

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 14 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?
37-351C	Yes ☐	37-352C	Yes ☐	37-2683B	Yes ☐
37-7349B	Yes ☐	37-8726	Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Hidden Crown Ranch, LLC
Name of current water right holder/claimant

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

New owner continued Name connector ☐ and ☐ or ☐ and/or
36 Bennington Place
Mailing address
New Canaan CT 06840
City State ZIP
(203) 594-9686 mike.mcgvick@xlgroupp.com
Telephone Email

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

5. Date you acquired the water rights and/or claims listed above: December 13, 2012

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 of Hemingway's Blind, LLC 1/9/13
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by AM Date 1-16-2013 Receipt No. 5032990 Receipt Amt. \$100 -
Approved by _____ Processed by _____ Date _____



Instrument # 604104

HAILEY, BLAINE, IDAHO
12-13-2012 2:27:53 PM No. of Pages: 8
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$31.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED

Hidden Crown Ranch, LLC, an Idaho limited liability company

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Hemingway's Blind, LLC, an Idaho limited liability company

the Grantee, whose current address is 36 ~~Devilston~~ ^{Bennington} Place, New Canaan, CT 06840

the following described premises, to wit:

See "Exhibit A" attached hereto

TOGETHER WITH any and all water rights appurtenant thereto including, but not limited to, Water Rights Nos. 37-351C, 37-352C, 37-2683B, 37-7349B and 37-8726

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever. ***see additional language attached on Exhibit 'A'

Dated this ____ day of December, 2012.

Hidden Crown Ranch, LLC, an Idaho limited liability company

By: The William J. Swanson Revocable Living Trust dated November 8, 1991, Member

By: _____
William J. Swanson, Trustee

By: The Patterson Revocable Living Trust dated June 11, 1988, Member

By: Alan E. Patterson, Trustee By: Constance S. Patterson, Trustee
Alan E. Patterson, Trustee Constance S. Patterson, Trustee

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of December, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared **William J. Swanson** known to me, on the basis of satisfactory evidence, to be the Trustee of The William J. Swanson Revocable Living Trust, Member of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

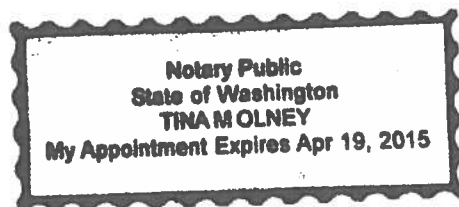
Notary Public
Resides at:
My commission expires:

STATE OF washington)
) ss.
COUNTY OF YAKIMA)

On this 11th day of December, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Alan E. Patterson and Constance S. Patterson**, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Trustees of the Patterson Revocable Living Trust dated June 11, 1991, Member of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Tina M. Olney
Notary Public: Tina M. Olney
My commission expires: 04/19/2015
Resides: YAKIMA COUNTY



WARRANTY DEED

FOR VALUE RECEIVED

Hidden Crown Ranch, LLC, an Idaho limited liability company

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Hemingway's Blind, LLC, an Idaho limited liability company

the Grantee, whose current address is 36 ~~Debbington~~ ^{Bennington} Place, New Canaan, CT 06840

the following described premises, to wit:

See "Exhibit A" attached hereto

TOGETHER WITH any and all water rights appurtenant thereto including, but not limited to, Water Rights Nos. 37-351C, 37-352C, 37-2683B, 37-7349B and 37-8726

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever. ***see additional language attached on Exhibit 'A'

Dated this 10th day of December, 2012.

Hidden Crown Ranch, LLC, an Idaho limited liability company

By: **The William J. Swanson Revocable Living Trust dated November 8, 1991, Member**

By: William J. Swanson Trustee
William J. Swanson, Trustee

By: **The Patterson Revocable Living Trust dated June 11, 1988, Member**

By: _____ By: _____
Alan E. Patterson, Trustee Constance S. Patterson, Trustee

STATE OF Michigan)
COUNTY OF Charlevoix) ss.

On this 10th day of December, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared **William J. Swanson** known to me, on the basis of satisfactory evidence, to be the Trustee of The William J. Swanson Revocable Living Trust, Member of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Kristine M. Leist
Notary Public
Resides at: 323 Ann St Boyne City, MI 49712
My commission expires: 8-10-14

Exhibit A
LEGAL DESCRIPTION

Order No.: 21218045

PARCEL 1

Lot 1 of EAST PICABO SUBDIVISION, according to the official plat thereof, recorded as Instrument No. 378041, Records of Blaine County, Idaho.

PARCEL 2

TOWNSHIP 1 SOUTH, RANGE 26 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO
SECTIONS 26 & 27: A parcel of land lying within said Sections, more particularly described as follows:

COMMENCING at an Aluminum Cap by PE 2263 marking the Northwest Corner of said Section 26, proceed North 89°33'40" East, 1658.63 feet to a 5/8" rebar by PE/LS 1028, thence South 0°52'18" East, 429.61 feet to a 5/8" rebar by PLS 7048, which point is the TRUE POINT OF BEGINNING;
Thence South 0°52'18" East, 1553.08 feet along a 1/256 line being the Westerly Boundary of U.S. Government Lands to a 5/8" rebar by PE/LS 1028;
Thence North 89°59'43" West, 333.71 feet along the Northerly Boundary of U.S. Government Lands to a 5/8" rebar by PE/LS 1028;
Thence North 0°52'26" West, 318.65 feet to a 5/8" rebar by LS 3621;
Thence North 89°57'48" West, 76.50 feet to a 5/8" rebar by LS 3621;
Thence South 72°39'49" West, 1,312.96 feet to a 5/8" rebar by LS 3621;
Thence South 0°23'18" East, 455.39 feet to a point at the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 21°17'58" West, 148.07 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence South 76°10'00" West, 450.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 74°50'00" West, 300.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 15°15'00" East, 230.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 27°33'00" West, 290.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 14°25'00" East, 500.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 61°40'00" West, 160.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 21°30'00" West, 210.00 feet along the Record Centerline of Silver Creek according to Record of Survey Instrument No. 360115;
Thence North 0°38'05" East, 89.46 feet to a 5/8" rebar by PLS 7048;
Thence North 9°02'44" West, 333.78 feet to a 5/8" rebar by PLS 7048 at a fenceline;
Thence North 1°52'46" West, 286.51 feet along a fenceline to a 5/8" rebar by PLS 7048;
Thence North 89°18'34" East, 2,649.98 feet to the TRUE POINT OF BEGINNING. (Tax Lot 7654)

PARCEL 3

TOWNSHIP 1 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 26: A parcel of land within the West ½, more particularly described as follows:

COMMENCING at an aluminum cap by LS 792 marking the North ¼ corner of said Section 26, proceed South 89°36'57" West, 2,654.03 feet along the Northerly boundary of said Section 26, to an aluminum cap by LS 792, which marks the Northwest corner of said Section 26; thence South 0°30'30" East, 2,043.59 feet along the Westerly boundary of said Section 26 to a point which is witnessed by a 5/8" rebar lying North 89°25' East, 0.95 feet, which point is the TRUE POINT OF BEGINNING;

Thence continuing along the Westerly boundary of said Section 26, South 0°23'18" East, 455.39 feet to a point at the approximate centerline of Silver Creek;

Thence along the approximate centerline of Silver Creek for the following courses and distances: South 32°25'21" East, 68.49 feet

Thence South 73°04'20" East, 96.17 feet;

Thence North 80°47'58" East, 143.85 feet;

Thence South 71°23'03" East, 100.24 feet;

Thence South 21°08'23" East, 80.41 feet;

Thence South 3°46'20" East, 182.40 feet;

Thence South 34°08'09" East, 71.28 feet;

Thence South 69°44'03" East, 69.29 feet;

Thence North 79°06'52" East, 79.43 feet;

Thence South 80°53'19" East, 107.36 feet;

Thence South 44°00'44" East, 82.04 feet along the approximate centerline of Silver Creek, which point is witnessed by a 5/8" rebar by LS 3621, lying North 61°11'45" East, 50.00 feet;

Thence leaving Silver Creek North 61°41'45" East, 492.33 feet, to a 5/8" rebar by LS 3621;

Thence North 31°19'19" East, 153.14 feet to a 5/8" rebar by GKW;

Thence North 0°54'45" West, 978.31 feet to a 5/8" rebar;

Thence South 72°39'49" West, 1,312.96 feet to the TRUE POINT OF BEGINNING. (Tax Lot 6828)

PARCEL 4

A Parcel of land lying within the South ½ of Section 26, Township 1 South, Range 20 East, Boise Meridian, Blaine County, Idaho; as shown as Lot 3 of "RECORD OF SURVEY SHOWING A LOT LINE SHIFT BETWEEN TAX LOTS 6831 AND 4729" recorded as Instrument No 337283, records of Blaine County, Idaho, being more particularly described as follows:

Commencing at an aluminum cap by LS 792 marking the North ¼ corner of said Section 26, proceed South 01°00'43" East, 2,653.74 feet to a 5/8" rebar by GKW marking the Center ¼ corner of said Section 26, which point is the TRUE POINT OF BEGINNING;

Thence North 89°47'37" West, 250.00 feet between the NW¼ and the SW¼ of said Section 26 to a 5/8" rebar by LS 3621;

Thence South 05°33'10" West, 1,768.13 feet to a point at the approximate centerline of Silver Creek which point is witnessed by a 5/8" rebar by LS 3621 lying North 05°33'10" East, 56.00 feet;

Thence South 31°31'01" East, 125.46 feet along the approximate centerline of Silver Creek;

Thence South 12°27'11" West, 48.53 feet to a 5/8" rebar by LS 3621;

Thence South 16°52'32" East, 119.96 feet to a 5/8" rebar by LS 3621;

Thence South 23°10'40" East, 81.41 feet to a 5/8" rebar by LS 3621;

Thence South 06°10'41" West, 178.46 feet to a 5/8" rebar by LS 3621 lying on the northerly Right-of-Way of Highway 20;

Thence 77.00 feet along a curve to the left with a radius of 1870.00 feet, a central angle of 02°21'33" and a chord of 76.99 feet that bears south 53°08'16" East, being the Northerly Right-of-Way of Highway No. 20;

Thence North 23°45'00" East, 121.97 feet to a 5/8" rebar by LS 3621;

Thence North 12°59'30" West, 197.79 feet to a 5/8" rebar by LS 3621;

Thence North 44°08'06" West, 17.84 feet to a 5/8" rebar by LS 3621;

Thence North 23°21'34" West, 104.64 feet to a 5/8" rebar by LS 3621;

Thence North 03°31'23" East, 14.94 feet to the approximate centerline of Silver Creek;

Thence North 74°33'50" East, 139.01 feet along the approximate centerline of Silver Creek;

Thence North 57°40'11" East, 93.49 feet along the approximate centerline of Silver Creek;

Thence North 06°15'14" East, 146.87 feet along the approximate centerline of Silver Creek;
 Thence North 25°16'02" West, 138.22 feet along the approximate centerline of Silver Creek;
 Thence North 62°25'04" East, 75.59 feet along the approximate centerline of Silver Creek;
 Thence South 49°04'06" East, 169.42 feet along the approximate centerline of Silver Creek;
 Thence South 28°53'11" East, 99.36 feet along the approximate centerline of Silver Creek;
 Thence South 57°25'02" East, 157.84 feet along the approximate centerline of Silver Creek;
 Thence South 16°23'22" East, 88.60 feet along the approximate centerline of Silver Creek;
 Thence South 72°28'27" East, 19.92 feet along the approximate centerline of Silver Creek;
 Thence North 13°52'39" East 87.56 feet along the approximate centerline of Silver Creek;
 Thence North 19°51'18" West 76.55 feet along the approximate centerline of Silver Creek;
 Thence North 56°38'12" East, 45.49 feet along the approximate centerline of Silver Creek;
 Thence South 45°54'33" East, 89.11 feet along the approximate centerline of Silver Creek;
 Thence North 52°29'45" East, 108.41 feet along the approximate centerline of Silver Creek;
 Thence North 23°11'54" East, 53.31 feet along the approximate centerline of Silver Creek;
 Thence North 04°47'59" East, 131.46 feet along the approximate centerline of Silver Creek;
 Thence North 64°13'50" East, 64.40 feet along the approximate centerline of Silver Creek;
 Thence South 66°09'40" East, 47.01 feet along the approximate centerline of Silver Creek;
 Thence South 28°50'33" East, 78.77 feet along the approximate centerline of Silver Creek;
 Thence South 83°59'27" East, 38.21 feet along the approximate centerline of Silver Creek;
 Thence North 70°06'53" East, 49.98 feet along the approximate centerline of Silver Creek;
 Thence North 36°46'23" East, 118.60 feet along the approximate centerline of Silver Creek;
 Thence North 63°26'05" East, 51.43 feet along the approximate centerline of Silver Creek;
 Thence South 69°49'45" East, 52.20 feet along the approximate centerline of Silver Creek;
 Thence South 05°11'39" East, 121.50 feet along the approximate centerline of Silver Creek;
 Thence South 76°14'21" East, 50.45 feet along the approximate centerline of Silver Creek;
 Thence North 40°14'10" East, 51.09 feet along the approximate centerline of Silver Creek;
 Thence North 11°31'25" East, 105.12 feet along the approximate centerline of Silver Creek;
 Thence North 42°47'50" East, 36.80 feet along the approximate centerline of Silver Creek;
 Thence South 79°06'52" East, 26.48 feet along the approximate centerline of Silver Creek;
 Thence South 32°33'00" East, 111.52 feet along the approximate centerline of Silver Creek;
 Thence North 78°31'49" East, 70.41 feet along the approximate centerline of Silver Creek;
 Thence North 08°21'57" East, 103.10 feet along the approximate centerline of Silver Creek;
 Thence North 67°45'03" East, 71.31 feet along the approximate centerline of Silver Creek;
 Thence South 21°58'56" East, 117.55 feet along the approximate centerline of Silver Creek;
 Thence South 70°58'27" East, 61.35 feet along the approximate centerline of Silver Creek;
 Thence North 47°28'05" East, 164.20 feet along the approximate centerline of Silver Creek;
 Thence North 75°04'06" East, 77.62 feet along the approximate centerline of Silver Creek;
 Thence South 38°55'39" East, 66.84 feet along the approximate centerline of Silver Creek;
 Thence North 76°20'58" East, 10.10 feet along the approximate centerline of Silver Creek;
 Thence North 76°00'36" East, 61.89 feet along the approximate centerline of Silver Creek;
 Thence North 03°24'22" East, 84.15 feet along the approximate centerline of Silver Creek;
 Thence North 57°46'16" East, 54.38 feet along the approximate centerline of Silver Creek;
 Thence South 37°18'14" East, 26.40 feet along the approximate centerline of Silver Creek;
 Thence South 24°13'39" East, 153.52 feet along the approximate centerline of Silver Creek;
 Thence leaving Silver Creek North 06°16'57" East, 104.20 feet to a 5/8" rebar by LS 3621;
 Thence North 19°24'41" East, 313.12 feet to a 5/8" rebar by LS 3621;
 Thence North 28°57'50" West, 1,208.99 feet to a 5/8" rebar by LS 3621;
 Thence North 89°48'50" West, 1,334.81 feet along the line between the NE¼ and the SE¼ of said Section 26 to the TRUE POINT OF BEGINNING. (Tax Lot 6830)

PARCEL 5

TOWNSHIP 1 SOUTH, RANGE 20 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

SECTION 26: COMMENCING at the NW corner of Section 26, thence South 00° East, 2,626.07 feet, thence North 72°39'49" East, 1,312.96 feet, thence South 00°54'45" East, 978.31 feet to the POINT OF BEGINNING;

Thence South 31°19'19" West, 153.14 feet;

Thence South 61°41'45" West, 492.33 feet;
 Thence South 10°47'03" West, 106.89 feet;
 Thence South 22°58'21" West, 199.85 feet;
 Thence South 07°02'44" East, 89.68 feet;
 Thence South 74°30'43" East, 59.83 feet;
 Thence North 61°25'20" East, 260.55 feet;
 Thence North 73°52'22" East, 233.46 feet;
 Thence South 72°20' East, 72.77 feet;
 Thence South 44°30" East, 114.99 feet;
 Thence South 32°02' East, 110.00 feet;
 Thence South 41°41'16" East, 104.42 feet;
 Thence South 57°12' East, 273.00 feet;
 Thence South 20°12' West, 83.00 feet;
 Thence South 72°02'18" West, 165.8 feet;
 Thence South 45°03'57" West, 44.63 feet;
 Thence South 00°25'48" West, 161.64 feet;
 Thence South 39°47'15" East, 303.77 feet;
 Thence South 65°41'06" East, 398.81 feet;
 Thence 77°29' East, 241.00 feet;
 Thence North 05°33'10" East, 1,768.13 feet;
 Thence North 89°47'37" West, 1,088.78 feet;
 Thence North 0°45'42" West, 978.69 feet;
 Thence South 89°54'41" West, 76.67 feet;
 Thence South 00°54'46" East, 978.34 feet to the POINT OF BEGINNING. (Tax Lot 7035)

PARCEL 6

A Parcel of land lying within the South ½ of Section 26, Township 1 South, Range 20 East, Boise Meridian, Blaine County, Idaho; as shown as Lot 4 of "RECORD OF SURVEY SHOWING A LOT LINE SHIFT BETWEEN TAX LOTS 6831 AND 4729" recorded as Instrument No 337283, records of Blaine County, Idaho, being more particularly described as follows:

Commencing at an aluminum cap by LS 792 marking the North ¼ corner of said Section 26, proceed South 01°00'43" East, 2,653.74 feet to a 5/8" rebar by GKW marking the Center ¼ corner of said Section 26, thence South 89°48'50" East, 1,334.81 feet along the line between the NE¼ and the SE¼ of said Section 26 to a 5/8" rebar by LS 3621, which point is the TRUE POINT OF BEGINNING;

Thence South 28°57'50" East, 1,208.99 feet to a 5/8" rebar by LS 3621;
 Thence South 19°24'41" West, 313.12 feet to a 5/8" rebar by LS 3621;
 Thence South 06°16'57" West, 104.20 feet to a point at the approximate centerline of Silver Creek;

Thence South 41°14'53" East, 172.90 feet along the approximate centerline of Silver Creek;
 Thence South 83°05'19" East, 66.48 feet along the approximate centerline of Silver Creek;
 Thence South 34°38'27" East, 66.85 feet along the approximate centerline of Silver Creek;
 Thence South 06°15'14" West, 73.44 feet along the approximate centerline of Silver Creek;
 Thence South 25°03'27" East, 85.00 feet along the approximate centerline of Silver Creek;
 Thence South 73°12'05" East, 55.36 feet along the approximate centerline of Silver Creek;
 Thence North 33°41'24" East, 61.29 feet along the approximate centerline of Silver Creek;
 Thence North 13°17'54" West, 56.52 feet along the approximate centerline of Silver Creek;
 Thence North 59°44'36" East, 41.68 feet along the approximate centerline of Silver Creek;
 Thence South 79°17'12" East, 37.66 feet along the approximate centerline of Silver Creek;
 Thence South 11°18'35" East, 56.09 feet along the approximate centerline of Silver Creek;
 Thence South 00°00'00" East, 88.00 feet along the approximate centerline of Silver Creek;
 Thence South 54°56'26" East, 69.64 feet along the approximate centerline of Silver Creek;
 Thence South 16°51'30" East, 34.48 feet along the approximate centerline of Silver Creek;
 Thence South 56°31'44" West, 145.06 feet along the approximate centerline of Silver Creek;
 Thence South 29°27'22" West, 221.65 feet along the approximate centerline of Silver Creek;

Thence South 03°14'53" West, 34.67 feet along the approximate centerline of Silver Creek, which point is witnessed by 5/8" rebar by LS 3621 lying South 83°20'38" East, 50.00 feet; Thence South 83°20'38" East, 629.02 feet to a 5/8" rebar by LS 3621; Thence North 00°56'02" West, 2,288.47 feet along the line between said Section 26 and Section 25 to a brass cap by PE 2263 marking the ¼ corner common to said Section 26 and Section 25; Thence North 89°48'50" West, 1,296.76 feet along the line between the NE¼ and the SE¼ of said Section 26 to the TRUE POINT OF BEGINNING. (Tax Lot 6831)

***Grantor also conveys without warranty, except as set forth below, to Grantee(s), all of their right, title and interest to access and divert water from a well on the lands and for the purposes described in, and subject to the terms and conditions of, that certain Easement Agreement recorded June 11, 1992 as Instrument No. 341740, records of Blaine County, Idaho (the "Easement"). And said Grantor does hereby covenant to and with the said Grantee(s), that Grantor has not conveyed the same estate, or any right, title or interest therein, to any person other than the Grantee and that at the time of execution of this conveyance, the Grantor's right, title and interest in and to the Easement is free from encumbrances done, made or suffered by the Grantor, or any person claiming under him.