

22-7352

RECEIVED

MAY 17 1994

TETON Co. Id.  
Clerk Recorder

116118

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of May, 1994, between KAREN LEE ARD NEILSEN, of Rexburg, County of Madison, State of Idaho, the party of the first part, and LARRY ARD, of Rexburg, County of Madison, State of Idaho, the party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration, lawful money of the United States of America, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto the said party of the second part, and to his heirs and assigns, forever, all claims of any interest whatsoever which the party of the first part may have to the following described real estate, situated in Teton County, State of Idaho, to-wit:

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Section 6:

SW $\frac{1}{4}$  S $\frac{1}{2}$ SE $\frac{1}{4}$ ; Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 615 feet to the right-of-way of Idaho State Highway 33; thence Southeasterly along the highway right-of-way for a distance of approximately 825 feet to the point of beginning.

Section 7:

N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the section line between Sections 6 & 7 for a distance of 500 feet to the Highway right-of-way of Idaho State Highway 33; thence in a Southeasterly direction along the right-of-way of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 & 8; thence North along the Section line of Sections 7 & 8 for a distance of 500 feet to the point of beginning.

116118

FILED

AT THE REQUEST OF

*American Land*  
AT 35 MINUTES PAST 9 a.m.  
DATE *May 17 1994*  
*Dea J. Drake*  
CLERK OF RECORD  
BY *Nora Rigby*  
DEPUTY

QUITCLAIM DEED

Beginning at a point 2140 feet West of the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the Section line between Sections 6 & 7 a distance of 375 feet; thence South a distance of 375 feet; thence in a Northeasterly direction a distance of approximately 525 feet to the point of beginning.

Section 8:

S½NE½  
SE½

Section 17:

NE½  
N½SE½  
SW½

Section 18:

SE½

Township 6 North, Range 43 East, Boise Meridian, Teton County, Idaho.

Section 10:

S½NE½  
SE½  
E½SW½

Section 22:

NW½NE½  
SW½NE½  
NE½NW½  
SE½NW½  
NW½NW½

Less that portion of Sections 6, 7, and 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, Deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways recorded April 27, 1984, as Instrument No. 94706 and May 11, 1984, as Instrument No. 94777.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof, including all water rights associated therewith;

QUITCLAIM DEED

116118

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part hereunto sets hand and seal the day and year first above written.

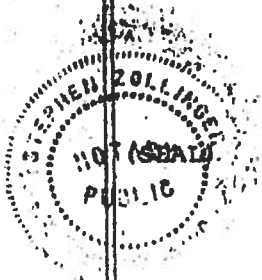
Karen Aldrich

STATE OF IDAHO )  
 ) ss.  
County of Madison )

On this 11th day of May, before me, the undersigned, a Notary Public in and for said state, personally appeared KAREN LEE ARD NEILSEN, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

Notary Public  
Residing at Bozeman, Idaho  
My Commission Expires: 12/13/99



QUITZLA'N DEED

RECEIVED

MAY 17 1994

116117

TETON Co. Id.  
Clerk Recorder

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of May, 1994, between CHARLES BRUCE ARD, of Ammon, County of Bonneville, State of Idaho, the party of the first part, and LARRY ARD, of Rexburg, County of Madison, State of Idaho, the party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration, lawful money of the United States of America, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto the said party of the second part, and to his heirs and assigns, forever, all claims of any interest whatsoever which the party of the first part may have to the following described real estate, situated in Teton County, State of Idaho, to-wit:

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Section 6:

SW $\frac{1}{4}$  S $\frac{1}{2}$ SE $\frac{1}{4}$ , Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 615 feet to the right-of-way of Idaho State Highway 33; thence Southeasterly along the highway right-of-way for a distance of approximately 825 feet to the point of beginning.

Section 7:

N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the section line between Sections 6 & 7 for a distance of 500 feet to the Highway right-of-way of Idaho State Highway 33; thence in a Southeasterly direction along the right-of-way of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 & 8; thence North along the Section line of Sections 7 & 8 for a distance of 500 feet to the point of beginning.

116117

FILED

AT THE REQUEST OF

*American Land*

35 MINUTES PAST 9 A.M.

May 17 1994

*Charles J. Drake*

*Nora Rigby*

QUITCLAIM DEED

Beginning at a point 2140 feet West of the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the Section line between Sections 6 & 7 a distance of 375 feet; thence South a distance of 375 feet; thence in a Northeasterly direction a distance of approximately 525 feet to the point of beginning.

Section 8:

S½NE¼  
SE¼

Section 17:

NE¼  
N½SE¼  
SW¼

Section 18:

SE¼

Township 6 North, Range 43 East, Boise Meridian, Teton County, Idaho.

Section 10:

S½NE¼  
SE¼  
E½SW¼

Section 22:

NW½NE¼  
SW½NE¼  
NE½NW¼  
SE½NW¼  
NW½NW¼

Less that portion of Sections 6, 7, and 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, Deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways recorded April 27, 1984, as Instrument No. 94706 and May 11, 1984, as Instrument No. 94777.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof, including all water rights associated therewith;

QUITCLAIM DEED

116117

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part hereunto sets hand and seal the day and year first above written.

*Charles Bruce Ard*

STATE OF IDAHO )  
: ss.  
County of Madison )

On this 11th day of May, before me, the undersigned, a Notary Public in and for said state, personally appeared CHARLES BRUSE ARD, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

*Mary Berry*  
Notary Public  
Residing at *Boise* Idaho  
My Commission Expires: *6/1/99*



QUITCLAIM DEED

RECEIVED

MAY 17 1994

116119

TETON Co. Id.  
Clark Recorder

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of May, 1994, between JANELLE ARD JENSEN, of Rexburg, County of Madison, State of Idaho, the party of the first part, and LARRY ARD, of Rexburg, County of Madison, State of Idaho, the party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration, lawful money of the United States of America, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto the said party of the second part, and to his heirs and assigns, forever, all claims of any interest whatsoever which the party of the first part may have to the following described real estate, situated in Teton County, State of Idaho, to-wit:

Township 6 North Range 44 East, Boise Meridian, Teton County, Idaho.

Section 6:

SW $\frac{1}{4}$   
S $\frac{1}{2}$ SE $\frac{1}{4}$ ; Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 615 feet to the right-of-way of Idaho State Highway 33; thence Southeasterly along the highway right-of-way for a distance of approximately 825 feet to the point of beginning.

116119

FILED

AT THE REQUEST OF

*American Land*  
35 DATES PAST 9 A.M.  
May 19, 1994  
*Joe J. Drake*  
Clark Recorder  
*Nora Taylor*

Section 7:

N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the section line between Sections 6 & 7 for a distance of 500 feet to the Highway right-of-way of Idaho State Highway 33; thence in a Southeasterly direction along the right-of-way of State Highway 33 for a distance of approximately 760 feet to the Section line between Sections 7 & 8; thence North along the Section line of Sections 7 & 8 for a distance of 500 feet to the point of beginning.

QUITCLAIM DEED

Beginning at a point 2140 feet West of the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the Section line between Sections 6 & 7 a distance of 375 feet; thence South a distance of 375 feet; thence in a Northeasterly direction a distance of approximately 525 feet to the point of beginning.

Section 8:

S½NE¼  
SE¼

Section 17:

NE¼  
N½SE¼  
SW¼

Section 18:

SE¼

Township 6 North, Range 43 East, Boise Meridian, Teton County, Idaho.

Section 10:

S½NE¼  
SE¼  
E½SW¼

Section 22:

NW½NE¼  
SW½NE¼  
NE½NW¼  
SE½NW¼  
NW½NW¼

Less that portion of Sections 6, 7, and 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, Deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways recorded April 27, 1984, as Instrument No. 94706 and May 11, 1984, as Instrument No. 94777.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof, including all water rights associated therewith;

QUITCLAIM DEED

116119

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part hereunto sets hand and seal the day and year first above written.

*Jane Ard Jensen*

STATE OF IDAHO )  
: ss.  
County of Madison )

On this 11th day of May, before me, the undersigned, a Notary Public in and for said state, personally appeared JANELL ARD JENSEN, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

*Stephen Zollinger*  
Notary Public  
Residing at *Bozeman*, Idaho  
My Commission Expires: *12/15/99*



QUITCLAIM DEED

RECEIVED

MAY 17 1994

116120

TETON Co. Id.  
Clerk Recorder

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of May, 1994, between STEVE JEFFERY ARD, of Rexburg, County of Madison, State of Idaho, the party of the first part, and LARRY ARD, of Rexburg, County of Madison, State of Idaho, the party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration, lawful money of the United States of America, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto the said party of the second part, and to his heirs and assigns, forever, all claims of any interest whatsoever which the party of the first part may have to the following described real estate, situated in Teton County, State of Idaho, to-wit:

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Section 6:

SW $\frac{1}{4}$   
S $\frac{1}{2}$ SE $\frac{1}{4}$ , Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 615 feet to the right-of-way of Idaho State Highway 33; thence Southeasterly along the highway right-of-way for a distance of approximately 825 feet to the point of beginning.

Section 7:

N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the section line between Sections 6 & 7 for a distance of 500 feet to the Highway right-of-way of Idaho State Highway 33; thence in a Southeasterly direction along the right-of-way of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 & 8; thence North along the Section line of Sections 7 & 8 for a distance of 500 feet to the point of beginning.

116120

FILED

AT THE REQUEST OF

*American Land*  
35 MINUTES PAST 9 a.m.  
DATE May 17, 1994  
Joe J. Drake  
CLERK OF RECORDER  
Hersa Rigby  
DEPUTY

INDEXED  
FILED

QUITCLAIM DEED

Beginning at a point 2140 feet West of the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho; thence West along the Section line between Sections 6 & 7 a distance of 375 feet; thence South a distance of 375 feet; thence in a Northeasterly direction a distance of approximately 525 feet to the point of beginning.

Section 8:

S½NE¼  
SE¼

Section 17:

NE¼  
N½SE¼  
SW¼

Section 18:

SE¼

Township 6 North, Range 43 East, Boise Meridian, Teton County, Idaho.

Section 10:

S½NE¼  
SE¼  
E½SW¼

Section 22:

NW½NE¼  
SW½NE¼  
NE½NW¼  
SE½NW¼  
NW½NW¼

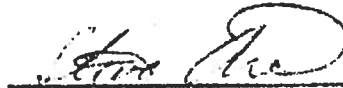
Less that portion of Sections 6, 7, and 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, Deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways recorded April 27, 1984, as Instrument No. 94706 and May 11, 1984, as Instrument No. 94777.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof, including all water rights associated therewith;

116120

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part hereunto sets hand and seal the day and year first above written.

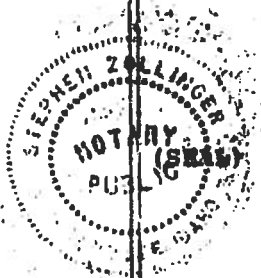


STATE OF IDAHO       )  
                              : ss.  
County of Madison    )

On this 11th day of May, before me, the undersigned, a Notary Public in and for said state, personally appeared STEVE JEFFERY ARD, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

  
Notary Public  
Residing at Lathrop, Idaho  
My Commission Expires: 12/13/99



QUITCLAIM DEED

116121

~~TETON Co. is~~  
Clerk Recorder

# QUITCLAIM DEED

**For Value Received**

Howard Clark

do hereby convey, release, remise and forever quit claim unto

Dorothy Ard Clark, as her sole and separate property

whose current address is

the following described premises, to-wit:

see attached Schedule "A"

together with their appurtenances.

**Dated: May 16, 1994**

Howard Clark  
Howard Clark

STATE OF IDAHO, COUNTY OF Madison  
On this 16th day of May, 1994,  
before me, a notary public in and for said State, personally  
appeared

Howard Clark

known to me to be the person whose name is  
 subscribed to the within instrument, and acknowledged to  
 me that he executed the same

Reading at \_\_\_\_\_, Idaho.

116121

**FILED**

AT THE REQUEST OF

American Land

AT ~~14~~ MINUTES PAST 9 AM

DATE May 17, 1994

Ans. 2. Nitrate

COPIES OF RECORDS

IV Floa Kish

**Excluded**  
**Indefinite**  
**Plotted**

REPRODUCED BY THE NATIONAL ARCHIVES DATE 11-15-2012

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Section 6: SW $\frac{1}{4}$

S $\frac{1}{2}$ SE $\frac{1}{4}$ , Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 61.5 feet to the right-of-way of Idaho State Highway 33; thence Southeasterly along the highway right-of-way for a distance of approximately 925 feet to the point of beginning.

Section 7: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho, thence West along the section line between Sections 6 & 7 for a distance of 500 feet to the highway right-of-way of Idaho State Highway 33; thence in a Southeasterly direction along the right-of-way of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 & 8 thence North along the Section line of Sections 7 & 8 for a distance of 500 feet to the point of beginning.

Beginning at a point 2140 West of the corner of Sections 5, 6, 7, & 8 of Township 6 North, Range 44, E.B.M., Teton County, Idaho, thence West along the Section line between Sections 6 & 7 a distance of 375 feet; thence South a distance of 375 feet, thence in a Northeasterly direction a distance of approximately 525 feet to the point of beginning.

Section 8: S $\frac{1}{2}$ NE $\frac{1}{4}$

SE $\frac{1}{4}$

Section 17: NE $\frac{1}{4}$

N $\frac{1}{2}$ SE $\frac{1}{4}$

SW $\frac{1}{4}$

Section 18: SE $\frac{1}{4}$

Township 6 North, Range 43 East, Boise Meridian, Teton County, Idaho

Section 10: S $\frac{1}{2}$ NE $\frac{1}{4}$

SE $\frac{1}{4}$

E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 22: NW $\frac{1}{4}$ NE $\frac{1}{4}$

SW $\frac{1}{4}$ NE $\frac{1}{4}$

NE $\frac{1}{4}$ NW $\frac{1}{4}$

SE $\frac{1}{4}$ NW $\frac{1}{4}$

NW $\frac{1}{4}$ NW $\frac{1}{4}$

Less that portion of Sections 6, 7 and 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, Deeded to the State of Idaho, by and through the Idaho Transportation Board for the Division of Highways recorded April 27, 1984, as Instrument No. 94706 and May 11, 1984, as Instrument No. 94777.

116121

RECEIVED

MAY 17 1994

116123

TETON Co. Id.  
Clerk Recorder  
For Value Received

# WARRANTY DEED

Larry Gene Ard and Dorothy Ard Clark, Individually and as Personal Representative of the Estate of Rex J. Ard, deceased  
the grantors, do hereby grant, bargain, sell and convey unto

Jack C. Hoopes and Lorna Hoopes, HUSBAND AND WIFE.

whose current address is

P.O. Box 70, Teton, ID 83452

the grantees, the following described premises, in Teton County Idaho, to wit:

SEE EXHIBIT "A"  
ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, that he the owner in fee simple of said premises; that they are free from all incumbrances except: Subject to all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 16, 1994

*Larry Gene Ard*  
Larry Gene Ard

*Dorothy Ard Clark*  
Dorothy Ard Clark  
*Dorothy Ard Clark Personal Representative*  
Dorothy Ard Clark, Personal Representative  
of the Estate of Rex J. Ard, deceased

STATE OF IDAHO, COUNTY OF Madison  
On this 16th day of MAY, 1994.  
before me, a notary public in and for said State, personally  
appeared

Larry Gene Ard  
Dorothy Ard Clark, individually and as  
Personal Representative of the Estate of  
Rex J. Ard, deceased.  
known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same

*John L. Lichten*  
Notary Public  
Idaho

Residing at Rexburg  
Comm. Expires 06/15/97

116123

FILED

AT THE REQUEST OF

*American Land*  
ATTEST MYSELF  
May 17, 1994  
*Chas. J. Drake*  
CLERK OF RECORDER  
BY *Alma Rigby*  
DEPUTY

*Alma Rigby*  
Deputy  
Filed

Recorded by the American Land Title Co., Rexburg, Idaho

EXHIBIT "A"  
116123

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho

Section 6: SW $\frac{1}{4}$

S $\frac{1}{2}$ SE $\frac{1}{4}$ ; Less: Beginning at a point that is 750 feet West of the corner of Sections 5, 6, 7, and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho; thence West along the Section line of Sections 6 and 7 for a distance of 645 feet; thence North 615 feet to the right-of-way of Idaho State Highway 33; thence Southeast-erly along the highway right-of-way for a distance of approximately 825 feet to the point of beginning.

Section 7: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; Beginning on the corner of Sections 5, 6, 7, and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, thence West long the section line between Sections 6 and 7 for a distance of 500 feet to the highway right-of-way of Idaho State Highway 33; thence in a South-easterly direction along the right-of-way of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 and 8 thence North along the Section line of Sections 7 and 8 for a distance of 500 feet to the point of beginning.

Beginning at a point 2140 feet West of the corner of Sections 5, 6, 7 and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, thence West along the Section line between Sections 6 and 7 a distance of 375 feet; thence South a distance of 375 feet, thence in a Northeasterly direction of distance of approximately 525 feet to the point of beginning.

Section 8: That portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  lying South of State Highway 33  
W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$   
SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$   
SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$   
SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 17: W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$   
NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$   
NW $\frac{1}{4}$ NE $\frac{1}{4}$   
N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$   
SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$   
W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

MAY 07 1996

123814  
WARRANTY DEED

ALLIANCE TITLE & ESCROW  
TETON, ID. 83420

TETON, ID.

For Value Received

JOHN CLINT HOOPES, JR., aka JACK C. HOOPES and LORNA HOOPES, husband  
and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

ROGER J. HOOPES and DANA HOOPES, husband and wife and E. BRENT HOOPES and  
LELA MC HOOPES, husband and wife

whose current address is

PO BOX 120  
TETON, ID. 83422

the grantee(s), the following described premises, in TETON County, IDAHO, to wit:

SEE ATTACHED "EXHIBIT A"

Together with all water rights, improvements, easements, hereditaments and appurtenances  
thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee(s)  
heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee(s), that  
As the Grantor, the owner(s) in fee simple of said premises, that they are free from all encumbrances except  
Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances  
and applicable building codes, laws and regulations.

and that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 2, 1996

Jack C. Hoopes  
JACK C. HOOPES

Lorna Hoopes  
LORNA HOOPES

STATE OF IDAHO, COUNTY OF MADISON

On this 7 day of MAY, 1996

before me, a Notary Public in and for said State, personally  
appeared

JACK C. HOOPES  
LORNA HOOPES

Known to me to be the person(s) whose name(s)  
subscribed in the within instrument and acknowledged to  
me that they executed the same.

Notary Public  
KATHLEEN KEXBURG, ID

Notary Expires 12-15-97

U.S. 10010

123814

FILED

AT THE REQUEST OF

ALLIANCE TITLE AND ESCROW

AT 126 NORTH 2ND ST.

DATE May 2, 1996

Cheryl A. Hoopes

in Presence of

Printed Name  
Notary Public  
State of Idaho

NOR F STATE HIGHWAY 33 ALSO

OMAHEN Q. 7 THE SW CORNER OF SAID SECTION. THENCE N 0° 10' 15" E 127.25 FEET ALONG THE WESTERN SECTION LINE TO THE NW CORNER SW 1/4 OF SAID SECTION 6. THENCE S 67° 57' 30" E 428.34 FEET TO A POINT. THENCE S 11° 20' 15" E 48.25 FEET TO A POINT. THENCE S 67° 30' 25" E 217.11 FEET TO A POINT. THENCE S 71° 12' 45" E 462.25 FEET TO A POINT. THENCE S 75° 52' 45" E 388.27 FEET TO A POINT. THENCE S 45° 41' 21" E 362.21 FEET TO A POINT. THENCE S 22° 34' 40" E 197.65 FEET TO A POINT ON THE UTHERN SECTION LINE OF SAID SECTION 6. THENCE S 82° 51' 17" E 268.26 FEET ALONG THE SOUTHERN SECTION LINE TO THE POINT OF BEGINNING.

[illegible]

ACCESS BASEMENT  
THE CENTERLINE DESCRIBED  
NORTH 540 FEET NO. WEST 240  
THENCE S 02 FEET  
THE POINT

FROM THE NORTHEAST CORNER OF SECTION 7, THENCE S 47° 03' 43" W, 54.25 FEET ALONG THE NORTH LINE OF SECTION 7 TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, 306.77 FEET ALONG A 570.21 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 302° 10', AND A CHORD BEARING SOUTH 89° 13' 02" E, 306.77 FEET TO A POINT; THENCE S 47° 10' 22" W, 10.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 49° 43' 31" E, 703.57 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE N 40° 16' 21" E, 10.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 49° 43' 31" E, 245.45 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 31° 03' 49" W, 27.34 FEET TO A POINT; THENCE S 39° 04' 40" E, 415.41 FEET TO A POINT; THENCE S 39° 15' 46" W, 259.46 FEET TO A POINT; THENCE N 71° 13' 28" W, 189.12 FEET TO A POINT; THENCE N 77° 00' 59" W, 232.33 FEET TO A POINT; THENCE S 24° 24' 33" W, 623.39 FEET TO A POINT; THENCE S 61° 01' 02" W, 414.64 FEET TO A POINT; THENCE S 57° 50' 41" W, 663.62 FEET TO A POINT; THENCE N 72° 41' 56" W, 246.94 FEET TO A POINT; THENCE N 77° 29' 29" W, 274.09 FEET TO A POINT; THENCE N 31° 13' 12" E, 547.12 FEET TO A POINT; THENCE N 33° 05' 26" W, 914.20 FEET TO A POINT; THENCE N 42° 22' 34" W, 194.49 FEET TO A POINT; THENCE N 52° 22' 34" W, 194.49 FEET TO A POINT ON THE WEST LINE OF THE NEWLY ADDED SECTION 7; THENCE N 1° 16' 06" E, 157.05 FEET ALONG THE WEST LINE OF THE NEWLY ADDED SECTION 7 TO THE NW CORNER OF SAID SECTION 7; THENCE N 89° 03' 33" E, 2073.74 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING.

TRACT 25, SECTION 8: W 1/2 SW 1/4 SE 1/4, W 1/2 NW 1/4 SE 1/4 SOUTH OF HIGHWAY 33, SE 1/4 SW 1/4 SE 1/4, SW 1/4 NE 1/4 SE 1/4, SW 1/4 SW 1/4 SE 1/4, W 1/2 SOUTH OF HIGHWAY 33, LESS THAT PORTION OF THE FOLLOWING LEGAL LYING WITHIN SECTION 8.

A PART OF THE NEW SECTION 7, AND A PORTION OF THE NW 1/4 SECTION 1, TOWNSHIP 4 NORTH, RANGE 14 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS: FROM THE NORTHEAST CORNER OF SECTION 7, THENCE S 47° 03' 43" W, 54.25 FEET ALONG THE NORTH LINE OF SECTION 7 TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, 306.77 FEET ALONG A 570.21 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 302° 10', AND A CHORD BEARING S 89° 13' 02" E, 306.77 FEET TO A POINT; THENCE S 47° 10' 22" W, 10.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 49° 43' 31" E, 703.57 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE N 40° 16' 21" E, 10.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 49° 43' 31" E, 245.45 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 31° 03' 49" W, 27.34 FEET TO A POINT; THENCE S 39° 04' 40" E, 415.41 FEET TO A POINT; THENCE S 39° 15' 46" W, 259.46 FEET TO A POINT; THENCE N 71° 13' 28" W, 189.12 FEET TO A POINT; THENCE N 77° 00' 59" W, 232.33 FEET TO A POINT; THENCE S 24° 24' 33" W, 623.39 FEET TO A POINT; THENCE S 61° 01' 02" W, 414.64 FEET TO A POINT; THENCE S 57° 50' 41" W, 663.62 FEET TO A POINT; THENCE N 72° 41' 56" W, 246.94 FEET TO A POINT; THENCE N 77° 29' 29" W, 274.09 FEET TO A POINT; THENCE N 31° 13' 12" E, 547.12 FEET TO A POINT; THENCE N 33° 05' 26" W, 914.20 FEET TO A POINT; THENCE N 42° 22' 34" W, 194.49 FEET TO A POINT; THENCE N 52° 22' 34" W, 194.49 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 1; THENCE N 1° 16' 06" E, 157.05 FEET ALONG THE WEST LINE OF THE NW 1/4 TO THE NW CORNER OF SAID SECTION 7; THENCE N 89° 03' 33" E, 2073.74 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING.

TRACT 26, SECTION 17: NW 1/4 NE 1/4, W 1/2 SW 1/4 NE 1/4, NE 1/4 SW 1/4 NE 1/4, W 1/2 SE 1/4 SW 1/4 NE 1/4, W 1/2 NW 1/4 NE 1/4, NW 1/4 SW 1/4 NE 1/4.

First American Title Company  
**RECEIVED** T-10209  
NOV 19 2002  
TETON CO. ID  
CLERK RECORDER

151359

GRANT DEED

Instrument # 151359  
DRIGGS, TETON, IDAHO  
2002-11-19 03:48:33 No. of Pages: 7  
Recorded for: FIRST AMERICAN TITLE COMPANY  
NOLAN G. BOYLE Fee: 21.00  
Ex-Officio Recorder Deputy **THOMAS**

THIS INDENTURE is made as of November 18, 2002, by **ROGER J. HOOPES** and **DANA L. HOOPES**, husband and wife, and **E. BRENT HOOPES** and **LETA M. HOOPES**, husband and wife, collectively the "Grantor", to **MARK R. RICKS** and **CHRIS P. RICKS**, husband and wife, whose mailing address is 391 West 1200 North, Felt, Idaho 83424, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho, to-wit:

Parcels of land located in Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho:

Section 4: The  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$ , and a strip of land located in the  $NW\frac{1}{4}$  of the  $SW\frac{1}{4}$  being described as follows: Beginning at the  $W\frac{1}{4}$  section corner of said Section 4; thence  $S2^{\circ}37'50''W$ , on the West section line of said Section 4, 145.00 feet; thence leaving said section line  $S89^{\circ}40'53''E$ , parallel with the E-W centerline of said Section 4, 1305.68 feet to a point on the N-S centerline of the  $SW\frac{1}{4}$  of said Section 4; thence  $N2^{\circ}43'13''E$ , on said N-S centerline of the  $SW\frac{1}{4}$ , 145.00 feet to the CW  $1/16$  section corner of said Section 4; thence  $N89^{\circ}40'53''W$ , on the E-W centerline of said Section 4, 1305.91 feet to the point of beginning.

Section 5: The  $N\frac{1}{2}$ , and a strip of land located in the  $S\frac{1}{2}$  of said Section 5 described as follows: Beginning at the  $W\frac{1}{4}$  section corner of said Section 5; thence  $S2^{\circ}21'16''W$ , on the West section line of said Section 5, 145.00 feet; thence leaving said section line  $S89^{\circ}35'45''E$ , parallel with the E-W centerline of said Section 5, 5209.00 feet to a point on the East section line of said Section 5; thence  $N2^{\circ}37'50''E$ , on said East section line 145.00 feet to the  $E\frac{1}{4}$  section corner of said Section 5; thence  $N89^{\circ}35'45''W$ , on the E-W centerline of said Section 5, 5209.70 feet to the point of beginning.

Section 6: The  $S\frac{1}{2}$  of the  $NE\frac{1}{4}$ , all of the  $SE\frac{1}{4}$  lying North and East of State Highway 33, and a portion of land located in the  $NE\frac{1}{4}$  of the  $NE\frac{1}{4}$  described as follows: From the NE corner of said Section 6; thence South  $1^{\circ}56'51''$  West, 89.30 feet along the Eastern Section Line to the Point of

151359

Beginning; thence South 1°56'51" West, 1165.87 feet further along the Eastern Section Line to the SE corner of the NE¼NE¼ of said Section 6; thence South 89°29'47" West, 931.94 feet along the South Line of the NE¼NE¼ to a point; thence North 1°07'22" West, 720.89 feet to a point; thence North 65°20'04" East, 1084.64 feet to the Point of Beginning.

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property; the foregoing including but not limited to the following matters:

1. Exceptions and reservations contained in Deeds from the State of Idaho, recorded in Book 77 Pages 578, 579 and 580, records of Teton County, Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code. (Sections 4 and 5)
2. Exceptions and reservations contained in Deeds from the State of Idaho, recorded as Instrument No. 63658, records of Teton County, Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code.
3. Right of Way Easement granted to Clint Hoopes and Karma Hoopes, his wife, and Darrell Ard and Olive Ard, his wife, recorded June 18, 1975 as Instrument No. 75631, records of Teton County, Idaho. (Sections 4 and 5)
4. Agreement for Purchase of Power between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982, Recorder's No. 90554, records of Teton County, Idaho. (Section 5)
5. Electric Line Right-of-Way Easement granted by J. Clint Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982, Recorder's No. 90557, records of Teton County, Idaho.
6. Subject to county roads and travelways as described in county road map recorded May 14, 2002 as Recorder's No. 148100.

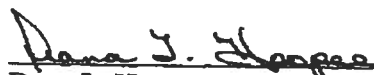
7. Easement by the State of Idaho, acting through the State Board of Land Commissioners, to the State of Idaho for Highway purposes, recorded December 7, 1937, in Book 67 at Page 362, official records of Teton County, Idaho. (Section 6)
8. Resolution Declaring County Highways, recorded May 14, 1991 as Instrument No. 107957, records of Teton County, Idaho.
9. Exceptions and reservations contained in Deed from the State of Idaho, Book 77 Page 464, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code. (Sections 4, 5 and 8)
10. Exceptions and reservations contained in Deed from the State of Idaho, Book 77 Page 578, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code. (SW¼NE¼, NE¼SW¼ Section 5)
11. Exceptions and reservations contained in Deed from the State of Idaho, Book 77 Page 605, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code. (SE¼NW¼, NW¼SE¼ Section 5)
12. Exceptions and reservations contained in Deed from the State of Idaho, Book 77 Page 600, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A, Idaho Code. (SW¼NW¼ Section 5)
13. Easement granted by the State of Idaho and J. D. Ard and Lilli Ard, husband and wife, to Utah Power and Light Co., recorded November 1, 1951, in Book 80 at Page 129, records of Teton County, Idaho. (Section 5)
14. Right-of-way Easement granted by Darrell Ard and Olive Ard, husband and wife, to Clint Hoopes and Karma Hoopes, husband and wife, recorded June 18, 1975, Recorder's No. 75634, records of Teton County, Idaho. (Section 5)

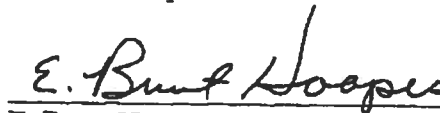
TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

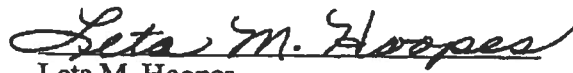
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

  
Roger J. Hoopes

  
Dana L. Hoopes

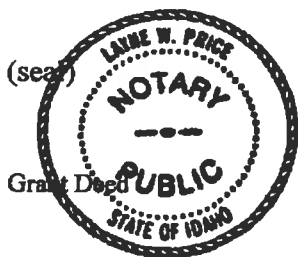
  
E. Brent Hoopes

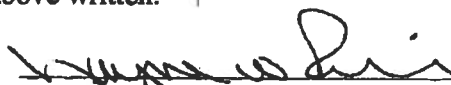
  
Leta M. Hoopes

STATE OF IDAHO           )  
                                      )ss.  
County of Teton )

On the 4th day of November, 2002, before me, the undersigned, a notary public in and for said State, personally appeared Roger J. Hoopes, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

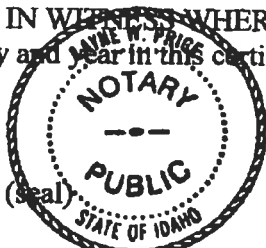


  
Notary Public for Idaho  
Residing at DRIGGS  
My Commission Expires: 12-01-02

STATE OF IDAHO )  
 )ss.  
County of Teton )

On the 14 day of November, 2002, before me, the undersigned, a notary public in and for said State, personally appeared Dana L. Hoopes, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

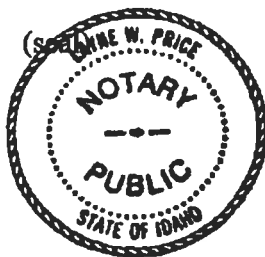


Wayne W. Price  
Notary Public for Idaho  
Residing at DEIGGS  
My Commission Expires: 12-01-06

STATE OF IDAHO )  
 )ss.  
County of Teton )

On the 14 day of November, 2002, before me, the undersigned, a notary public in and for said State, personally appeared E. Brent Hoopes, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

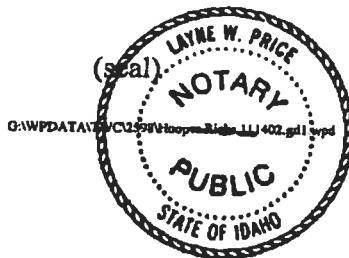


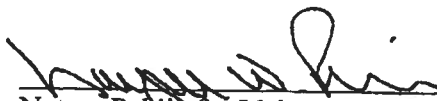
Wayne W. Price  
Notary Public for Idaho  
Residing at Idaho Falls, Idaho DEIGGS  
My Commission Expires: 12-01-06

STATE OF IDAHO )  
 )ss.  
County of Teton

On the 19<sup>th</sup> day of November, 2002, before me, the undersigned, a notary public in and for said State, personally appeared Leta M. Hoopes, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



  
Notary Public for Idaho  
Residing at 1800  
My Commission Expires: 12-01-06

**GRANT DEED**

THIS INDENTURE is made this 17 day of March, 2008 by MARK R. RICKS and CHRIS P. RICKS, husband and wife, collectively hereinafter the "Grantor", to HOOPES GREEN, LLC, a Delaware limited liability company, whose mailing address is c/o Greenfield Partners, 50 North Water Street, South Norwalk, CT 06854, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho (the "Property"), to-wit:

Real property in the County of Teton, State of Idaho, described as follows:

**TRACT 1**

**TOWNSHIP 6 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO**

**SECTION 4: W1/2NW1/4 (also described as Lot 4 and SW1/4NW1/4)**

ALSO, a strip of land located in the NW1/4SW1/4 being described as follows: Beginning at the W1/4 section corner of said Section 4; thence S23°50'W, on the West section line of said Section 4, 145.00 feet; thence leaving said section line S89°40'53"E, parallel with the E-W centerline of said Section 4, 1305.68 feet to a point on the N-S centerline of the SW1/4 of said Section 4; thence N24°13'13"E, on said N-S centerline of the SW1/4, 145.00 feet to the CW 1/16 section corner of said Section 4; thence N89°40'53"W, on the E-W centerline of said Section 4, 1305.91 feet to the point of beginning.

**SECTION 5: Lot 4, NE1/4, E1/2NW1/4, SW1/4NW1/4 (also described as Lots 1, 2, 3, 4, S1/2NE1/4, S1/2NW1/4)**

ALSO, a strip of land located in the S1/2 of said Section 5 described as follows: Beginning at the W1/4 section corner of said Section 5; thence S2°11'16"W, on the West section line of said Section 5, 145.00 feet; thence leaving said section line S89°35'45"E, parallel with the E-W centerline of said Section 5, 5209.00 feet to a point on the East section line of said Section 5; thence N23°50'E, on said East section line 145.00 feet to the E1/4 section corner of said Section 5; thence N89°35'45"W, on the E-W centerline of said Section 5, 5209.70 feet to the point of beginning.

**SECTION 6: SE1/4NE1/4, SW1/4NE1/4**

Instrument # 196166  
TETON COUNTY, IDAHO  
3-17-2008 03:02:00 No. of Pages: 11  
Recorded for: FIRST AMERICAN TITLE  
MARY LOU HANSEN  
Ex-Officio Recorder Deputy  
Index to: DEED, GRANT  
Fee: \$1.00  
*[Signature]*

**ALSO, All of the SE1/4 lying North and East of State Highway 33**

**LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL 1A AND  
PARCEL 3:**

**LESS PARCEL 1A**

A parcel of land referred to as PARCEL 1A and located in the northeast quarter of the southeast quarter of Section 6, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

**COMMENCING AT** a rebar with a 1 1/2 inch aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the east quarter corner of said Section 6; thence S02°12'49"W 145.00 feet along the east line of the southeast quarter of said Section 6 to a rebar with aluminum cap inscribed "AW ENG 2860" and the TRUE POINT OF BEGINNING for this description; thence continuing S02°12'49"W 490.88 feet to the center line of Ards Road and the beginning of a non-tangent curve concave to the southwest having a radius of 1,500.00 feet, a chord bearing of N12°58'25"W and to which beginning a radial line bears N79°44'13"E; thence northwesterly 141.92 feet along said curve through a central angle of 05°25'16" thence N15°41'03"W 140.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 1,100.00 feet; thence northwesterly 231.14 feet along said curve and center line of said Ards Road through a central angle of 12°02'21"; thence N88°58'24"E 174.00 feet to the POINT OF BEGINNING. The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

**LESS PARCEL 3**

A parcel of land referred to as PARCEL 3 and located in the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 6, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows: **COMMENCING AT** a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the southeast corner of said Section 6; thence N02°12'48"E 200.90 feet to the center line of Ards Road (also known as Browns Road) and the TRUE POINT OF BEGINNING for this description; thence continuing N02°12'48"E 1,174.14 feet along the east line of the southeast quarter of said Section 6 to the center line of said Ards Road and the beginning of a non-tangent curve concave to the northwest having a radius of 600.00 feet, a chord bearing of S26°25'44"W and to which beginning a radial line bears S66°10'48"E; thence southwesterly 54.99 feet along said curve through a central angle of 05°15'05" to the beginning of a curve concave to the southeast having a radius of 778.00, a chord bearing of S24°06'01"W; thence southwesterly 135.00 feet along said curve through a central angle of 09°56'31" to the beginning of a curve concave to the southeast having a radius of 2,000.00 feet; thence southwesterly 368.00 feet along said curve through a central angle of 10°32'33"

to the beginning of a curve concave to the northeast having a radius of 703.98 feet; thence southeasterly 312.12 feet along said curve through a central angle of 25°24'10"; thence S16°36'02"E 350.00 feet along the center line of said Ards Road to the POINT OF BEGINNING.

The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

ALSO, Tax #3573: a portion of land located in the NE1/4NE1/4 described as follows: From the NE corner of said Section 6; thence South 1°56'51" West, 89.30 feet along the Eastern Section Line to the Point of Beginning; thence South 1°56'51" West, 1165.87 feet further along the Eastern Section Line to the SE corner of the NE1/4NE1/4 of said Section 6; thence South 89°29'47" West, 931.94 feet along the South Line of the NE1/4NE1/4 to a point; thence North 1°07'22" West, 720.89 feet to a point; thence North 65°20'04" East, 1084.64 feet to the Point of Beginning.

#### SECTION 7:

Beginning on the corner of Sections 5, 6, 7, and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, thence West along the Section line between Sections 6 and 7 for a distance of 500 feet to the highway right-of-way of State Highway 33; thence in a Southeasterly direction along the right of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 and 8, thence North along the Section line of Sections 7 and 8 for a distance of 500 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: That portion conveyed to State of Idaho, by and through the Idaho Transportation Board for the Division of Highways, recorded April 17, 1984 as Instrument No. 94652 and recorded May 11, 1984 as Instrument 94777.

EXCLUDING AND RESERVING to Grantor all storage water rights, including, but not limited to, storage water rights in Fremont Madison Irrigation District which Grantor severs, reserves, and excludes from transfer with this real property.

SUBJECT TO the following pipeline easements:

#### Subject to EASEMENT A

A 40.00 foot pipeline easement lying 20.00 feet each side of the following described centerline located in the NW¼SW¼ and the SW¼NW¼ of Section 4, the N¼ of Section 5, and the NE¼NE¼ of Section 6, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho: Commencing at a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306", said rebar monuments the quarter corner for said Sections 4 and 5; thence S84°38'20"E 1,306.27 feet to the westerly right-of-way of County Road 875 West and the TRUE POINT OF

**BEGINNING;**

thence N71°15'57"W 4,043.28 feet; thence N69°17'55"W 3,152.35 feet to the northwesterly boundary of that parcel of land described in Warranty Deed recorded as Instrument No. 151359, Official Records of Teton County, Idaho.

The sidelines of said 40-foot wide easement to be extended or shortened to meet at angle points, to begin at the westerly right-of-way of said County Road 875 West and to terminate at the northwesterly boundary of that parcel of land described in Instrument No. 151359.

The basis of bearing for this description is N02°29'00"E for the east line of the northeast quarter of said Section 5.

**Subject to EASEMENT B**

A 40.00 foot pipeline easement lying 20.00 feet each side of the following described centerline located in that parcel of land described in said Instrument No. 151359:

COMMENCING at a rebar with aluminum cap inscribed "AW ENG 2860", said rebar monuments the northeast corner of said Section 6; thence S52°06'13"W 446.20 feet to the southwesterly line of the previously described "Easement A" and the TRUE POINT OF BEGINNING; thence S64°56'31"W 546.95 feet; thence S50°33'40"W 203.03 feet to the westerly boundary of that parcel of land described in Instrument No. 151359.

The sidelines of said 40-foot wide easement to be extended or shortened to meet at angle points, to begin at the southwesterly line of the previously described "Easement A" and to terminate at the westerly boundary of that parcel of land described in Instrument No. 151359.

The basis of bearing for this description is N02°33'43"E for the east line of the northeast quarter of said Section 6.

**TRACT 2**

**ALSO, Parcel 2**

A parcel of land referred to as PARCEL 2 and located in the northwest quarter of the southwest quarter of Section 5, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

COMMENCING AT a rebar with a 1 1/2 inch aluminum cap inscribed "JORGENSEN AND ASSOCIATES PLS 10306" and the west quarter corner of said Section 5; thence S02°12'49"W 635.86 feet along the west line of the southeast quarter of said Section 5 to the center line of Ards Road (also known as Browns Road) and the TRUE POINT OF BEGINNING for this description;

thence continuing S02°12'49"W 597.65 feet along the west line of the southeast quarter of said Section 5 to the center line of said Ards Road and the beginning of a non-tangent curve concave to the northwest having a radius of 600.00 feet, a chord bearing of N14°01'53"E and to which

beginning a radial line bears S66°10'48"E; thence northeasterly 205.01 feet along said curve through a central angle of 19°34'37"; to the beginning of a curve concave to the west having a radius of 1,180.00 feet; thence northerly 198.00 feet along said curve through a central angle of 09°38'51"; thence N05°22'15"W 75.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 1,500.00 feet; thence northwesterly 128.08 feet along said curve through a central angle of 04°53'32" to the POINT OF BEGINNING. The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

**ALSO, Parcel 4**

A parcel of land referred to as PARCEL 4 and located in the southwest quarter of the southwest quarter of Section 5 and the northwest quarter of the northwest quarter of Section 8, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

BEGINNING AT a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the southwest corner of said Section 6; thence N02°12'49"E 200.90 feet to the center line of Ards Road (also known as Browns Road);

thence S16°36'02"E 193.38 feet along the center line of said Ards Road to the beginning of a curve concave to the northeast having a radius of 1,250.00 feet; thence southeasterly 400.00 feet along said curve through a central angle of 18°20'05";

thence S34°58'07"E 140.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 568.00 feet; thence southeasterly 94.00 feet along said curve through a central angle of 09°28'56" to the beginning of a curve concave to the west having a radius of 76.00 feet; thence southerly 71.26 feet along said curve through a central angle of 53°43'17" to the northeasterly right-of-way of State Highway 33;

thence N49°38'21"W 491.67 feet to the west line of the northwest quarter of said Section 8;

thence N02°31'44"E 289.71 feet to the POINT OF BEGINNING.

The basis of bearing for this description is N02°31'44"E for the west line of the northwest quarter of said Section 8.

**ALSO SUBJECT TO the following:**

1. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Pages, 578, 579 and 579 (two documents on Page 579) and 597. (Section 4 and 5 and other lands)

2. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights including sand and gravel in lands sold subsequent to the 8th day of May 1923, recorded as Instrument No. 63658.
3. Right of way easement granted to Clint Hoopes and Karma Hoopes, his wife, and Darrell Ard and Olive Ard, his wife, recorded June 18, 1975 as Instrument No. 75631. (Sections 4 and 5)
4. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90554 records of Teton County, ID. (Section 5)
5. Electric line right-of-way easement granted by J. Clint Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90557, records of Teton County, ID. (Sections 4 and 5)
6. Easement by the State of Idaho, acting through the State Board of Land Commissioners, to the State of Idaho for Highway purposes, recorded December 7, 1937 in Book 67 at Page 362. (Section 6 and 7 and other lands)
7. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 464. (Sections 4 and 5 and other lands)
8. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 605. (Section 5 and other lands)
9. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 600. (Section 5)
10. Twenty (20) foot powerline right-of-way easement granted to Utah Power & Light Company, recorded November 1, 1951, in Book 80 at Page 129. (Section 5)

11. Right of way Easement granted to Clint Hoopes and Karma Hoopes, husband and wife, recorded June 18, 1975 as Instrument No. 75634. (Section 5 and other lands)
12. Easements and Maintenance rights of way as granted to Clementsville Pipe Line, Inc., in Article IX By-Laws recorded July 12, 1976 as Instrument No. 77480. (Sections 5 and 6 and other lands)
13. Mineral Rights are reserved to the State of Idaho as disclosed by Decree recorded February 20, 1985, as Instrument No. 96301. (Section 5 and other lands)
14. Poleline easement granted to Utah Power & Light Company, recorded in Book 77 at page 243. (Section 6 and other lands)
15. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded as Instrument No. 64486. (Section 6)
16. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, including sand and gravel, recorded as Instrument No. 69290. (Section 6)
17. Electric line right-of-way easement granted by Darrell Ard and Ruby Ard, to Fall River Rural Electric Cooperative, Inc., recorded August 28, 1973 recorder's No. 73206, records of Teton County, ID. (Section 6 and other lands)
18. Easement by State of Idaho, acting through the State Board of Land Commissioners and Ronnie Ard, to the State of Idaho for Highway purposes, recorded June 1, 1984 as Instrument No. 94894. (Section 6)
19. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all coal, oil, oil shale, gas, phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of mineral of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice. Also subject to State of Idaho Easement No. 490 to Highway Department for a highway; No. 971 to Utah Power & Light Co. for a powerline; No. 978 to Utah

Power & Light Co. for a powerline; No. 4456-A to Fall River Rural Electric Co-op for a powerline; and No. 4950 to Ard Brothers for a buried water pipeline; and No. 5183 to Highway Department for a highway, recorded as Instrument No. 123967. (Section 6 and other lands)

20. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State of mineral rights, including sand and gravel, in lands sold subsequent to the 8th day of May 1923. Also, subject to Easements 978, Utah Power and Light Company, and No. 490, Department of Highways for Right-of-Way, recorded as Instrument No. 63818. (Section 7 and other lands)
21. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded April 17, 1984, as Instrument No. 94652 and recorded May 11, 1984 as Instrument No. 94777. (Sections 6 and 7 and other lands)
22. Annexation of Lands to the Fremont-Madison Irrigation District by Order of Inclusion, recorded November 25, 1903 as Instrument No. 158668. (Section 6 and other lands)
23. Right-of-way or easement of County roads West 1100 North, 875 West, 1000 West and 1025 West (also known as Ards Road and Browns Road).
24. River Rim Ranch Master Plat, Division 2, Planned Unit Development recorded September 8, 2006 as Instrument No. 180225. (Affects the North 145 feet of that portion of the SE1/4 of Section 6 which lies East of the county road - referenced as Parcel 1B)
25. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/ACSM survey made by Nelson Engineering on March 11, 2008, designated Job No. 07-1110, recorded March 11, 2008 as Instrument No. 196030.
  - a. Overhead power line along the northern side of Highway 33 as shown on Sheets 4 & 5, not identified or labeled.
  - b. Fence lines in the Northeast corner of Section 6, Northwest corner of Section 5 and the Northwest corner of Section 4, not coincident with the section lines or boundary lines as shown on Sheets 3 & 5.
  - c. Boelkey, Inc. pipeline shown on Sheets 3 & 5.
  - d. University of Idaho Research pipeline as shown on Sheet 3.
  - e. Clementsville pipeline as shown on Sheets 3 & 5
  - f. Overhead power lines through subject property labeled "field located overhead power" shown on Sheets 4 & 5.

26. Easement Agreement between Mark R. Ricks and Chris P. Ricks, husband and wife, and Triple R Ranch, Inc., an Idaho corporation recorded 2-17-08 as Instrument No. 1961165. (Easement A and B described in Tract 1)
27. Any claim of lien by AW Engineering.
28. Easement by the State of Idaho, acting through the State Board of Land Commissioners, to the State of Idaho for Highway purposes, recorded December 7, 1937 in Book 67 at Page 362. (Parcel 4 and other lands)
29. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State of mineral rights, including sand and gravel, in lands sold subsequent to the 8th day of May 1923. Also, subject to Easements 978, Utah Power and Light Company, and No. 490, Department of Highways for Right-of-Way, recorded as Instrument No. 63818. (Parcel 4 and other lands)
30. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 63658, wherein mineral rights are reserved to the State. (Parcel 2)
31. Electric line right-of-way easement granted by J. Clint Hoopes and Karma Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded August 27, 1973 recorder's No. 73199, records of Teton County, ID. (Parcels 1 and 2 and other lands)
32. Right of Way easement granted to Clint Hoopes and Karma Hoopes, his wife, and Darrell Ard and Olive Ard, his wife, recorded June 18, 1975 as Instrument No. 75631 (through Sec. 5 and other lands)
33. Right of Way Easement granted by Darrell Ard and Olive Ard, husband and wife, to Clint Hoopes and Karma Hoopes, husband and wife, recorded June 18, 1975 as Instrument No. 75634. (runs through Section 5 and other lands)
34. Easements and Maintenance rights of way as granted to Clementsville Pipe Line, Inc., in Article IX By-Laws recorded July 12, 1976 as Instrument No. 77480. (Parcel 2 and other lands)
35. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90554 records of Teton County, ID. (Parcel 2)

36. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90557 records of Teton County, ID. (Parcel 2)
37. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded April 17, 1984, as Instrument No. 94652. (Parcel 4)
38. Mineral Rights are reserved to the State of Idaho as disclosed by Decree recorded February 20, 1985, as Instrument No. 96301, (Parcel 2 and other lands)
39. Annexation of Lands to the Fremont-Madison Irrigation District by Order of Inclusion, recorded November 25, 1903 as Instrument No. 158668. (Parcel 4 and other lands)
40. Electric line right-of-way easement granted by Lewis B. Goodsell, to Fall River Rural Electric Cooperative, Inc., recorded August 27, 1973 recorder's No. 73201, records of Teton County, Id.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

  
Mark R. Ricks

  
Chris P. Ricks

STATE OF IDAHO )  
 )ss.  
County of Teton )

On the 17<sup>th</sup> day of March, 2008, before me, the undersigned, a notary public in and for said State, personally appeared Mark R. Ricks and Chris P. Ricks, 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.

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



*Teresa K. Mangum*  
Notary Public for Idaho  
Residing at Driggs, Idaho  
My Commission Expires: 07-24-09

**GRANT DEED**

THIS GRANT DEED is made this 25<sup>th</sup> day of June, 2012, by HOOPEES GREEN, LLC, a Delaware limited liability company, hereinafter the "Grantor", to MARK R. RICKS and CHRIS P. RICKS, husband and wife, whose mailing address is 391 W. 1200 N., Felt, Idaho 83424, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs, successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho (the "Property"), to-wit:

Real property in the County of Teton, State of Idaho, described as follows:

**TRACT 1**

TOWNSHIP 6 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SECTION 4: W1/2NW1/4 (also described as Lot 4 and SW1/4NW1/4)

ALSO, a strip of land located in the NW1/4SW1/4 being described as follows: Beginning at the W1/4 section corner of said Section 4; thence S2°37'50"W, on the West section line of said Section 4, 145.00 feet; thence leaving said section line S89°40'53"E, parallel with the E-W centerline of said Section 4, 1305.68 feet to a point on the N-S centerline of the SW1/4 of said Section 4; thence N2°43'13"E, on said N-S centerline of the SW1/4, 145.00 feet to the CW 1/16 section corner of said Section 4; thence N89°40'53"W, on the E-W centerline of said Section 4, 1305.91 feet to the point of beginning.

SECTION 5: Lot 4, NE1/4, E1/2NW1/4, SW1/4NW1/4 (also described as lots 1, 2, 3, 4, S1/2NE1/4, S1/2NW1/4)

ALSO, a strip of land located in the S1/2 of said Section 5 described as follows: Beginning at the W1/4 section corner of said Section 5; thence S2°21'16"W, on the West section line of said Section 5, 145.00 feet; thence leaving said section line S89°35'45"E, parallel with the E-W centerline of said Section 5, 5209.00 feet to a point on the East section line of said Section 5; thence N2°37'50"E, on said East section line 145.00 feet to the E1/4 section corner of said Section 5; thence N89°35'45"W, on the E-W centerline of said Section 5, 5209.70 feet to the point of beginning.

SECTION 6: SE1/4NE1/4, SW1/4NE1/4

ALSO, All of the SE1/4 lying North and East of State Highway 33

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL 1A AND PARCEL 3:

W02 473-T

**GRANT DEED**

THIS GRANT DEED is made this 25<sup>th</sup> day of June, 2012, by HOOPES GREEN, LLC, a Delaware limited liability company, hereinafter the "Grantor", to MARK R. RICKS and CHRIS P. RICKS, husband and wife, whose mailing address is 391 W. 1200 N., Felt, Idaho 83424, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's heirs, successors and assigns forever, all of the following described real property in the County of Teton, State of Idaho (the "Property"), to-wit:

Real property in the County of Teton, State of Idaho, described as follows:

**TRACT 1**

TOWNSHIP 6 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SECTION 4: W1/2NW1/4 (also described as Lot 4 and SW1/4NW1/4)

ALSO, a strip of land located in the NW1/4SW1/4 being described as follows: Beginning at the W1/4 section corner of said Section 4; thence S2°37'50"W, on the West section line of said Section 4, 145.00 feet; thence leaving said section line S89°40'53"E, parallel with the E-W centerline of said Section 4, 1305.68 feet to a point on the N-S centerline of the SW1/4 of said Section 4; thence N2°43'13"E, on said N-S centerline of the SW1/4, 145.00 feet to the CW 1/16 section corner of said Section 4; thence N89°40'53"W, on the E-W centerline of said Section 4, 1305.91 feet to the point of beginning.

SECTION 5: Lot 4, NE1/4, E1/2NW1/4, SW1/4NW1/4 (also described as lots 1, 2, 3, 4, S1/2NE1/4, S1/2NW1/4)

ALSO, a strip of land located in the S1/2 of said Section 5 described as follows: Beginning at the W1/4 section corner of said Section 5; thence S2°21'16"W, on the West section line of said Section 5, 145.00 feet; thence leaving said section line S89°35'45"E, parallel with the E-W centerline of said Section 5, 5209.00 feet to a point on the East section line of said Section 5; thence N2°37'50"E, on said East section line 145.00 feet to the E1/4 section corner of said Section 5; thence N89°35'45"W, on the E-W centerline of said Section 5, 5209.70 feet to the point of beginning.

SECTION 6: SE1/4NE1/4, SW1/4NE1/4

ALSO, All of the SE1/4 lying North and East of State Highway 33

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL 1A AND PARCEL 3:

### **LESS PARCEL 1A**

A parcel of land referred to as PARCEL 1A and located in the northeast quarter of the southeast quarter of Section 6, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

COMMENCING AT a rebar with a 1 ½ inch aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the east quarter corner of said Section 6; thence S02°12'49"W 145.00 feet along the east line of the southeast quarter of said Section 6 to a rebar with aluminum cap inscribed "AW ENG 2860" and the TRUE POINT OF BEGINNING for this description;

thence continuing S02°12'49"W 490.88 feet to the center line of Ards Road and the beginning of a non-tangent curve concave to the southwest having a radius of 1,500.00 feet, a chord bearing of N12°58'25"W and to which beginning a radial line bears N79°44'13"E; thence northwesterly 141.92 feet along said curve through a central angle of 05°25'16" thence N15°41'03"W 140.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 1,100.00 feet; thence northwesterly 231.14 feet along said curve and center line of said Ards Road through a central angle of 12°02'21"; thence N88°58'24"E 174.00 feet to the POINT OF BEGINNING.

The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

### **LESS PARCEL 3**

A parcel of land referred to as PARCEL 3 and located in the northeast quarter of the southeast quarter and the southeast quarter of the southeast quarter of Section 6, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

COMMENCING AT a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the southeast corner of said Section 6; thence N02°12'49"E 200.90 feet to the center line of Ards Road (also known as Browns Road) and the TRUE POINT OF BEGINNING for this description; thence continuing N02°12'49"E 1,174.14 feet along the east line of the southeast quarter of said Section 6 to the center line of said Ards Road and the beginning of a non-tangent curve concave to the northwest having a radius of 600.00 feet, a chord bearing of S26°26'44"W and to which beginning a radial line bears S66°10'48"E; thence southwesterly 54.99 feet along said curve through a central angle of 05°15'05" to the beginning of a curve concave to the southeast having a radius of 778.00, a chord bearing of S24°06'01"W; thence southwesterly 135.00 feet along said curve through a central angle of 09°56'31" to the beginning of a curve concave to the southeast having a radius of 2,000.00 feet; thence southwesterly 368.00 feet along said curve through a central angle of 10°32'33" to the beginning of a curve concave to the northeast having a radius of 703.98 feet; thence southeasterly 312.12 feet along said curve through a central angle of 25°24'10"; thence S16°36'02"E 350.00 feet along the center line of said Ards Road to the POINT OF BEGINNING.

The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

ALSO, Tax # 3573: a portion of land located in the NE1/4NE1/4 described as follows: From the NE corner of said Section 6; thence South 1°56'51" West, 89.30 feet along the Eastern Section Line to the Point of Beginning; thence South 1°56'51" West, 1165.87 feet further along the Eastern Section Line to the SE corner of the NE1/4NE1/4 of said Section 6; thence South 89°29'47" West, 931.94 feet along the South Line of the NE1/4NE1/4 to a point; thence North 1°07'22" West, 720.89 feet to a point; thence North 65°20'04" East, 1084.64 feet to the Point of Beginning.

#### **SECTION 7:**

Beginning on the corner of Sections 5, 6, 7, and 8 of Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, thence West along the Section line between Sections 6 and 7 for a distance of 500 feet to the highway right-of-way of State Highway 33; thence in a Southeasterly direction along the right of State Highway 33 for a distance of approximately 700 feet to the Section line between Sections 7 and 8, thence North along the Section line of Sections 7 and 8 for a distance of 500 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: That portion conveyed to State of Idaho, by and through the Idaho Transportation Board for the Division of Highways, recorded April 17, 1984 as Instrument No. 94652 and recorded May 11, 1984 as Instrument 94777.

SUBJECT TO the following pipeline easements:

#### **Subject to EASEMENT A**

A 40.00 foot pipeline easement lying 20.00 feet each side of the following described centerline located in the NW¼SW¼ and the SW¼NW¼ of Section 4, the N½ of Section 5, and the NE¼NE¼ of Section 6, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho:

Commencing at a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306", said rebar monuments the quarter corner for said Sections 4 and 5; thence S84°38'20"E 1,306.27 feet to the westerly right-of-way of County Road 875 West and the TRUE POINT OF BEGINNING; thence N71°15'57"W 4,043.26 feet; thence N69°17'55"W 3,152.35 feet to the northwesterly boundary of that parcel of land described in Warranty Deed recorded as Instrument No. 151359, Official Records of Teton County, Idaho.

The sidelines of said 40-foot wide easement to be extended or shortened to meet at angle points, to begin at the westerly right-of-way of said County Road 875 West and to terminate at the northwesterly boundary of that parcel of land described in Instrument No. 151359.

The basis of bearing for this description is N02°29'00"E for the east line of the northeast quarter of said Section 5.

### **Subject to EASEMENT B**

A 40.00 foot pipeline easement lying 20.00 feet each side of the following described centerline located in that parcel of land described in said Instrument No. 151359:

COMMENCING at a rebar with aluminum cap inscribed "AW ENG 2860", said rebar monuments the northeast corner of said Section 6; thence S52°06'13"W 446.20 feet to the southwesterly line of the previously described "Easement A" and the TRUE POINT OF BEGINNING;

thence S64°56'31"W 546.95 feet; thence S50°33'40"W 203.03 feet to the westerly boundary of that parcel of land described in Instrument No. 151359.

The sidelines of said 40-foot wide easement to be extended or shortened to meet at angle points, to begin at the southwesterly line of the previously described "Easement A" and to terminate at the westerly boundary of that parcel of land described in Instrument No. 151359.

The basis of bearing for this description is N02°33'43"E for the east line of the northeast quarter of said Section 6.

### **TRACT 2**

ALSO, Parcel 2

A parcel of land referred to as PARCEL 2 and located in the northwest quarter of the southwest quarter of Section 5, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

COMMENCING AT a rebar with a 1 ½ inch aluminum cap inscribed "JORGENSEN AND ASSOCIATES PLS 10306" and the west quarter corner of said Section 5; thence S02°12'49"W 635.86 feet along the west line of the southeast quarter of said Section 5 to the center line of Ards Road (also known as Browns Road) and the TRUE POINT OF BEGINNING for this description;

thence continuing S02°12'49"W 597.65 feet along the west line of the southeast quarter of said Section 5 to the center line of said Ards Road and the beginning of a non-tangent curve concave to the northwest having a radius of 600.00 feet, a chord bearing of N14°01'53"E and to which beginning a radial line bears S66°10'48"E; thence northeasterly 205.01 feet along said curve through a central angle of 19°34'37"; to the beginning of a curve concave to the west having a radius of 1,180.00 feet; thence northerly 198.00 feet along said curve through a central angle of 09°36'51"; thence N05°22'15"W 75.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 1,500.00 feet; thence northwesterly 128.08 feet along said curve through a central angle of 04°53'32" to the POINT OF BEGINNING.

The basis of bearing for this description is N02°12'49"E for the east line of the southeast quarter of said Section 6.

**ALSO, Parcel 4**

A parcel of land referred to as PARCEL 4 and located in the southwest quarter of the southwest quarter of Section 5 and the northwest quarter of the northwest quarter of Section 8, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

BEGINNING AT a rebar with aluminum cap inscribed "JORGENSEN & ASSOCIATES PLS 10306" and the southwest corner of said Section 5;

thence N02°12'49"E 200.90 feet to the center line of Ards Road (also known as Browns Road); thence S16°36'02"E 193.38 feet along the center line of said Ards Road to the beginning of a curve concave to the northeast having a radius of 1,250.00 feet; thence southeasterly 400.00 feet along said curve through a central angle of 18°20'05"; thence S34°56'07"E 140.00 feet along the center line of said Ards Road to the beginning of a curve concave to the southwest having a radius of 568.00 feet; thence southeasterly 94.00 feet along said curve through a central angle of 09°28'55" to the beginning of a curve concave to the west having a radius of 76.00 feet; thence southerly 71.26 feet along said curve through a central angle of 53°43'17" to the northeasterly right-of-way of State Highway 33; thence N49°38'21"W 491.67 feet to the west line of the northwest quarter of said Section 8; thence N02°31'44"E 289.71 feet to the POINT OF BEGINNING.

The basis of bearing for this description is N02°31'44"E for the west line of the northwest quarter of said Section 8.

**TRACT 3**

**Parcel B**

A PARCEL OF LAND located within the Northeast Quarter (NE1/4) of Section 7, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, being more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way of Idaho State Highway 33 and the East Line of said Section 7, S02°59'42"W 452.37 feet from the Northeast Corner of said Section 7, said Northeast Corner is monumented by a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES RLS 10306" and other appropriate markings described in that Instrument of record #153072 in the Office of County Clerk and Recorder for Teton County, Idaho, found this survey;

thence on said southerly right-of-way N49°29'51"W 63.04 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey; being the TRUE POINT OF BEGINNING, being also the most northerly corner of that parcel to be known as "Parcel C", to be recorded contemporaneously with this description, said Point of Beginning lies S9°52'56"W 417.00 feet from said Northeast Corner of Section 7;

thence departing said southerly right-of-way and proceeding S41°45'46"W 464.29 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey, on the southerly boundary of that parcel formerly described as Tract 6C in that Warranty Deed recorded as instrument #179000 in said Office of County Clerk, being the beginning of a non-tangent curve concave northeasterly having a radius of 1424.01 feet and a chord bearing of N55°28'41"W;

thence northwesterly on said southerly boundary and said curve through a central angle of 14°19'17" an arc distance of 355.94 feet to a rebar with 1-1/2" aluminum cap inscribed "AW ENG 2860" found this survey;

thence continuing on said southerly boundary N33°03'47"W 142.85 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey;

thence departing said southerly boundary and proceeding N41°45'07"E 474.17 feet to said southerly right-of-way for Highway 33 and the beginning of a non-tangent curve concave northeasterly having a radius of 5789.58 feet and a chord bearing of S48°31'47"E, monumented by a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey;

thence proceeding southeasterly on said right-of-way and said curve through a central angle of 01°56'08" an arc distance of 195.58 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031 ROW", set this survey;

thence continuing on said right-of-way S40°30'09"W 10.00 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031 ROW", set this survey;

thence continuing on said right-of-way S49°29'51"E 294.41 feet to the POINT OF BEGINNING.

The above-described parcel encompasses an area of 5.54 acres, more or less.

The BASIS OF BEARING for this description is N02°21'17"E on the east line of Section 6, T6N, R44E, B.M., Teton County, Idaho.

### **Parcel C**

A PARCEL OF LAND located within the Northeast Quarter (NE1/4) of Section 7 and the Northwest Quarter (NW1/4) of Section 8, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way of Idaho State Highway 33 and the East Line of said Section 7, S02°59'42"W 452.37 feet from the Northeast Corner of said Section 7, said Northeast Corner is monumented by a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES RLS 10306" and other appropriate markings described in that Instrument of record #153072 in the Office of County Clerk and Recorder for Teton County, Idaho, found this survey;

thence on said southerly right-of-way the following 3 courses:

proceeding S49°29'51"E 346.52 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031 ROW", set this survey;

thence N40°30'09"E 10.00 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031 ROW", set this survey;

thence S49°29'51"E 7.06 feet to a rebar with 1" plastic cap inscribed "AW ENG 2860", found this survey at the intersection with the southerly boundary of that parcel formerly described as Tracts 6B and 6C in that Warranty Deed recorded as instrument #179000 in said Office of County Clerk, said rebar being at the beginning of a non-tangent curve concave northerly having a radius of 397.68 feet and a chord bearing of S71°45'48"W;

thence departing said right-of-way and proceeding westerly on said southerly boundary and said curve through a central angle of 76°55'39" an arc distance of 533.94 feet to the beginning of a non-tangent curve having a radius of 1424.01 feet and a chord bearing of N66°16'25"W, monumented by a rebar with 1-1/2" aluminum cap inscribed "AW ENG 2860", found this survey;

thence continuing on said southerly boundary and proceeding northwesterly on said curve through a central angle of 07°09'10" an arc distance of 177.77 feet to a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey;

thence departing said southerly boundary and proceeding N41°45'46"E 464.29 feet to the said southerly right-of-way for Idaho State Highway 33 and the most northerly corner of this tract, being also the most easterly corner of that parcel to be known as "Parcel B" to be recorded contemporaneously with this description, said corner is monumented by a rebar with 2" aluminum cap inscribed "JORGENSEN ASSOCIATES PE & LS 13031", set this survey;

thence on said southerly right-of-way S49°29'51"E 63.04 feet to the POINT OF BEGINNING.

The above-described tract encompasses an area of 3.52 acres, more or less.

The BASIS OF BEARING for this description is N02°21'17"E on the east line of Section 6, T6N, R44E, B.M., Teton County, Idaho.

**TRACT 1, TRACT 2, AND TRACT 3 ARE SUBJECT TO the following:**

1. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Pages, 578, 579 and 579 (two documents on Page 579) and 597. (Section 4 and 5 and other lands)

2. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho

Code, reserving to the State all mineral rights including sand and gravel in lands sold subsequent to the 8th day of May 1923, recorded as Instrument No. 63658.

3. Right of way easement granted to Clint Hoopes and Karma Hoopes, his wife, and Darrell Ard and Olive Ard, his wife, recorded June 18, 1975 as Instrument No. 75631. (Sections 4 and 5)

4. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90554 records of Teton County, ID. (Section 5)

5. Electric line right-of-way easement granted by J. Clint Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90557, records of Teton County, ID. (Sections 4 and 5)

6. Easement by the State of Idaho, acting through the State Board of Land Commissioners, to the State of Idaho for Highway purposes, recorded December 7, 1937 in Book 67 at Page 362. (Section 6 and 7 and other lands)

7. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 464. (Sections 4 and 5 and other lands)

8. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 605. (Section 5 and other lands)

9. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded in Book 77 at Page 600. (Section 5)

10. Twenty (20) foot powerline right-of-way easement granted to Utah Power & Light Company, recorded November 1, 1951, in Book 80 at Page 129. (Section 5)

11. Right of way Easement granted to Clint Hoopes and Karma Hoopes, husband and wife, recorded June 18, 1975 as Instrument No. 75634. (Section 5 and other lands)

12. Easements and Maintenance rights of way as granted to Clementsville Pipe Line, Inc., in Article IX By-Laws recorded July 12, 1976 as Instrument No. 77480. (Sections 5 and 6 and other lands)

13. Mineral Rights are reserved to the State of Idaho as disclosed by Decree recorded February 20, 1985, as Instrument No. 96301. (Section 5 and other lands)

14. Poleline easement granted to Utah Power & Light Company, recorded in Book 77 at page 243. (Section 6 and other lands)

15. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, recorded as Instrument No. 64486. (Section 6)

16. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all mineral rights in lands sold subsequent to the 8th day of May 1923, including sand and gravel, recorded as Instrument No. 69290. (Section 6)

17. Electric line right-of-way easement granted by Darrell Ard and Ruby Ard, to Fall River Rural Electric Cooperative, Inc., recorded August 28, 1973 recorder's No. 73206, records of Teton County, ID. (Section 6 and other lands)

18. Easement by State of Idaho, acting through the State Board of Land Commissioners and Ronnie Ard, to the State of Idaho for Highway purposes, recorded June 1, 1984 as Instrument No. 94894. (Section 6)

19. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all coal, oil, oil shale, gas, phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of mineral of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice. Also subject to State of Idaho Easement No. 490 to Highway Department for a highway; No. 971 to Utah Power & Light Co. for a powerline; No. 978 to Utah Power & Light Co. for a powerline; No. 4456-A to Fall River Rural Electric Co-op for a powerline; and No. 4950 to Ard Brothers for a buried water pipeline; and No. 5183 to Highway Department for a highway, recorded as Instrument No. 123967. (Section 6 and other lands)

20. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State of mineral rights, including sand and gravel, in lands sold subsequent to the 8th day of May 1923. Also, subject to Easements 978, Utah Power and Light Company, and No. 490, Department of Highways for Right-of-Way, recorded as Instrument No. 63818. (Section 7 and other lands)

21. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded April 17, 1984, as Instrument No. 94652 and recorded May 11, 1984 as Instrument No. 94777. (Sections 6 and 7 and other lands)

22. Annexation of Lands to the Fremont-Madison Irrigation District by Order of Inclusion, recorded November 25, 1903 [sic] as Instrument No. 158668. (Section 6 and other lands)

23. Right-of-way or easement of County roads West 1100 North, 875 West, 1000 West and 1025 West (also known as Ards Road and Browns Road).

24. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by an ALTA/ACSM survey made by Nelson Engineering on March 11, 2008, designated Job No. 07-1110, recorded March 11, 2008 as Instrument No. 196030.

a. Overhead power line along the northern side of Highway 33 as shown on Sheets 4 & 5, not identified or labeled.

b. Fence lines in the Northeast corner of Section 6, Northwest corner of Section 5 and the Northwest corner of Section 4, not coincident with the section lines or boundary lines as shown on Sheets 3 & 5.

c. Boelkey, Inc. pipeline shown on Sheets 3 & 5.

d. University of Idaho Research pipeline as shown on Sheet 3.

e. Clementsville pipeline as shown on Sheets 3 & 5

f. Overhead power lines through subject property labeled "field located overhead power" shown on Sheets 4 & 5.

25. Easement Agreement between Mark R. Ricks and Chris P. Ricks, husband and wife, and Triple R Ranch, Inc., an Idaho corporation recorded March 17, 2008, as Instrument No. 196165. (Easement A and B described in Tract 1)

26. Easement by the State of Idaho, acting through the State Board of Land Commissioners, to the State of Idaho for Highway purposes, recorded December 7, 1937 in Book 67 at Page 362. (Parcel 4 and other lands)

27. Provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Law, which grants over all lands belonging to the State a right of way of ditches constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State of mineral rights, including sand and gravel, in lands sold subsequent to the 8th day of May 1923. Also, subject to Easements 978, Utah Power and Light Company, and No. 490, Department of Highways for Right-of-Way, recorded as Instrument No. 63818. (Parcel 4 and other lands)

28. Exceptions and reservations contained in Deed from the State of Idaho, recorded as Instrument No. 63658, wherein mineral rights are reserved to the State. (Parcel 2)

29. Electric line right-of-way easement granted by J. Clint Hoopes and Karma Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded August 27, 1973 recorder's No. 73199, records of Teton County, ID . (Parcels 1 and 2 and other lands)

30. Right of Way easement granted to Clint Hoopes and Karma Hoopes, his wife, and Darrell Ard and Olive Ard, his wife, recorded June 18, 1975 as Instrument No. 75631 (through Sec. 5 and other lands)

31. Right of Way Easement granted by Darrell Ard and Olive Ard, husband and wife, to Clint Hoopes and Karma Hoopes, husband and wife, recorded June 18, 1975 as Instrument No. 75634. (runs through Section 5 and other lands)

32. Easements and Maintenance rights of way as granted to Clementsville Pipe Line, Inc., in Article IX By-Laws recorded July 12, 1976 as Instrument No. 77480. (Parcel 2 and other lands)

33. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90554 records of Teton County, ID. (Parcel 2)

34. Agreement for electrical service between J. Clint Hoopes, and Fall River Rural Electric Cooperative, Inc., recorded June 21, 1982 recorder's No. 90557 records of Teton County, ID. (Parcel 2)

35. Covenants, conditions, restrictions and easements contained in deed to the State of Idaho recorded April 17, 1984, as Instrument No. 94652 . (Parcel 4)

36. Mineral Rights are reserved to the State of Idaho as disclosed by Decree recorded February 20, 1985, as Instrument No. 96301, (Parcel 2 and other lands)

37. Annexation of Lands to the Fremont-Madison Irrigation District by Order of Inclusion, recorded November 25, 1903 [sic] as Instrument No. 158668. (Parcel 4 and other lands)

38. Electric line right-of-way easement granted by Lewis B. Goodsell, to Fall River Rural Electric Cooperative, Inc., recorded August 27, 1973 recorder's No. 73201, records of Teton County, Id.

[Numbers 39 through 58 intentionally omitted]

59. Exceptions and Reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code, Recorded June 8, 1966 as Instrument No. 63818.
60. Electric line right-of-way easement granted by J. Clint Hoopes and Karma Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded August 27, 1973 recorder's No. 73199, records of Teton County, ID.
61. Right-of-way granted to Mountain States Telephone and Telegraph Company, recorded September 7, 1978 as Instrument No. 81843.
62. Right-of-way granted to Utah Power and Light Company, recorded February 21, 1980 as Instrument No. 85064.
63. Electric line right-of-way easement granted by J. Clint Hoopes, to Fall River Rural Electric Cooperative, Inc., recorded March 15, 1984 recorder's No. 94513, records of Teton County, ID.
64. Provisions in deed to State of Idaho, recorded April 17, 1984, as Instrument No. 94652.
65. Easement granted to State of Idaho, recorded April 17, 1984, as Instrument No. 94653 and 94654.
66. Annexation of Lands to the Fremont-Madison Irrigation District by Order of Inclusion, recorded November 25, 1903 as Instrument No. 158668.
67. Electric line right-of-way easement granted by Hoopes Green, LLC, to Fall River Rural Electric Cooperative, Inc., recorded August 25, 2009 recorder's No. 206665, records of Teton County, ID.
68. Agreement for electrical service between Hoopes Green, LLC, and Fall River Rural Electric Cooperative, Inc., recorded August 25, 2009 recorder's No. 206679 records of Teton County, ID.
69. Subject to the Existing County Road Right of Way over and across said property.
70. Reservation of Minerals, by document recorded July 28, 2006, as Instrument No. 178992, together with the appurtenant rights to use the surface of the land.

TOGETHER with any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the property herein described as well in law as in equity, **EXCEPTING AND EXPRESSLY RESERVING UNTO GRANTOR** that portion of decreed water right no. 22-7350 consisting of 0.005 cubic feet per second and 0.25 acre-feet per year for commercial uses, and 0.03 cubic feet per second and 1.20 acre-feet per year for domestic uses, and any storage water rights and entitlements currently held by Grantor including, without limitation, storage water rights in Fremont-Madison Irrigation District.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

HOOPEES GREEN, LLC,  
a Delaware limited liability company

By: 

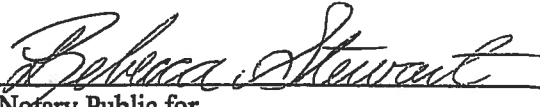
Name: Barry P. Marcus Senior Vice President

STATE OF Connecticut )  
County of Fairfield ) ss.

On the 21 day of June, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Barry P. Marcus, known or identified to me to be the Senior Vice President of the limited liability company, Hoopes Green, LLC, that executed the instrument or the person who executed the instrument on behalf of the company, and acknowledged to me that such company executed the same.

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

REBECCA STEWART  
NOTARY PUBLIC  
STATE OF CONNECTICUT  
My Commission Expires Aug. 31, 2015

  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

HOOPES GREEN, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Barry P. Marcus Senior Vice President

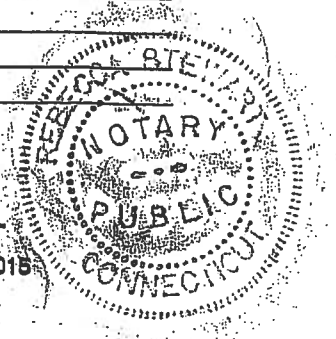
STATE OF Connecticut )  
County of Fairfield ) ss.

On the 21 day of June, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Barry P. Marcus, known or identified to me to be the Senior Vice President of the limited liability company, Hoopes Green, LLC, that executed the instrument or the person who executed the instrument on behalf of the company, and acknowledged to me that such company executed the same.

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

Rebecca Stewart  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

REBECCA STEWART  
NOTARY PUBLIC  
STATE OF CONNECTICUT  
My Commission Expires Aug. 31, 2015



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