

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 21 2013

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
47-17448	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>		Yes <input type="checkbox"/>
47-17450	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>		Yes <input type="checkbox"/>
47-7462	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>		Yes <input type="checkbox"/>
47-7463	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>		Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>		Yes <input type="checkbox"/>

2. Previous Owner's Name: Boulder Ridge Ranch LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Lafferty Investments, LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector and or and/or

P.O. Box 16

Mailing address

Wendell

ID

83355

City

State

ZIP

208-536-6547
Telephone

laffertyconst@cableone.net
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: 2-20-2013

6. 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.

7. Signature: [Signature] Manager 2-19-13
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 2-21-2013 Receipt No. 5033073 Receipt Amt. \$100-

Approved by _____ Processed by _____ Date _____

SUPPORT DATA
IN FILE # 47-7462

WARRANTY DEED

TWIN FALLS COUNTY #4046
Recorded for:
LAND TITLE AND ESCROW.
12:04:37 PM 02-20-2013
2013-003738
No. Pages:8 Fee: \$ 31.00
KRISTINA GLASCOCK
County Clerk
Deputy: SHARON

For Value Received

Boulder Ridge Ranch, L.L.C. , an Idaho limited liability company

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

Lafferty Investments, LLC , an Idaho limited liability company
Address: P.O. Box 16, Wendell, ID 83355

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

See Attached Exhibit A:

SUBJECT TO:

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

Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

Assessments of the American Falls Reservoir District and the rights and powers of said District as by law provided.

Liens, levies, and assessments of the Twin Falls Canal Company, and the rights, powers, and easements of said Company as by law provided.

Telephone line easement as shown as the G.L.O. Survey, recorded April 17, 1918 as Instrument No. 8436.

Agreement upon the terms, conditions and provisions contained therein:

Parties: Twin Falls Canal Company and John T. Heath and Sage R. Heath, his wife
Recorded: May 24, 1919
Instrument No.: 107226

Easement for power line and incidental purposes granted to Idaho Power Company, a corporation, recorded October 2, 1929 as Instrument No. 220344.

Right of Way Deed dated October 28, 1935, given by Delmer W. Randall and Ellen A. Randall, his wife, to Buhl Highway District, granting a right of way for public highway, recorded August 4, 1936 as Instrument No. 276873, records of Twin Falls County, Idaho.

Easement for road right of way and incidental purposes granted to Buhl Highway District, recorded April 17, 1937 as Instrument No. 273602.

Easement for road right of way and incidental purposes granted to Buhl Highway District, recorded April 20 1937 as Instrument No. 283707.

Right of Way Deed dated January 27, 1941, given by Dan J. Cavanagh and Pearl L. Cavanagh, husband and wife to The Union Cental Life Insurance Company, recorded June 2, 1941 as Instrument No. 319227, records of Twin Falls County, Idaho.

Conditions and appurtenants regarding Pipe Line Agreement which we find no record in Warranty Deed given by Delmer W. Randall also known as D.W. Randall and Ellen A. Randall, his wife, to Clarence Ward and Vida E. Ward, his wife, Roger Erb and Doris W. Erb, his wife, recorded March 6, 1952, as Instrument No. 416802, records of Twin Falls County, Idaho.

Grant of Minerals by document recorded April 1, 1952, Instrument No. 417419, together with the appurtenant rights to use the surface of the land.

Grant of Minerals by document recorded April 1, 1952, Instrument No. 417421, together with the appurtenant rights to use the surface of the land.

Grant of Minerals by document recorded April 7, 1952, Instrument No. 417599, together with the appurtenant rights to use the surface of the land.

Easement for a power line and incidental purposes granted to Idaho Power Company, a corporation, recorded December 5, 1966 as Instrument No. 570665.

Right of Way Deed dated March 30, 1967, given by Cavanagh Ranch Company, Inc., to the Buhl Highway District, recorded April 12, 1967 as Instrument No. 575198, records of Twin Falls County, Idaho.

Right-of-way granted to Mountain States Telephone and Telegraph Company, recorded as Instrument No. 575470.

Right-of-way granted to Mountain States Telephone and Telegraph Company, recorded as Instrument No. 575471.

Easement for power line and incidental purposes granted to Idaho Power Company, a corporation, recorded July 30, 1971 as Instrument No. 622931.

Easement for right of way and incidental purposes granted to Buhl Highway District, recorded July 9, 1973 as Instrument No. 652449 and Amendment recorded October 27, 1975 as Instrument No. 687048.

Easement for right of way and incidental purposes granted to Buhl Highway District, recorded June 17, 1974 as Instrument No. 666997 and Amendment recorded October 27, 1975 as Instrument No. 687047.

Reservation of Mineral Rights, by document recorded November 29, 1976, Instrument No. 705957, together with the appurtenant rights to use the surface of the land.

Easement granted for power line and incidental purposes to Idaho Power Company, a corporation, recorded August 17, 1977 as Instrument No. 720748.

The effect of Option and Lease Agreement by and between the Twin Falls Canal Company and Cogeneration, Inc., recorded March 20, 1981 as Instrument No. 799434, records of Twin Falls County, Idaho, as to the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 9 South, Range 14 EBM.

Power line Easement granted to Idaho Power Company, a corporation, recorded March 12, 1984 as Instrument No. 856652.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded May 12, 2006 as Instrument Number 2006-011465, records of Twin Falls County, Idaho.

Boulder Ridge Ranch Wetland Perpetual Conservation Easement granted to Balanced Rock Soil Conservation District, recorded February 22, 2012 as Instrument No. 2012-003220.

Right-of-way or easement of Clear Lakes Road.

Right-of-way or easement of 1400 East Road.

TO HAVE AND TO HOLD, the said premises, with their appurtenances except all water rights unto the said Grantee and to the successors and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: February 19, 2013

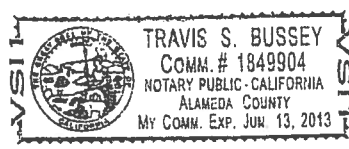
Boulder Ridge Ranch, L.L.C.

BY: Herbert Benham III, ^{MB} ~~member~~ manager
Herbert Benham III, ~~member~~ _{MB} manager

BY: _____
Don Willoughby, member TSS

STATE OF CA
COUNTY OF Ken)ss.

On this 17th day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Herbert Benham III, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



[Signature]
Notary Public
Residing at: Alameda CA
My Commission Expires: JUN 13, 2013

STATE OF _____)ss.
COUNTY OF _____

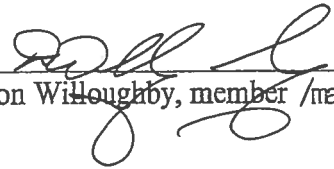
On this ____ day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Don Willoughby, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing at:
My Commission Expires:

Dated: February 19, 2013

Boulder Ridge Ranch, L.L.C.

BY: _____
Herbert Benham III, member

BY:  _____
Don Willoughby, member /manager

STATE OF _____)
)ss.
COUNTY OF _____)

On this ____ day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Herbert Benham III, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing at:
My Commission Expires:

STATE OF B.C.)
)ss.
COUNTY OF CANADA)

On this 18 day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Don Willoughby, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Notary Public
Residing at:
My Commission Expires: N/A
FRANK M. BAILLY
Barrister & Solicitor
#900 - 4720 Kingsway
Burnaby, BC V5H 4N2
Ph. 437-6611 Fax 437-3065



EXHIBIT A

Parcel No. 1:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Portions of Sections 11 and 12, and more particularly described as follows:

COMMENCING at the North quarter corner of said section 12, marked by a 1917 U.S. General Land Office brass cap and running

THENCE along the North line thereof North 88°32'40" West 202.36 feet to a ½" rebar set at the intersection thereof with the Western right of way line of Clear Lakes Road, said intersection being 40 feet left of approximate centerline Station 172+59 as said right of way is shown on the State of Idaho right of way maps, Federal Aid Project Nos. RS-2709(4) and RS-2709(5) on file at the Idaho Transportation Department in Shoshone, Idaho, last intersection and rebar being the TRUE POINT OF BEGINNING.

THENCE along said Western right of way line as follows:

Southerly along a curve to the left said curve having a radius of 1081.74 feet, a central angle of 36°46'08", an arc length of 694.19, a chord length of 682.34 feet and a chord bearing of South 6°17'06" West to a concrete highway marker 40 feet left of centerline station 165+72.68;

South 8°54'18" East 173.66 feet to a point 50 feet left of centerline station 164+00;

South 15°36'28" East 169.87 feet to a concrete highway marker 40 feet left of centerline station 162+31.10;

Southeasterly along a curve to the left, said curve having a radius of 1081.74 feet, a central angle of 18°07'32", an arc length of 342.21 feet, a chord length of 340.78 feet and a chord bearing of South 21°14'39" East to a point 40 feet left of centerline station 159+00 feet;

North 59°37'32" East 5.00 feet to a point 35 feet left of said centerline station 159+00 feet;

Southeasterly along a curve to the left, said curve having a radius of 1076.74 feet, a central angle of 27°38'12", an arc length of 519.37 feet, a chord length of 514.35 feet and a chord bearing of South 44°14'49" East to a point 35 feet left of centerline station 153+95.65;

South 58°02'14" East 467.10 feet to a point 35 feet left of centerline station 149+28.05;

Southeasterly along a curve to the right, said curve having a radius of 1110.92 feet, a central angle of 44°13'05", an arc length of 857.35 feet, a chord length of 836.23 and a chord bearing of South 35°57'40" East to a concrete highway marker 35 feet left of centerline station 140+42.72;

South 13°47'15" East 425.05 feet to a point 35 feet left of centerline station 136+16.30 ahead and 139+00 back;

South 11°15'35" East 301.00 feet to a concrete highway marker 50 feet left of centerline station 136+00;

South 18°54'18" East 202.71 feet to a point 45 feet left of centerline station 134+00;

South 15°10'43" East 363.94 feet to a concrete highway marker 65 feet left of centerline station 130+37.47;

and Southeasterly along a curve to the right, said curve having a radius of 2799.79 feet, a central angle of 2°36'46", an arc length of 127.68 feet, a chord length of 127.67 feet and a chord bearing of South 16°59'26" East to a ½" rebar at the intersection of said Western right of way line with the South line of the Northeast quarter of the Southeast quarter (NE¼SE¼) of said Section 12, last said intersection being 65 feet left of approximate centerline station 129+07;

THENCE along said South line North 88°16'28" West 254.90 feet to an iron pipe and BLM brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter (NW¼SE¼) of said Section 12;

THENCE along the South line thereof North 88°10'43" West 1294.11 feet to a 5/8" rebar marking the Southeast corner of the Northeast quarter of the Southwest quarter (NE¼SW¼) of said Section 12;

THENCE along the South line thereof North 88°10'36" West 1296.40 feet to a 5/8" rebar at the Southeast corner of the Northwest quarter of the Southwest quarter (NW¼SW¼) of Section 12;

THENCE along the South line thereof North 88°10'36" West 1296.40 feet to a 5/8" rebar at the Southwest corner thereof;

THENCE along the section line common to said Sections 11 and 12 North 0°27'07" East 737.78 feet to a ½" rebar set thereon and being South 0°27'07" West 583.00 feet (South 592 feet per the hereinafter mentioned deed to Thaine Roberts from the Northeast corner of Northeast quarter of the Southeast quarter (NE¼SE¼) of said Section 11, last said rebar at an angle point of the Northern line of that real property conveyed from Young and Parkin to Thaine Roberts by the Warranty Deed recorded January 11, 1954 as Instrument No. 432629 in Book 180 of Deeds at Page 71, Twin Falls County, records;

THENCE along said Northern line as follows:

South 49°15'26" West 552.17 feet (S 49°02'W 541 feet per Roberts deed) to a ½" rebar;

South 72°20'58" West 926.87 feet (S 71°43'W 943 feet per Roberts deed) to a ½" rebar on the West line of the Northeast quarter of the Southeast quarter (NE¼SE¼) of said Section 11, last said rebar bearing North 0°32'25" East 59.74 feet (North 70 feet per Roberts deed) from the Southwest corner thereof;

Along last said West line North 0°32'25" East 103.96 feet to a ½" rebar set thereon which bears North 0°32'25" East 163.7

feet (North 163.7 feet per Roberts deed) from the Southwest corner of said Northeast quarter of the Southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 11;
South 83°20'04" West 155.00 feet to a ½" rebar (S 83°03'W 155 feet per Roberts deed);
South 61°35'04" West 271.00 feet to a ½" rebar (S 61°18'W 271 feet per Roberts deed);
North 79°12'56" West 282.60 feet to a ½" rebar (N 79°30'W 282.6 feet per Roberts deed);
North 73°36'56" West 217.10 feet to a ½" rebar (N 73°54'W 217.1 feet per Roberts deed);
North 1°36'56" West 223.00 feet to a ½" rebar (N 1°54'W 223 feet per Roberts deed);
And South 83°18'28" West 413.26 feet (S 82°31'W 417 feet per Roberts deed) to a ½" rebar set at the intersection of said Northern line of the lands of Roberts with the West line of the Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$);
THENCE along last said West line North 0°37'43" East 1052.00 feet (referenced in Roberts deed as North 1055 feet) to a 5/8" rebar set at the center quarter corner of said Section 11;
THENCE along the Northern line of said Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 11 South 88°22'32" East 1294.81 feet to a 5/8" rebar at the Southwest corner of the Southeast quarter of the Northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 11;
THENCE along the West line thereof North 0°35'06" East 802.32 feet to a 5/8" rebar set at the intersection thereof with the Southeastern line of the Riverview Acres Subdivision as shown on the official plat thereof recorded February 15, 1972 as Instrument No. 630176 in Book 10 of Plats at page 2, Twin Falls County records;
THENCE along said Southeastern line North 65°14'46" East 2847.25 feet to a 5/8" rebar at an angle point therein;
THENCE continuing along said Southeastern line North 64°01'50" East 746.99 feet to a 5/8" rebar at an angle point therein;
THENCE continuing along said Southeastern line North 63°43'23" East 418.38 feet to a 5/8" rebar set at the intersection thereof with the North line of said Section 12;
THENCE along said North section line South 88°32'40" East 52.84 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 12: described as follows:

BEGINNING at a point that is South 00°10'04" West 2638.91 feet along the East line of said Section 12 to the East quarter corner of said Section 12, and South 00°01'08" East 1317.65 feet to the South 1/16 corner on said East line of said Section 12, and North 88°16'28" West 1042.16 feet along the South 1/16 line to a point in the Westerly right of way to Clear Lakes Road, a public road, to the TRUE POINT OF BEGINNING, all from the Northeast corner of said Section 12, and running
THENCE North 88°16'28" West 38.19 feet along said 1/16 line;
THENCE following the meanderings of a creek as described in the next 20 calls;
THENCE North 13°08'51" West 78.66 feet;
THENCE North 71°07'44" West 59.64 feet;
THENCE North 41°00'41" West 120.26 feet;
THENCE North 45°15'14" West 126.21 feet;
THENCE North 31°24'22" West 235.73 feet;
THENCE North 55°41'54" West 57.04 feet;
THENCE North 85°52'54" West 72.25 feet;
THENCE North 56°42'34" West 191.84 feet;
THENCE North 38°22'05" West 125.34 feet;
THENCE North 71°43'51" West 86.09 feet;
THENCE North 40°00'17" West 61.48 feet;
THENCE South 55°55'46" West 78.81 feet;
THENCE North 62°39'55" West 123.32 feet;
THENCE North 83°32'03" West 66.02 feet;
THENCE North 33°28'41" West 143.40 feet;
THENCE North 28°17'51" West 117.87 feet;
THENCE North 63°06'40" West 75.68 feet;
THENCE South 58°29'36" West 35.63 feet;
THENCE North 38°54'10" West 50.20 feet;
THENCE North 78°24'55" West 12.24 feet;
THENCE leaving said center line of said creek;
THENCE North 18°56'59" East 606.23 feet;
THENCE North 13°40'13" East 444.50 feet to the centerline of an existing private road;
THENCE following the centerline of said road the next two calls:

South 79°35'09" East 158.95 feet;
THENCE South 77°48'32" East 93.77 feet to the Westerly line of said Clear Lakes Road a public road;
THENCE following the Westerly line of said Clear Lakes Road, a public road, the next six calls, the first being along a non-tangent curve to the right, the arc length being 857.35 feet (Curve Data: Delta = 44°13'04", Radius = 1110.92 feet, Chord bears South 35°57'40" East 836.23 feet);
THENCE on a tangent South 13°47'15" East 425.00 feet;
THENCE South 11°15'35" East 301.04 feet;
THENCE South 18°54'18" East 202.71 feet;
THENCE South 15°10'43" East 364.14 feet;
THENCE along a curve to the left, the arc length being 127.68 feet (Curve Data: Delta = 02°36'46", Radius = 2799.79 feet; Chord bears South 16°59'26" East 127.67 feet), more or less, to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS - (BUHL TO WENDELL R/W Project S-RS-2709-5 KEY NO. 3586):

Parcel 11A - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being twenty-five (25) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department from project station 165+72.68, 40 feet left more or less to project station 172+39.18, 40 feet left more or less and the North boundary of Section 12 all in NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11-12B - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being ten (10) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department from project station 159+00.00, 40 feet left more or less to project station 165+72.68, 40 feet left more or less all in the NE¼NW¼ and the SE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11-12C - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the SE¼NW¼, NW¼SE¼ and the SW¼NE¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being fifteen (15) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department including an irregular piece from project station 149+28.06, 35 feet left more or less to project station 149+73.46, 50 feet more or less then a regular 15 foot strip from 149+43, 35 feet left to project station 159+00.00, 35 feet left more or less all in the SE¼NW¼, NW¼SE¼ and the SW¼NE¼, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11D - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being twenty-five (25) feet in width, parallel with and adjacent to Easterly rights of way boundary as shown on the highway plans for highway project no. S-RS-S2709 (5) on file with the Idaho Transportation Department from project station 165+72.68, 40 feet right more or less to project station 172+99.60, 40 feet right more or less and the North boundary of Section 12 all in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11E - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being fifteen (15) feet in width, parallel with and adjacent to Easterly rights of way boundary as shown on the highway plans for highway project no. S-RS-S2709 (5) on file with the Idaho Transportation Department from project station 158+81.17, 35 feet right and the Easterly boundary of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ more or less to project station 165+72.68, 40 feet right more or less all in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

QUITCLAIM DEED

#4046

For Value Received

Boulder Ridge Ranch, L.L.C., an Idaho limited liability company

Hereinafter called the grantor, hereby remises, releases, and forever Quitclaims unto

Lafferty Investments, LLC , an Idaho limited liability company
ADDRESS: P.O. Box 16, Wendell, ID 83355

TWIN FALLS COUNTY

Recorded for:

LAND TITLE AND ESCROW.
12:04:38 PM 02-20-2013

2013-003739

No. Pages:6 Fee: \$ 25.00

KRISTINA GLASCOCK

County Clerk

Deputy: SHARON

Hereinafter called the grantee, the following described premises, in Twin Falls County, Idaho to-wit:

All water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to Twin Falls Canal Company Water Right No. 41097 and Idaho Department of Water Resources Water Right No. 47-17448, 47-17450, 47-7462 and 47-7463 appurtenant to the following real property described as follows:

Parcel No. 1:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Portions of Sections 11 and 12, and more particularly described as follows:

COMMENCING at the North quarter corner of said section 12, marked by a 1917 U.S. General Land Office brass cap and running

THENCE along the North line thereof North 88°32'40" West 202.36 feet to a ½" rebar set at the intersection thereof with the Western right of way line of Clear Lakes Road, said intersection being 40 feet left of approximate centerline Station 172+59 as said right of way is shown on the State of Idaho right of way maps, Federal Aid Project Nos. RS-2709(4) and RS-2709(5) on file at the Idaho Transportation Department in Shoshone, Idaho, last intersection and rebar being the TRUE POINT OF BEGINNING.

THENCE along said Western right of way line as follows:

Southerly along a curve to the left said curve having a radius of 1081.74 feet, a central angle of 36°46'08", an arc length of 694.19, a chord length of 682.34 feet and a chord bearing of South 6°17'06" West to a concrete highway marker 40 feet left of centerline station 165+72.68;

South 8°54'18" East 173.66 feet to a point 50 feet left of centerline station 164+00;

South 15°36'28" East 169.87 feet to a concrete highway marker 40 feet left of centerline station 162+31.10;

Southeasterly along a curve to the left, said curve having a radius of 1081.74 feet, a central angle of 18°07'32", an arc length of 342.21 feet, a chord length of 340.78 feet and a chord bearing of South 21°14'39" East to a point 40 feet left of centerline station 159+00 feet;

North 59°37'32" East 5.00 feet to a point 35 feet left of said centerline station 159+00 feet;

Southeasterly along a curve to the left, said curve having a radius of 1076.74 feet, a central angle of 27°38'12", an arc length of 519.37 feet, a chord length of 514.35 feet and a chord bearing of South 44°14'49" East to a point 35 feet left of centerline station 153+95.65;

South 58°02'14" East 467.10 feet to a point 35 feet left of centerline station 149+28.05;

Southeasterly along a curve to the right, said curve having a radius of 1110.92 feet, a central angle of 44°13'05", an arc length of 857.35 feet, a chord length of 836.23 and a chord bearing of South 35°57'40" East to a concrete highway marker 35 feet left of centerline station 140+42.72;

South 13°47'15" East 425.05 feet to a point 35 feet left of centerline station 136+16.30 ahead and 139+00 back;

South 11°15'35" East 301.00 feet to a concrete highway marker 50 feet left of centerline station 136+00;

South 18°54'18" East 202.71 feet to a point 45 feet left of centerline station 134+00;

South 15°10'43" East 363.94 feet to a concrete highway marker 65 feet left of centerline station 130+37.47;

and Southeasterly along a curve to the right, said curve having a radius of 2799.79 feet, a central angle of 2°36'46", an arc length of 127.68 feet, a chord length of 127.67 feet and a chord bearing of South 16°59'26" East to a ½" rebar at the intersection of said Western right of way line with the South line of the Northeast quarter of the Southeast quarter (NE¼/SE¼) of said Section 12, last said intersection being 65 feet left of approximate centerline station 129+07;

THENCE along said South line North 88°16'28" West 254.90 feet to an iron pipe and BLM brass cap marking the Southeast corner of the Northwest quarter of the Southeast quarter (NW¼/SE¼) of said Section 12;

THENCE along the South line thereof North 88°10'43" West 1294.11 feet to a 5/8" rebar marking the Southeast corner of the Northeast quarter of the Southwest quarter (NE¼SW¼) of said Section 12;
THENCE along the South line thereof North 88°10'36" West 1296.40 feet to a 5/8" rebar at the Southeast corner of the Northwest quarter of the Southwest quarter (NW¼SW¼) of Section 12;
THENCE along the South line thereof North 88°10'36" West 1296.40 feet to a 5/8" rebar at the Southwest corner thereof;
THENCE along the section line common to said Sections 11 and 12 North 0°27'07" East 737.78 feet to a ½" rebar set thereon and being South 0°27'07" West 583.00 feet (South 592 feet per the hereinafter mentioned deed to Thaine Roberts from the Northeast corner of Northeast quarter of the Southeast quarter (NE¼SE¼) of said Section 11, last said rebar at an angle point of the Northern line of that real property conveyed from Young and Parkin to Thaine Roberts by the Warranty Deed recorded January 11, 1954 as Instrument No. 432629 in Book 180 of Deeds at Page 71, Twin Falls County, records;
THENCE along said Northern line as follows:
South 49°15'26" West 552.17 feet (S 49°02'W 541 feet per Roberts deed) to a ½" rebar;
South 72°20'58" West 926.87 feet (S 71°43'W 943 feet per Roberts deed) to a ½" rebar on the West line of the Northeast quarter of the Southeast quarter (NE¼SE¼) of said Section 11, last said rebar bearing North 0°32'25" East 59.74 feet (North 70 feet per Roberts deed) from the Southwest corner thereof;
Along last said West line North 0°32'25" East 103.96 feet to a ½" rebar set thereon which bears North 0°32'25" East 163.7 feet (North 163.7 feet per Roberts deed) from the Southwest corner of said Northeast quarter of the Southeast quarter (NE¼SE¼) of Section 11;
South 83°20'04" West 155.00 feet to a ½" rebar (S 83°03'W 155 feet per Roberts deed);
South 61°35'04" West 271.00 feet to a ½" rebar (S 61°18'W 271 feet per Roberts deed);
North 79°12'56" West 282.60 feet to a ½" rebar (N 79°30'W 282.6 feet per Roberts deed);
North 73°36'56" West 217.10 feet to a ½" rebar (N 73°54'W 217.1 feet per Roberts deed);
North 1°36'56" West 223.00 feet to a ½" rebar (N 1°54'W 223 feet per Roberts deed);
And South 83°18'28" West 413.26 feet (S 82°31'W 417 feet per Roberts deed) to a ½" rebar set at the intersection of said Northern line of the lands of Roberts with the West line of the Northwest quarter of the Southeast quarter (NW¼SE¼);
THENCE along last said West line North 0°37'43" East 1052.00 feet (referenced in Roberts deed as North 1055 feet) to a 5/8" rebar set at the center quarter corner of said Section 11;
THENCE along the Northern line of said Northwest quarter of the Southeast quarter (NW¼SE¼) of Section 11 South 88°22'32" East 1294.81 feet to a 5/8" rebar at the Southwest corner of the Southeast quarter of the Northeast quarter (SE¼NE¼) of said Section 11;
THENCE along the West line thereof North 0°35'06" East 802.32 feet to a 5/8" rebar set at the intersection thereof with the Southeastern line of the Riverview Acres Subdivision as shown on the official plat thereof recorded February 15, 1972 as Instrument No. 630176 in Book 10 of Plats at page 2, Twin Falls County records;
THENCE along said Southeastern line North 65°14'46" East 2847.25 feet to a 5/8" rebar at an angle point therein;
THENCE continuing along said Southeastern line North 64°01'50" East 746.99 feet to a 5/8" rebar at an angle point therein;
THENCE continuing along said Southeastern line North 63°43'23" East 418.38 feet to a 5/8" rebar set at the intersection thereof with the North line of said Section 12;
THENCE along said North section line South 88°32'40" East 52.84 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

Township 9 South, Range 14 East, Boise Meridian, Twin Falls County, Idaho

Section 12: described as follows:

BEGINNING at a point that is South 00°10'04" West 2638.91 feet along the East line of said Section 12 to the East quarter corner of said Section 12, and South 00°01'08" East 1317.65 feet to the South 1/16 corner on said East line of said Section 12, and North 88°16'28" West 1042.16 feet along the South 1/16 line to a point in the Westerly right of way to Clear Lakes Road, a public road, to the TRUE POINT OF BEGINNING, all from the Northeast corner of said Section 12, and running
THENCE North 88°16'28" West 38.19 feet along said 1/16 line;
THENCE following the meanderings of a creek as described in the next 20 calls;
THENCE North 13°08'51" West 78.66 feet;
THENCE North 71°07'44" West 59.64 feet;
THENCE North 41°00'41" West 120.26 feet;
THENCE North 45°15'14" West 126.21 feet;
THENCE North 31°24'22" West 235.73 feet;
THENCE North 55°41'54" West 57.04 feet;
THENCE North 85°52'54" West 72.25 feet;
THENCE North 56°42'34" West 191.84 feet;

THENCE North 38°22'05" West 125.34 feet;
THENCE North 71°43'51" West 86.09 feet;
THENCE North 40°00'17" West 61.48 feet;
THENCE South 55°55'46" West 78.81 feet;
THENCE North 62°39'55" West 123.32 feet;
THENCE North 83°32'03" West 66.02 feet;
THENCE North 33°28'41" West 143.40 feet;
THENCE North 28°17'51" West 117.87 feet;
THENCE North 63°06'40" West 75.68 feet;
THENCE South 58°29'36" West 35.63 feet;
THENCE North 38°54'10" West 50.20 feet;
THENCE North 78°24'55" West 12.24 feet;
THENCE leaving said center line of said creek;
THENCE North 18°56'59" East 606.23 feet;
THENCE North 13°40'13" East 444.50 feet to the centerline of an existing private road;
THENCE following the centerline of said road the next two calls:
South 79°35'09" East 158.95 feet;
THENCE South 77°48'32" East 93.77 feet to the Westerly line of said Clear Lakes Road a public road;
THENCE following the Westerly line of said Clear Lakes Road, a public road, the next six calls, the first being along a non-tangent curve to the right, the arc length being 857.35 feet (Curve Data: Delta = 44°13'04", Radius = 1110.92 feet, Chord bears South 35°57'40" East 836.23 feet);
THENCE on a tangent South 13°47'15" East 425.00 feet;
THENCE South 11°15'35" East 301.04 feet;
THENCE South 18°54'18" East 202.71 feet;
THENCE South 15°10'43" East 364.14 feet;
THENCE along a curve to the left, the arc length being 127.68 feet (Curve Data: Delta = 02°36'46", Radius = 2799.79 feet; Chord bears South 16°59'26" East 127.67 feet), more or less, to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS - (BUHL TO WENDELL R/W Project S-RS-2709-5 KEY NO. 3586):

Parcel 11A - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being twenty-five (25) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department from project station 165+72.68, 40 feet left more or less to project station 172+39.18, 40 feet left more or less and the North boundary of Section 12 all in NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorded of Twin Falls County as Instrument No. 1999005045.

Parcel 11-12B - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being ten (10) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department from project station 159+00.00, 40 feet left more or less to project station 165+72.68, 40 feet left more or less all in the NE¼NW¼ and the SE¼NW¼, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorded of Twin Falls County as Instrument No. 1999005045.

Parcel 11-12C - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights

of way boundary in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being fifteen (15) feet in width, parallel with and adjacent to Westerly rights of way boundary as shown on the highway plans for highway project no. S-RS-2709 (5) on file with the Idaho Transportation Department including an irregular piece from project station 149+28.06, 35 feet left more or less to project station 149+73.46, 50 feet more or less then a regular 15 foot strip from 149+43, 35 feet left to project station 159+00.00, 35 feet left more or less all in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11D - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being twenty-five (25) feet in width, parallel with and adjacent to Easterly rights of way boundary as shown on the highway plans for highway project no. S-RS-S2709 (5) on file with the Idaho Transportation Department from project station 165+72.68, 40 feet right more or less to project station 172+99.60, 40 feet right more or less and the North boundary of Section 12 all in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

Parcel 11E - Buhl to Wendell r/w Project S-RS-2709-5 Key No. 3586

A parcel of land for county road rights of way purposes being generally described as a strip of land adjacent to and along the existing rights of way boundary in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian in Twin Falls County, Idaho and being more specifically described as follows:

A strip of land being fifteen (15) feet in width, parallel with and adjacent to Easterly rights of way boundary as shown on the highway plans for highway project no. S-RS-S2709 (5) on file with the Idaho Transportation Department from project station 158+81.17, 35 feet right and the Easterly boundary of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ more or less to project station 165+72.68, 40 feet right more or less all in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 9 South, Range 14 East, Boise Meridian as described in Warranty Deed as recorded in the office of the recorder of Twin Falls County as Instrument No. 1999005045.

TO HAVE AND TO HOLD the said premises, unto said Grantee, and the grantee's and assigns forever.

Dated: February 19th, 2013

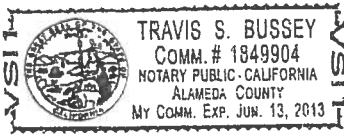
Boulder Ridge Ranch, L.L.C.

BY: Herbert Benham III ^{H/B} ~~member~~ ^{H/B} ~~managen~~
Herbert Benham III, ~~member~~ ^{H/B} ~~managen~~

BY: _____
~~Don Willoughby, member~~ T/SB

STATE OF CA)
)ss.
COUNTY OF Ken

On this 17 day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Herbert Benham III, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



[Signature]
Notary Public
Residing at: Alameda CA
My Commission Expires: JUNE 13, 2013

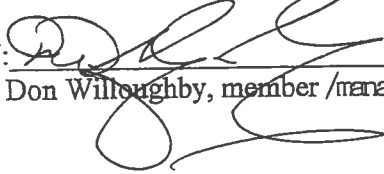
STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Don Willoughby, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing at:
My Commission Expires:

Boulder Ridge Ranch, L.L.C.

BY: _____
Herbert Benham III, member

BY:  _____
Don Willoughby, member /manager


STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Herbert Benham III, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

Notary Public
Residing at:
My Commission Expires:

STATE OF B.C.)
)ss.
COUNTY OF CANADA)

On this 18 day of February, 2013, before me, the undersigned, a Notary Public, personally appeared Don Willoughby, known or identified to me (or proved on the oath of) to be (the manager, the managers, a member, the members) of Boulder Ridge Ranch, L.L.C. the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.


Notary Public
Residing at:
My Commission Expires: DAILY
FRANK M. DALY
Barrister & Solicitor
#900 - 4720 Kingsway
Burnaby, BC V5H 4N2
Ph. 437-6611 Fax 437-3065

