marked by a U.S. Government Brass Cap dated 1915;  
Thence South 0°26'37" West along the 1/16th section line for 821.09 feet to an iron pin;  
Thence North 89°21'23" West for 40.35 feet to an iron pin;  
Thence on a curve to the left in a Northwesterly direction for 1016.22 feet to an iron pin, which lies North 40°41'32" West for 994.25 feet from the point of curve, said curve having a radius of 1406.30 feet and a central angle of 41°24'11";  
Thence North 27°33'29" West for 66.39 feet to an iron pin on the quarter section line;  
Thence North 89°22'37" East along said quarter section line for 725.71 feet to the True Point of Beginning.

Section 31: Lots 1 and 2 and E $\frac{1}{4}$ NW $\frac{1}{4}$ , EXCEPTING THEREFROM the following described tracts:

**Tract No. 1:**

Beginning at the Southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 31;  
Thence North 200 feet along the West section line;  
Thence East 550 feet;  
Thence South 200 feet to the South boundary line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
Thence West 550 feet along the South boundary line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to the Point of Beginning.

**Tract No. 2:**

Beginning at the West quarter section corner of said Section 31, said point marked by a 5/8 inch rebar;  
thence South 89°02'32" East (East, rec.) along the quarter section line for 550.00 feet to a 1/2 inch rebar which shall be the Point of Beginning;  
Thence North 1°03'28" East (North, rec.) for 200.00 feet to a 1/2 rebar;  
Thence North 18°31'31" East for 35.17 feet to a 1/2 inch rebar;  
Thence South 62°27'17" East for 104.31 feet to a 1/2 inch rebar;  
Thence South 4°35'35" East for 141.49 feet to a 1/2 inch rebar;  
Thence South 69°38'16" West for 126.59 feet to the Point of Beginning.

**Tract No. 3:**

Beginning at the West quarter section corner of said Section 31, said point marked by a 5/8 inch rebar;  
thence North 1°03'28" East (North, rec.) along section line for 200.00 feet to a P.K. nail which shall be the Point of Beginning;  
Thence North 1°3'28" East along said section line for 33.53 feet to a point;  
Thence South 89°02'32" East for 560.56 feet to a 1/2 inch rebar;  
Thence South 18°31'31" West for 35.17 feet to a 1/2 inch rebar;  
Thence North 89°02'32" West (West, rec.) for 550.00 feet to the Point of Beginning.

**PARCEL 5:**

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 30: That part of the SE¼SE¼ described as follows:

Beginning at the Southwest corner of the SE¼SE¼ of said Section 30, which point shall be the True Point of Beginning, said point marked by an iron pin;  
Thence North 0°26'37" East along the 1/16th section line for 1309.50 feet to an iron pin;  
Thence North 89°43'28" East for 177.02 feet to an iron pin;  
Thence South 3°48'08" East for 301.55 feet to an iron pin;  
Thence South 0°00'00" West for 1007.76 feet to an iron pin on section line;  
Thence South 89°32'18" West for 207.16 feet along said section line to the True Point of Beginning.

**PARCEL 6:**

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 30: That part of the SE¼SE¼ of said Section 30, described as follows:

Beginning at the Southwest corner of the SE¼SE¼ of said Section 30, said point marked by an iron pin;  
thence North 89°32'18" East along section line for 207.16 feet to an iron pin, which shall be the True Point of Beginning;  
Thence North 0°00'00" East for 778.01 feet to an iron pin;  
Thence South 41°26'54" East for 265.15 feet to an iron pin;  
Thence South 0°54'22" East for 577.85 feet to an iron pin on section line;  
Thence South 89°32'18" West along said section line for 184.66 feet to the True Point of Beginning.

**TOGETHER WITH** all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho Department of Water resources water right No's 45-2621, 45-7164, 45-7261, 45-7603, 45-13398 and 45-13399.

**SUBJECT TO:**

All reservations in patents or deeds in the chain of title.

Taxes for the year 2012, and subsequent years.

Assessments of the Southwest Irrigation District and the rights and powers of said District as by law provided.

Power Line Easement from Joseph H. Holyoak and Vonetta J. Holyoak, his wife, to Idaho Power Company, a corporation, dated April 3, 1957, recorded February 28, 1961, as Instrument No. 414 on Film No. 2, records of Cassia County, Idaho, granting to said corporation a right of way and easement for erection and maintenance of an electric transmission line over and across the SE¼ SE¼ of Section 30, Township 10 South, Range 22 East of the Boise Meridian.

Power Line Easement from Kenneth Carey and Jane Carey, his wife, to Idaho Power Company, a corporation, dated June 11, 1963, recorded July 17, 1963, as Instrument No. 13999 on Film No. 22, records of Cassia County, Idaho, granting to said corporation a right of way and easement for erection and maintenance of an electric transmission line over and across the SE¼ SE¼ of Section 30, Township 10 South, Range 22 East of the Boise Meridian.

Exceptions and reservations contained in Patent from the United States of America to Kenneth Payne Carey, recorded January 6, 1966, as Instrument No. 27704 on Film No. 38, records of Cassia County, Idaho, which, in addition to usual printed exception, includes the following: "Excepting and reserving, also, to the United States all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509)." "There is also reserved a right-of-way for a Federal Aid Highway under 23 U.S.C. 317." "Subject to such rights for pipeline purposes as the Salt Lake Pipeline Company may have under Section 28 of the Act of February 25, 1920 (41 Stat. 437), as amended by the Act of August 21, 1935 (49 Stat. 674)." (Parcels No. 2 & 4)

Power Line Easement from Joseph J. Holyoak and Vonetta J. Holyoak, his wife, to Idaho Power Company, a corporation, dated January 17, 1961, recorded December 5, 1966, as Instrument No. 32562 on Film No. 45, records of Cassia County, Idaho, granting to said corporation a right of way and easement for erection and maintenance of an electric transmission line over and across the SE¼ SE¼ of Section 30, Township 10 South, Range 22 East of the Boise Meridian.

Power Line Easement from Larry L. Mai and Elda M. Mai, his wife, to Idaho Power Company, a corporation, dated April 21, 1975, recorded November 18, 1975, as Instrument No. 86767 on Film No. 98, records of Cassia County, Idaho, granting to said corporation a right of way and easement for erection and maintenance of an electric transmission line over and across the South 80 feet of the SW¼ of Section 29; and the East 80 feet of the SE¼SE¼SW¼ of Section 29, all in Township 10 South, Range 22 East of the Boise Meridian.

Power Line Easement executed by The Federal Land Bank of Spokane to Idaho Power Company, a corporation, dated October 20, 1986 and recorded September 4, 1987 as Instrument No. 190644 on Film No. 193, records of Cassia County, Idaho, over and across a portion of the SE¼NW¼ of Section 31, Township 10 South, Range 22 East of the Boise Meridian, Cassia County, Idaho.

Pipeline Easement by and between David Mark Hobson, a single man, Grantor, and Southwest Irrigation District, Grantee, dated April 23, 2009 and recorded May 22, 2009 as Instrument No. 2009-062586, records of Cassia County, Idaho, over and across a portion of the E½SW¼ of Section 30, and the NW¼ of Section 31, Township 10 South, Range 22 East of the Boise Meridian, Cassia County, Idaho.

Chevron Pipe Line Company Cathodic Protection Easement dated December 9, 2011 and recorded December 9, 2011 as Instrument No. 2011-005045 records of Cassia County, Idaho.

**PARCEL 7:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 29: SE $\frac{1}{4}$ NW $\frac{1}{4}$  and W $\frac{1}{2}$ SE $\frac{1}{4}$

**PARCEL 8:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 32: NW $\frac{1}{4}$ NE $\frac{1}{4}$

**PARCEL 9:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 29: SW $\frac{1}{4}$

Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM, that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 29,  
more particularly described as follows:

Beginning at the Southwest corner of said Section 29, said corner marked by a  
U.S. Bureau of Land Management pipe; thence North 89°57'00" East along  
section line for 1335.42 feet to the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence  
North 30°50'52" East for 37.21 feet to a  $\frac{1}{2}$  inch rebar which shall be the True  
Point of Beginning;  
Thence North 0°14'26" West for 405.84 feet to a  $\frac{1}{2}$  inch rebar;  
Thence South 89°59'01" East for 185.42 feet to a  $\frac{1}{2}$  inch rebar;  
Thence South 0°07'21" West for 399.75 feet to a  $\frac{1}{2}$  inch rebar;  
Thence South 88°06'35" West for 182.97 feet to the Point of Beginning.

**PARCEL 10:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 31: E $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  lying South and West of  
the Oakley-Murtaugh Road.

**PARCEL 11:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 32: W $\frac{1}{2}$ NW $\frac{1}{4}$

**PARCEL 12:**

Right of way for buried irrigation pipeline as created by Right of Way Grant  
Serial No. I-17060, recorded May 5, 1997 as Instrument No. 248818, records of  
Cassia County, Idaho over the following described land:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 31: NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 32: NW $\frac{1}{4}$ SW $\frac{1}{4}$

**PARCEL 13:**

Right of way for road and irrigation ditch as created by Right of Way Grant Serial  
No. I-17059, recorded May 5, 1997 as Instrument No. 248816, records of Cassia  
County, Idaho, over the following described land:

TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 5: Lots 3 & 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 6: SE $\frac{1}{4}$ NE $\frac{1}{4}$

**PARCEL 14:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 20: NE $\frac{1}{4}$

**PARCEL 15:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 20: SE $\frac{1}{4}$

**PARCEL 16:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 29: E½NE¼

**PARCEL 17:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 29: W½NE¼

**PARCEL 18:**

Right-of-Way for irrigation pipeline as created by Right-of-Way Grant Serial No. I-17761, recorded May 5, 1997 as Instrument No. 248817, records of Cassia County, Idaho, over the following described land:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 32: SW¼NE¼, E½SW¼ and NW¼SE¼

TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 5: W½NW¼

**PARCEL 19:**

Right-of-Way for use of an existing irrigation ditch and concrete diversion as created by Right-of-Way Serial No. I-20080, recorded May 5, 1997 as Instrument No. 248820, records of Cassia County, Idaho, over the following described land:

TOWNSHIP 13 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 5: NW¼NW¼, S½NW¼, NE¼SW¼

**PARCEL 20:**

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 7: Lots 3 and 4, E½SW¼, and SE¼

**PARCEL 21:**

Pipeline Easement as created by Easement recorded April 24, 1980 as Instrument No. 125554 on Film No. 134, records of Cassia County, Idaho, over a strip of land 20 feet in width, the West line of which is described as follows:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 19 and 30: Beginning at the S¼ section corner of said section 30, which point is marked by a U.S. Government Brass Cap and shall be the point of Beginning;  
Thence North 0°09'16" West along the ¼ section line for 5265.81 feet to the N¼ section corner of Section 30, said point marked by a U.S. Government Brass Cap;  
Thence North 2°46'06" West for 675.27 feet to a point which is 35 feet West of the ¼ section line;  
Thence North 0°12'10" East parallel with the ¼ section line to the North boundary of Section 19 which point shall be the terminus of said pipe line easement, said terminus point lying 35 feet West and on section line from the N¼ section corner brass cap in Section 19.

**PARCEL 22:**

Pipeline Easement as created by Easement recorded April 16, 1980 as Instrument No. 125297 on Film No. 133, records of Cassia County, Idaho, over a strip of land 20 feet in width, the center line of which is described as follows:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 18: Beginning at the N¼ section corner of said Section 18, said point marked by a U.S. Government Brass Cap and shall be the Point of Beginning;  
Thence South 1°11'19" East for 1335.21 feet to a point;  
Thence South 0°06'10" West for 2599.52 feet to a point;  
Thence South 2°34'32" West for 1335.58 feet to a point on the South section line of said Section 18; said point being the terminus point of said right-of-way and lying 26 feet West of the U.S. Government Brass Cap at the S¼ section corner of said Section 18.

**PARCEL 23:**

Right-of-Way for well and buried irrigation pipeline as created by Right of Way Grant Serial No. I-16386 recorded May 5, 1997 as Instrument 248815 records of Cassia County, Idaho, over the following described land:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 31: W½NE¼ and NW¼SE¼

**PARCEL 24:**

Right-of-Way for road as created by Right-of-Way Grant Serial No. I-16437, recorded May 5, 1997 as Instrument No. 248819 records of Cassia County, Idaho, over the following described land:

TOWNSHIP 12 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 31: W½NE¼ and NW¼SE¼

**TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.**

**SUBJECT TO:**

All reservations in patents or deeds in the chain of title.

Taxes subsequent to the year 2012.

Assessments of the Oakley Canal District and the rights and powers of said District as by law provided.

Assessments of the Southwest Irrigation District and the rights and powers of said District as by law provided.

Deed from Samuel Poulton and Jennie Poulton, husband and wife, to The Twin Falls Oakley Land & Water Co., a corporation, dated August 14, 1913 and recorded April 10, 1917, as Instrument No. 28666 in Book 22 of Deeds, Page 492, records of Cassia County, Idaho.

Power Line Easement from Geo. R. Poulton and Lela Poulton, his wife, to Idaho Power Company, a corporation, dated December 3, 1948 and recorded April 22, 1949 as Instrument No. 165525 in Book 13 of Miscellaneous, Page 588, records of Cassia County, Idaho.

Power Line Easement from Ralph H. Poulton and Desma Poulton, husband and wife, to Idaho Power Company, a corporation, dated October 6, 1948, recorded April 22, 1949, as Instrument No. 165526 in Book 13 of Miscellaneous on Page 588, records of Cassia County, Idaho.

Power Line Easement from J. Richard Poulton, bachelor, to Idaho Power Company, a corporation, dated August 9, 1948 and recorded April 22, 1949 as Instrument No. 165527 in Book 13 of Miscellaneous, Page 589, records of Cassia County, Idaho.

Power Line Easement from Raymond Poulton and Maude Theodore Poulton, his wife, to Idaho Power Company, a corporation, dated August 9, 1948 and recorded April 22, 1949 as Instrument No. 165528 in Book 13 of Miscellaneous, Pages 589 and 599, records of Cassia County, Idaho.

Power Line Easement from J. Richard Poulton to Idaho Power Company dated May 10, 1956 and recorded July 11, 1957 as Instrument No. 194115 in Book 15 of Miscellaneous, Page 483, records of Cassia County, Idaho.

Agreement between George R. Poulton and Lela Poulton, his wife, and Ralph Poulton and Desma Poulton, his wife, parties of the first part, and J. Richard Poulton, a bachelor, as party of the second part, and Raymond Poulton and Maude Poulton, his wife, as parties of the third part, dated June 1, 1949 and recorded May 20, 1963 as Instrument No. 13032 on Film No. 20, records of Cassia County, Idaho.

Effects of Amended Decree in the case of Simon L. Baker, et al., Plaintiff, vs. Ore-Ida Foods, Inc., a Delaware corporation, et al., Defendants, dated October 1, 1971 and recorded January 6, 1972 as Instrument No. 60069 on Film No. 73, records of Cassia County, Idaho.

Power Line Easement from Anderson Brothers, to Idaho Power Company, a corporation, dated August 29, 1972, recorded November 17, 1972 as Instrument No. 66306 on Film No. 79, records of Cassia County, Idaho.

Power Line Easement from Staple B Ranches, Inc., as Grantor, to Idaho Power Company, a corporation, dated September 10, 1976 and recorded February 16, 1977 as Instrument No. 96304 on Film No. 106, records of Cassia County, Idaho.

Grant of a Pipeline Easement from S. Craig Baker and Shirley Baker, husband and wife, Simon Baker and Marjorie Baker, husband and wife, and Cranney Brothers, a co-partnership, consisting of Willard Cranney, Jr., Michael Cranney and Douglas Cranney, as Grantors, and Carl Van Tassell and Elda Van Tassell, husband and wife, Rulon Van Tassell and Paula Van Tassell, husband and wife, Carl Van Tassell, Jr., and Joan Van Tassell, husband and wife, and Chad Van Tassell and Gina Van Tassell, husband and wife, as Grantees, dated January 18, 1980 and recorded March 5, 1980 as Instrument No. 124125 on Film No. 132, records of Cassia County, Idaho.

Effects of Judgment in the case of Glenn Briggs and Hazel Briggs, husband and wife, Joe Tugaw, Successor in interest of Bill Brockman and Marie Brockman, husband and wife, as Petitioners-Appellants, vs. R. Keith Higginson, Director of the Department of Water Administration, State of Idaho; Simon L. Baker and Marjorie Baker, husband and wife; Ralph Poulton and Desma Poulton, husband and wife, Bill R. Poulton and Patricia L. Poulton, husband and wife, Raymond Poulton and Bessie Maud Poulton, husband and wife, and J. Richard Poulton, a bachelor; Golden Valley Land & Cattle Company, a corporation, Golden Valley Mutual Water Company, a corporation, as Respondents, dated June 25, 1980, and recorded July 2, 1980, as Instrument No. 127401 on Film No. 135, records of Cassia County, Idaho.

ASSIGNMENT from Ralph Poulton and Desma Poulton, husband and wife, to Paul M. Woodhouse and Claudia Woodhouse, husband and wife, dated May 25, 1983, and recorded May 31, 1983, as Instrument No. 152194 on Film No. 157, records of Cassia County, Idaho.

NOTE: Conveyance of Water Rights from Ralph Poulton and Desma Poulton, husband and wife, to Paul M. Woodhouse and Claudia Woodhouse, husband and wife, dated May 25, 1983, and recorded May 31, 1983, as Instrument No. 152195 on Film No. 157, records of Cassia County, Idaho.

Agreement by and between Vaughn Woodhouse and Annetta Woodhouse, husband and wife, Paul M. Woodhouse and Claudia Woodhouse, husband and wife and Clyde Goodrich and Jill Goodrich, husband and wife, dated June 30, 1992 and recorded July 1, 1992 as Instrument No. 219795 on Film No. 236, records of Cassia County, Idaho.

Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248815 on Film No. 286, records of Cassia County, Idaho.

Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248816, records of Cassia County, Idaho.

Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248817, records of Cassia County, Idaho.

Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248818, records of Cassia County, Idaho.

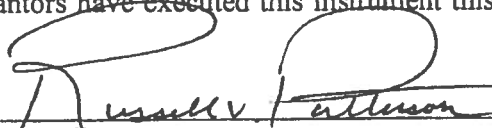
Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248819 on Film No. 286, records of Cassia County, Idaho.

Terms, conditions and stipulations contained in Right-of-Way Grant recorded May 5, 1997 as Instrument No. 248820, records of Cassia County, Idaho.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2012 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26 day of December, 2012.

  
\_\_\_\_\_  
Russell V. Patterson

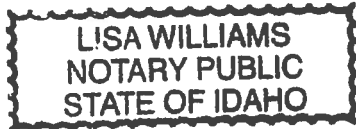
  
\_\_\_\_\_  
Lisa E. Patterson

"Grantors"

STATE OF IDAHO            )  
                                      : ss.  
COUNTY OF Cassia    )

On this 26<sup>th</sup> day of December, 2012, before me, Lisa Williams,  
a Notary Public, personally appeared Russell V. Patterson and Lisa E. Patterson, husband and  
wife, known or identified to me to be the persons whose names are subscribed to the within  
instrument, and acknowledged to me that they executed the same.

(SEAL)



Lisa Williams  
Notary Public for Idaho  
Commission expires: 1-25-17