

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 09 2012

Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

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

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
13-4205 < 13-7872	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Wendell Forsgren / FJA Farms
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sunny B Properties L.L.C.
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
2665 W. 4400 South
Mailing address
Weston Id 83286
City State ZIP
208-747-3137 Sunnyb farms @ Hot mail
Telephone Email

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

5. Date you acquired the water rights and/or claims listed above: August 1, 2012

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

7. Signature: Kent W. Sankstad owner 7-31-12
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable _____ Date \$75.-

For IDWR Office Use Only:

Received by [Signature] Date 8/13/2012 Receipt No. E037896 Receipt Amt. \$20.-
Approved by [Signature] Processed by [Signature] Date 11/29/2012

255584 13

Recorded at the request of
First American
Time 1:16

AFTER RECORDING MAIL TO:

AUG 01 2012

Sunny B Properties, LLC
2665 W 4400 S
Weston, ID 83286

SHAUNA T GEDDES, RECORDER
BY [Signature] Deputy
FRANKLIN COUNTY IDAHO

SPECIAL WARRANTY DEED

File No.: **420709-PR (mh)**

Date: **July 30, 2012**

For Value Received, **FJA Farms, LLC, a Utah limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Sunny B Properties, LLC**, hereinafter called the Grantee, whose current address is **2665 W 4400 S, Weston, ID 83286**, the following described premises, situated in **Franklin County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises. The Grantor(s) warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor(s), except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee(s) and any lien or encumbrance revived or placed on said premises by, through or under the Grantee(s), his heirs and assigns.

Date: 06/12/2012

Warranty Deed
- continued

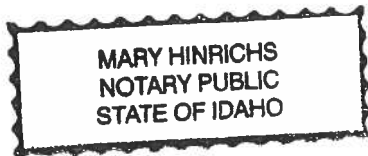
File No.: 420709-PR (mh)

FJA Farms, LLC, a Utah limited liability company

By: Fred J. Anderson, Manager

STATE OF Idaho)
) ss.
COUNTY OF Franklin)

On this 31st day of **July, 2012**, before me, a Notary Public in and for said State, personally appeared **Fred J. Anderson**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **FJA Farms, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



Mary Dunne
Notary Public of Idaho
Residing at: Preston, Idaho
Commission Expires: 06/16/2014

255584 3-3

Date: 06/12/2012

Warranty Deed
- continued

File No.: 420709-PR (mh)

EXHIBIT A

PARCEL A:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 33: E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$.

PARCEL B:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$.

ALSO, a tract of land described as beginning at the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 34, thence South along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, a distance of 1320 feet to the South line of said Section, thence West along the South line of said Section a distance of 49 rods, thence in a Northwesterly direction following the brow of the hill a distance of 115 rods to a point on the West line of said Section, which point is 42 rods North of the Southwest corner of said Section, thence North along the West line of said Section to the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, thence East along the South 1/16 Section line of said Section a distance of 160 rods to the POINT OF BEGINNING.

Parcel C:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho, with a part interest in water number 13-4205.

Section 34: SE $\frac{1}{4}$, EXCEPTING THEREFROM HOWEVER, commencing at a point 29 rods West of the Southeast corner of said Section 34, running thence North 900 feet; thence West 1000 feet; thence South 900 feet; thence East 1000 feet to the place of beginning.

ALSO EXCEPTING: Commencing at a point 44 rods North of the Southeast corner of the Southeast Quarter of said Section 34; and running thence West 17 rods; thence North 16 rods; thence East 17 rods; thence South 16 rods; to the place of beginning.

EXCEPTING THEREFROM HOWEVER: that parcel of land heretofore deeded for highway purposes and more particularly described in highway Deeds recorded under Microfilm Instrument Nos. 126240 and 126241, records of Franklin County, State of Idaho.

[Close](#)**IDAHO DEPARTMENT OF WATER RESOURCES**
Water Right Report

6/5/2012

WATER RIGHT NO. 13-4205

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	WENDELL FORSGREN PO BOX 78 THATCHER, ID 83283

Priority Date: 04/01/1970

Basis: Statutory Claim

Status: Active

<u>Source</u>	<u>Tributary</u>
COTTONWOOD CREEK	BEAR RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	8/31	3 CFS	
STOCKWATER	1/01	12/31	0.02 CFS	
Total Diversion			3 CFS	

Location of Point(s) of Diversion:

|COTTONWOOD CREEK|SWSW|Sec. 34|Township 12S|Range 40E|FRANKLIN County|

Place(s) of use:

Place of Use Legal Description: IRRIGATION FRANKLIN County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
12S	40E	34		SWSE	40		SESE	40						

Place of Use Legal Description: STOCKWATER same as IRRIGATION

Total Acres: 80

Dates:

Licensed Date:

Decreed Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number:

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Close

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

CLAIM TO A WATER RIGHT



Under the provisions of Section 42-243, Idaho Code, any person using or claiming rights to the public waters of Idaho established by diversion and application to a beneficial use must file a claim with the Department of Water Resources on or before June 30, 1983. Exempted from this filing are single family domestic uses as defined in Section 42-230(d), Idaho Code. Also exempted are rights represented by a permit, license, decree, adjudicated right, or a previously filed claim.

The filing of this claim does not confirm the water right claimed but failure to file may result in forfeiture of a water right.

Notice is hereby given that **Wendell Forsgren**

(Name of Claimant)

Box 78, Thatcher, Idaho

83283

Telephone No. 427-6334

(Mailing Address)

{Zip Code}

claims a right to the diversion and beneficial use of the surface or ground water. The extent and nature of said claim is as follows:

- (1) Date of priority: (When was the water first applied to a beneficial use) April 1, 1970

A claim is not acceptable on a ground water source with a priority later than March 25, 1983 or on a surface water source with a priority later than May 20, 1971. An exception is that a claim may be filed on single family domestic use from a ground water source.

- (2) Describe the source of water: (Name of stream, lake, spring, etc., or ground water)

Cottonwood Creek

tributary to

Bear River

- (3) Describe the purpose for which the water has been used and the time during the year when you have used the right claimed:

	(cfs, gpd, AFA)		(Domestic, Irrigation, Stock, Etc.)		(Mo., Day)		(Mo., Day)
Quantity	3.00 cfs	Use	Irrigation	Period of Use From	4-1	To	8-31
Quantity	0.02 cfs	Use	Stock	Period of Use From	1-1	To	12-31
Quantity		Use		Period of Use From		To	
Quantity		Use		Period of Use From		To	
Quantity		Use		Period of Use From		To	

- (4) 3.00 cfs TOTAL QUANTITY USED.

(left and AFA)

- (5) A) Point of diversion: (Location of point where water is diverted from its source)

S.W. ¼ Sec. 34 Twp. 12s Rge. 40E B.M., County of Franklin

Additional points of diversion:

- B) Describe means of diversion of water: (Pump and pipeline, well, diversion dam, reservoir, length of ditch and field, etc.). Give sizes and capacities: be as specific as possible. Describe any changes in the system and give the date of the changes.

- (6) A) Describe location of use by listing number of irrigated acres within each 40-acre tract in appropriate box. If use is not for irrigation, place an "X" in appropriate box to show location.

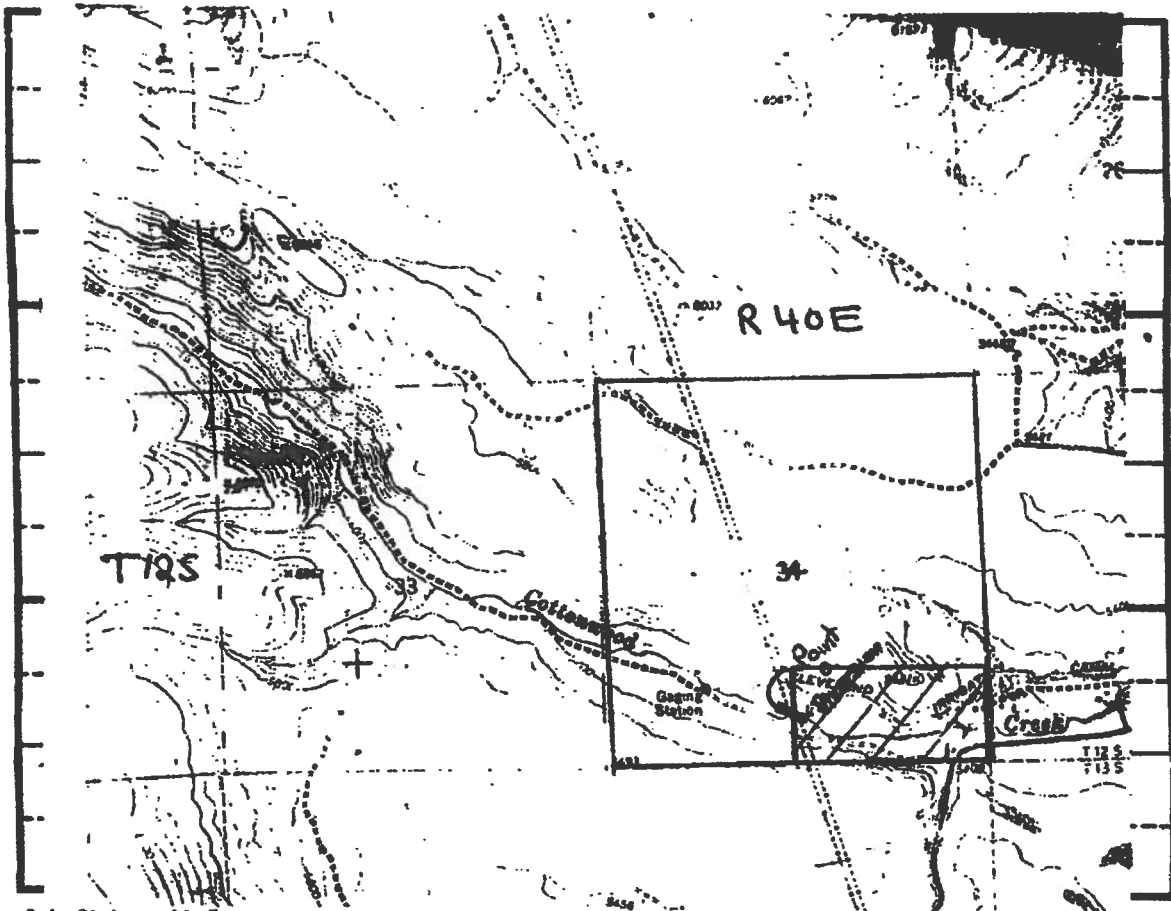
[illegible]No. of acres 86

- B) If water is used for other than irrigation, fully describe that use, being as specific as possible:**

NOTE: Include here the type and number of stock watered: 130 head

- (7) if you are claiming water as a member of an organization, list name of organization:

(8) Remarks _____



Map should show the location of the point of diversion and the place of use of the water by 40-acre subdivisions, section, township and range of the public land survey system.

State of Idaho)

County of Franklin) ss.

Be it known that the undersigned, being duly sworn, deposes and says that he, she, they subscribed the foregoing claim to a water right, together with all attached information, and that the matters and facts therein are true to the best of the affiant's knowledge.

Sworn to before me this 21st day of July

Wendell Foreman
Wendell Foreman (claimant)

19 82

[Signature]
Notary Public
Residing at Preston, Idaho

My commission expires Lifetime

FOR DEPARTMENT USE ONLY			
Received by <u>WJS</u>	Date <u>7-22-82</u>	Exception filed by:	Forwarded to
Prelim. check by <u>WJS</u>	Date <u>8-02-82</u>		claimant by:
\$0.00 fee received by <u>BP</u>	Date <u>8-02-82</u>	<u>#22422</u>	
Published in <u>Preston Citizen</u>			
Dates <u>8-12 & 8-19-82</u>			

13-4205

FORSGREN, WENDELL

BOX 78, THATCHER, ID 83283

Source: COTTONWOOD CREEK tributary to BEAR RIVER

Priority Date: 04/01/1970

Amount: 3.00 CFS

Diversion Point: SWSW Sec 34 T 12S R 40E, FRANKLIN Co.

Use: IRRIGATION	(3.00 CFS)	from 04/01 to 08/31
STOCKWATER	(0.02 CFS)	from 01/01 to 12/31

Place of Use: SWSE SESE Sec 34 T 12S R 40E FOR 80 ACRES

Diversion Means: PUMP & PIPELINE

13-4205
FORSGREN, WENDELL
BOX 78, THATCHER, ID 83283
COTTONWOOD CREEK
BEAR RIVER
04/01/1970
3.00 CFS
SWSW Sec 34 T 12S R 40E
FRANKLIN Co.
IRRIGATION
STOCKWATER
SWSE SESE Sec 34 T 12S R 40E
80 ACRES
PUMP & PIPELINE

belonging, or in anywise appertaining, and the rents, issues and profits thereof and together with all ditch and water rights of every nature, however evidenced, used with said land or belonging to same.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident, unto the said party of the second part, and to his heirs and assigns forever, and the said parties of the first part and their heirs, the said premises in a quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IT WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of Myrtle R. Goff (SEAL.)
Charles I. Goff (SEAL.)
of

STATE OF IDAHO,)
COUNTY OF FRANKLIN.) ss. On this 27th day of January in the year 1927, before me Card Greaves, a Notary Public in and for said County and State personally appeared Myrtle R. Goff and her husband Charles I. Goff known to me to be the persons whose names are subscribed to the within and foregoing 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 first above written.

(SEAL.) My commission expires Aug. 3, 1929.

Card Greaves, Notary Public.
Residing at Preston, Idaho.

I hereby certify that this Deed was filed for record at the request of D.C. Jensen at 9 04 o'clock A.M., this 7 day of Feb. A. D. 1927 in my office and duly recorded in Book 56 of Deeds at page 18. Lillian Spangberg, Recorder Fee \$1.00

Transcribed from Book 56 of Deeds, Page 18, Records of Bannock County, State of Idaho.

INSTRUMENT NO. 129085.

WARRANTY DEED.

THIS INDENTURE, made the 22 day of Jan, in the year of our Lord One thousand nine hundred and twenty seven, between CATHERINE B. NIELSON, widow of Edgar O. Nielson, deceased, of the County of Bannock and the State of Idaho, the party of the first part, and ZIONS SECURITIES CORPORATION, a corporation of the State of Utah, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One (\$1.00) Dollars, lawful money of the United States of America, and other valuable considerations, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, sell, bargain, convey, and confirm unto the said party of the second part, and to its successors and assigns forever all that certain lot, piece or parcel of land situate, lying and being in the County of Bannock and State of Idaho, and bounded and described as follows, to-wit:

The North half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) and the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Thirty four (34) Township Twelve (12) South, Range Forty (40) East of the Boise Meridian, Idaho, containing One Hundred Sixty (160) acres.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof, and together with all ditch and water rights of every nature, however evidenced, used with said land or belonging to same.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident, unto the said party of the second part, and to its successors and assigns forever, and the said party of the first part and her heirs, the said premises in

a quiet and peaceable possession of the said party of the second part, its successors and assigns, against the said party of the first part, and her heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hands and seal the day and year first above written.
Signed, Sealed and Delivered in the presence of: Catherine B. Nielson (SEAL.)
A. T. Smith.

STATE OF IDAHO, }
COUNTY OF BANNOCK. } ss. On this 22 day of Jan, in the year 1927, before me, A. T. Smith, a notary public in and for said County and State personally appeared Cathrine B. Nielson, widow of Edgar O. Nielson, known to me to be the person whose name is subscribed to the within and foregoing 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 first above written.

(SEAL.) My commission expires May 7, 1928.

A. T. Smith, Notary Public.
Residing at Cleveland.

RECORDED FEB 10, 1927 9 47 AM in Book 56 of Deeds, page 25, Records of Bannock County, State of Idaho at the request of Elton's Sec. Co.
Lillian Sponberg, Recorder.

Fee \$1.00

Transcribed from Book 56 of Deeds, Page 25, Records of Bannock County, State of Idaho.

INSTRUMENT NO. 129315.

THIS INDENTURE, Made this, the 10 day of February, 1927, between H. W. Henderson, the Sheriff of Bannock County, State of Idaho, party of the first part, and Cliff Goodwin, the party of the second part, WITNESSETH:

WHEREAS, a Judgment and Decree of Foreclosure and Sale was rendered and entered in the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Bannock, on the 12th day of November, 1925, in an action then pending in said court in favor of Cliff Goodwin as plaintiff and against Preston Sant and wife Libby Sant; John W. Smith and wife Mildred Smith, Defendants and an Order of Sale issued out of and under the seal of the said District Court reciting the material parts of said Judgment and Decree, duly attested on the 12 day of November, 1925, and to the Sheriff of Bannock County, State of Idaho, directed and to H. W. Henderson as such Sheriff delivered on the 12th day of November, 1925, for execution, commanding and requiring him as such Sheriff to proceed to notice for sale and sell the premises in said writ mentioned and described in said Decree as follows, to-wit:

The Northwest quarter and the Southwest quarter of the Southeast quarter of Section fifteen (15), and the North half of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section twenty two (22), all in Township twelve (12), South Range forty (40, east of the Boise Meridian, Bannock County, State of Idaho.

in the manner prescribed by law, and to apply the proceeds of such sale to the satisfaction of said Judgment with interest thereon and costs together with Sheriff's fees and to execute the usual certificate and deed to the purchaser or purchasers, and

WHEREAS, in compliance with said writ, that on the 3rd day of December, 1925, between the hours of 9 o'clock in the morning and 5 o'clock in the afternoon, to-wit: at the hour of 1:00 o'clock in the afternoon of that day in front of the front door of the County Court House in Bannock County, State of Idaho, and after due and legal notice having been given in the said behalf as by the Statutes of Idaho in such case made and provided, H. W. Henderson Sheriff, duly sold at public auction all and singular the premises above described and in said writ mentioned and described, and by said Decree directed to be sold to Cliff Goodwin who was the

STATE OF IDAHO

County of Franklin--ss.

I hereby certify that this instrument was filed for record at the request of J. N. Larsen at 3:50 P. M.,
December 20, 1955.

Fee \$1.75.

C. L. Swenson: Ex-Officio Recorder

By Thayer Deputy

--- Compared ---

Inst. No. 97471

QUIT-CLAIM DEED

OK AS TO FORM
MAR

ZIONS SECURITIES CORPORATION, a Corporation, of the State of Utah, Grantor, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration, hereby quit-claims to Veri J. Nielson and Vera Nielson, his wife, of Cleveland, Bannock County, Idaho, Grantees, the following described real property in Bannock County, State of Idaho, to-wit:

The North half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$); the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$); and the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), of Section Thirty-four (34), Township Twelve (12) South, Range Forty (40) East of the Boise Meridian, Idaho, containing One Hundred Sixty (160) acres; (\$2.75 U. S. I. R. Stamps duly affixed and cancelled.)

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and together with all ditch and water rights of every nature, however evidenced, used with said land or belonging to same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its duly authorized officers this 19th day of December, 1955.

(Corp. Seal)

ZIONS SECURITIES CORPORATION

By Stephen L. Richards
Vice President

ATTEST:

Rulon J. Sperry
Secretary

STATE OF UTAH

COUNTY OF SALT LAKE--SS

On the 19th day of December, A. D. 1955, personally appeared before me Stephen L. Richards and Rulon J. Sperry who being by me duly sworn, did say, each for himself, that he, the said Stephen L. Richards is the vice president and the said Rulon J. Sperry is the secretary of Zions Securities Corporation, a Corporation, and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said Stephen L. Richards and Rulon J. Sperry acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

(Seal)

Taylor H. Merrill
Notary Public
Residing at Salt Lake City, Utah

My Commission expires: 8-27-57

STATE OF IDAHO

County of Franklin--ss.

I hereby certify that this instrument was filed for record at request of Veri J. Nielson at 9:15 A. M., December 24, 1955.

Fee \$1.25.

C. L. Swenson: Ex-Officio Recorder

By Thayer Deputy

--- Compared ---

Inst. No. 97474

WARRANTY DEED

THIS INSTRUMENT, made this 19th day of December in the year of our Lord one thousand nine hundred and fifty five between Alvin Nielson and Mae Nielson, husband and wife of Weston, County of Franklin State of Idaho the parties of the first part, and Evan C. Koller of Weston County of Franklin State of Idaho the party of the second part.

167819

QUITCLAIM DEED

For Value Received

VERL J. NIELSON and VERA S. NIELSON, husband and wife,

do hereby convey, release, remise and forever quit claim unto
VERL J. NIELSON, Trustee of the VERL J. NIELSON FAMILY TRUST, established by a
Trust Agreement dated November 14, 1984,

whose current address is 60 West 1st North, Preston, Idaho 83263

the following described premises, to-wit:

Township 12 South, Range 40 East of the Boise Meridian located in
Franklin County, Idaho:

Section 34: N 1/2 NW 1/4; SE 1/4 NW 1/4; NE 1/4 SW 1/4

The Successor Trustee of the Trust are the following, successively in the order
named: VERA S. NIELSON, KAYLEEN NIELSON-BORUM, and DEVERE K. NIELSON, the
transfer of Trusteeship may be evidenced by a Quitclaim Deed from the Trustee
herein, or a resignation to the first successor or a death certificate filed of
record:

together with their appurtenances.

Dated: November 15, 1984

Verl J. Nielson
VERL J. NIELSON
Vera S. Nielson
VERA S. NIELSON

STATE OF IDAHO, COUNTY OF FRANKLIN

On this 15th day of November, 1984,
before me, a notary public in and for said State, personally
appeared

VERL J. NIELSON and VERA S. NIELSON,
husband and wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Boyd L. Jensen
Notary Public
Residing at Swan Lake
Comm. Expires Lifetime

Recorded at the request of

Amor Land Title
NOV 16 1984

MICHAEL R. KUNZ, RECORDER
c. *Bob Hammock*
FRANKLIN COUNTY, IDAHO

PR 1525

Return to: _____

206702 1-2

Recorded at the request of

FIRST AMERICAN TITLE

206678 1-a

2 a.m. JUN 18 1999 1:33 p.m.

Re-Recorded at the request of

First American Title Co.

V. ELLIOTT LARSEN, RECORDER

By [Signature] Deputy

FRANKLIN COUNTY, IDAHO

2 a.m. JUN 21 1999

3:00 p.m.

CONTRACT FULFILLMENT AND

V. ELLIOTT LARSEN, RECORDER

By [Signature] Deputy

FRANKLIN COUNTY, IDAHO

QUIT CLAIM DEED

For Value received WENDELL FORSGREN and DONNA C. FORSGREN, husband and wife, Grantors, do hereby convey, release, remise and forever quit claim unto BEN ROY FORSGREN and JANET T. FORSGREN, husband and wife, Grantees, the following described premises, to-wit:

As described in the attached Exhibit "A"

Being for the fulfillment of that unrecorded contract of sale as described in Notice of Contract recorded June 13, 1989 under Instrument No. 179873, records of Franklin County, Idaho.

together with their appurtenances.

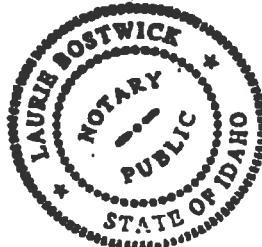
Dated: June 18 1999

X [Signature]
WENDELL FORSGREN

X [Signature]
DONNA C. FORSGREN

State of Idaho
County of Franklin

On this 18th day of June, 1999, before me, a Notary Public in and for said State, personally appeared WENDELL FORSGREN and DONNA C. FORSGREN, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same. In witness whereof I have set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public State of Idaho
Residing at: Presbon, Id.
Commission Expires: 12/16/2000

EXHIBIT "A"

PARCEL C:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 16: SW~~X~~, SW~~X~~SE~~X~~.
Section 20: SE~~X~~, E~~X~~SW~~X~~, NW~~X~~SW~~X~~, W~~X~~NE~~X~~. SE 1/4 NW 1/4, ALSO RESERVING A RIGHT OF WAY 20 FEET WIDE ALONG AN EXISTING ROAD IN SEC 20
Section 21: NE~~X~~, E~~X~~NW~~X~~, NW~~X~~NW~~X~~, SW~~X~~, W~~X~~SE~~X~~, NE~~X~~SE~~X~~.
Section 22: NW~~X~~SW~~X~~.
Section 29: NE~~X~~NE~~X~~, E~~X~~NW~~X~~.

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 34: SE~~X~~, EXCEPTING THEREFROM HOWEVER, commencing at a point 29 rods West of the Southeast corner of said Section 34, running thence North 900 feet; thence West 1000 feet; thence South 900 feet; thence East 1000 feet to the place of beginning.

ALSO EXCEPT: Commencing at a point 44 rods North of the Southeast corner of the Southeast Quarter of said Section 34; and running thence West 17 rods; thence North 16 rods; thence East 17 rods; thence South 16 rods; to the place of beginning.

ALSO EXCEPT: that parcel of land heretofore deeded for highway purposes and more particularly described in highway Deeds recorded under Microfilm Instrument Nos. 126240 and 126241, records of Franklin County, State of Idaho.

206891

WARRANTY DEED

For Value Received VERL J. NIELSON, TRUSTEE OF THE VERL J. NIELSON
FAMILY TRUST,

the grantor, do es hereby grant, bargain, sell and convey unto
DOUGLAS L. BLISS and SHARON M. BLISS,
husband and wife

whose current address is 120 East 100 South
Providence, Utah 84332

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

Township 12 South, Range 40 East of the Boise Meridian
Section 34: N $\frac{1}{2}$ NW $\frac{1}{2}$; SE $\frac{1}{2}$ NW $\frac{1}{2}$; NE $\frac{1}{2}$ SW $\frac{1}{2}$.

Recorded at the request of

First American Title

10:45

AM JUL 12 1988 PM

V. ELLIOTT LARSEN, RECORDER
By Shauna Giddes Deputy
FRANKLIN COUNTY, IDAHO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,
their heirs and assigns forever. And the said Grantor do hereby covenant to and
with the said Grantees, that he is the owner in fee simple of said premises; that they are free
from all incumbrances

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

Dated: November 15, 1984

VERL J. NIELSON FAMILY TRUST

By Verl J. Nielson
Verl J. Nielson, Trustee

STATE OF IDAHO, COUNTY OF FRANKLIN
On this 15th day of November, 1984,
before me, a notary public in and for said State, personally
appeared

VERL J. NIELSON, TRUSTEE OF THE
VERL J. NIELSON FAMILY TRUST,

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

Brian Lorenson
Notary Public
Residing at 1100 Swan Lake, Idaho
Comm. Expires Lifetime

Printed by the AMERICAN LAND TITLE CO., Provo, Utah

206892

WARRANTY DEED

For Value Received DOUGLAS L. BLISS and SHARON M. BLISS,
husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto
BEN ROY FORSGREN and JANET T. FORSGREN,
husband and wife,

whose current address is
the grantees, the following described premises, in Franklin County Idaho, to wit:
Township 12 South, Range 40 East of the Boise Meridian
Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$.

Recorded at the request of
FIRST AMERICAN TITLE

10:50
A.M. JUL 12 1999 P.M.

V. ELLIOTT LARSEN, RECORDER
By Shaune Gades Deputy
FRANKLIN COUNTY, IDAHO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,
their heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantees, that they are the owners in fee simple of said premises; that they are free
from all incumbrances

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

Dated: 2/3/90

Douglas L. Bliss
Sharon M. Bliss

STATE OF IDAHO, COUNTY OF
On this 5th day of February, 19 90,
before me, a Notary Public in and for said State, personally
appeared DOUGLAS L. BLISS and
SHARON M. BLISS, husband
and wife,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at _____, Idaho
Comm. Expires 11-24-94

FORM COMPLIMENTS OF PRESTON LAND TITLE CO.

PR12525

206679 1-2
WARRANTY DEED

Recorded at the request of

FIRST AMERICAN TITLE

AM. JUNE 18, 1999 1:40 p.m.

V. ELLIOTT LARSEN, RECORDER

By E. LARSEN Deputy

FRANKLIN COUNTY, IDAHO

For Value Received Ben Roy Forsgren Janet T. Forsgren, husband and wife

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

Fred J. Anderson and Kathleen K. Anderson husband and wife

whose address is, 343 West 4125 North, Pleasant View, UT 84414

Hereinafter called the Grantee, the following described premises situated in Franklin County, to-wit:

See Attached Legal

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated June 16, 1999

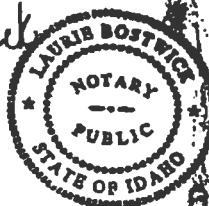
Ben Roy Forsgren
Ben Roy Forsgren

Janet T. Forsgren
Janet T. Forsgren

STATE OF IDAHO)
: ss
COUNTY OF Franklin)

On This 18 day of June, 1999, before me, a Notary Public in and for said State, personally appeared Alliance Exchange, Inc., known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Laurie Bostwick
Notary Public of Idaho
Residing at Preston, Idaho
Commission Expires: 12/18/2002



206679 2-2

PARCEL A:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 33: E $\frac{1}{2}$ N $\frac{1}{2}$, NW $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{2}$ SE $\frac{1}{4}$.

Section 34: SW $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{2}$ SW $\frac{1}{4}$, ALSO, a tract of land described as beginning at the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 34, thence South along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, a distance of 1320 feet to the South line of said Section, thence West along the South line of said Section a distance of 49 rods, thence in a Northwesterly direction following the brow of the hill a distance of 115 rods to a point on the West line of said Section, which point is 42 rods North of the Southwest corner of said Section, thence North along the West line of said Section to the Northwest corner of the SW $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section, thence East along the South $\frac{1}{16}$ Section line of said Section a distance of 160 rods to the POINT OF BEGINNING.

PARCEL B:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{2}$ SW $\frac{1}{4}$.

PARCEL C:

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 16: SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Section 20: SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, ALSO, RESERVING a right of way 20 feet wide along an existing road in Section 20.

Section 21: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{2}$ SE $\frac{1}{4}$.

Section 22: NW $\frac{1}{2}$ SW $\frac{1}{4}$.

Section 29: NE $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$.

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho.

Section 34: SE $\frac{1}{4}$, EXCEPTING THEREFROM HOWEVER, commencing at a point 29 rods West of the Southeast corner of said Section 34, running thence North 900 feet; thence West 1000 feet; thence South 900 feet; thence East 1000 feet to the place of beginning.

ALSO EXCEPTING: Commencing at a point 44 rods North of the Southeast corner of the Southeast Quarter of said Section 34; and running thence West 17 rods; thence North 16 rods; thence East 17 rods; thence South 16 rods; to the place of beginning.

EXCEPTING THEREFROM HOWEVER: that parcel of land heretofore deeded for highway purposes and more particularly described in highway Deeds recorded under Microfilm Instrument Nos. 126240 and 126241, records of Franklin County, State of Idaho.

13 SHARES UPPER CLEVELAND IRRIGATION COMPANY
2 SHARES LOWER CLEVELAND IRRIGATION COMPANY
WRN #13-04205, WRN 13-07057

BAK
933

A

2542721-2

WHEN RECORDED, MAIL TO:

Fred J. Anderson, Manager
FJA Farms, LLC
P.O. Box 314
Bear River City, UT 84301

Recorded at the request of
Snow Christensen
Time 3:56

MAR 12 2012

SHAUNA T. GEDDES, RECORDER
BY C. G. G. G. Deputy
FRANKLIN COUNTY IDAHO

QUIT-CLAIM DEED

FRED J. ANDERSON and KATHLEEN K. ANDERSON, husband and wife, Grantors, of Bear River City, County of Box Elder, State of Utah, hereby QUIT-CLAIM to FJA FARMS, LLC, a Utah limited liability company, Grantee, of Box Elder County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following-described tracts of land in Franklin County, State of Idaho:

SEE ATTACHED SCHEDULE "A."

Parcel Nos. RP00176.00, RP00180.01, RP00184.00, and RP00181.00

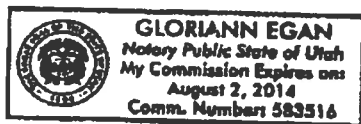
WITNESS the hands of said Grantors this 6th day of March, 2012.

Fred J. Anderson
FRED J. ANDERSON, Grantor

Kathleen K. Anderson
KATHLEEN K. ANDERSON, Grantor

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

On the 6th day of March, 2012, personally appeared before me FRED J. ANDERSON and KATHLEEN K. ANDERSON, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Gloriann Egan
NOTARY PUBLIC
Residing in the State of Utah

2542721-2

SCHEDULE "A"

Township 12 South, Range 40 East of the Boise Meridian, Franklin County, Idaho

Parcel No. RP00176.00

Section 33: E1/2NE1/4, NW1/4NE1/4, NE1/4SE1/4

Parcel No. RP00180.01

Section 34: SW1/4NW1/4, NW1/4SW1/4, ALSO, a tract of land described as beginning at the Northeast corner of the SE1/4SW1/4 of said Section 34, thence South along the East line of the SE1/4SW1/4 of said Section, a distance of 1320 feet to the South line of said Section, thence West along the South line of said Section a distance of 49 rods, thence in a Northwesterly direction following the brow of the hill a distance of 115 rods to a point on the West line of said Section, which point is 42 rods North of the Southwest corner of said Section, thence North along the West line of said Section to the Northwest corner of the SW1/4SW1/4 of said Section, thence East along the South 1/16 Section line of said Section a distance of 160 rods to the point of beginning.

Parcel No. RP00184.00

Section 34: N1/2NW1/4; SE1/4NW1/4; NE1/4SW1/4

Parcel No. RP00181.00

Section 34: SE1/4, EXCEPTING THEREFROM HOWEVER, commencing at appoint 29 rods West of the Southeast corner of said Section 34; running thence North 900 feet; thence West 1000 feet; thence South 900 feet; thence East 1000 feet to the place of beginning.

ALSO EXCEPTING: Commencing at a point 44 rods North of the Southeast corner of the Southeast Quarter of said Section 34; and running thence West 17 rods; thence North 16 rods; thence East 17 rods; thence South 16 rods; to the place of beginning.

EXCEPTING THEREFROM HOWEVER: that parcel of land heretofore deeded for highway purposes and more particularly described in highway Deeds recorded under Microfilm Instrument Nos. 126240 and 126241, records of Franklin County, State of Idaho.